

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To: Mr & Mrs Mason
c/o Bell Snoxell Building Consultants
Mortar Pit Farm
Sneatonthorpe
Whitby
YO22 5HS

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The above named Authority being the Planning Authority for the purposes of your application validated 10 May 2017, in respect of proposed development for the purposes of **erection of a field shelter at land adjacent Hobbin Ghyll, Hobbin Head Lane, Littlebeck** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. There shall be no commercial use of the shelter hereby permitted and it shall be used only for the Alpacas kept for hobby/domestic purposes ancillary to the occupation of the property known as Hobbin Ghyll, Littlebeck and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4. No lighting shall be installed in the development hereby permitted.
5. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
6. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
7. If the use of the building for the purposes of keeping Alpacas permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date 05 JUL 2017

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2017/0321/FL

Reasons for Conditions

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1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables/shelters are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the structure which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
7. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirm that the development is likely to maintain the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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Date **05 JUL 2017**
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