

**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 Miss Alison Leslie
Coachmans Cottage
Aislaby
Whitby
YO21 1SY

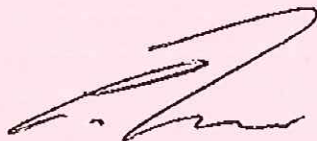
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The above named Authority being the Planning Authority for the purposes of your application validated 07 June 2017, in respect of **erection of a wildlife tower at Coachmans Cottage, Aislaby**, has considered your said application and has **refused** permission for the proposed development for the following reason:

1. The Local Planning Authority does not consider there is a genuine overriding need for an isolated structure to support wildlife in this location or for any other reason in the public interest. The National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development however the proposed masonry tower, whether for providing shelter for wildlife or any other use is not considered to be a necessity for this secluded location. The proposed tower does not respect local building tradition or design and in combination with its scale and isolated position, if permitted would have an unacceptably harmful impact on the character and setting of this part of the National Park landscape which is not characterised by isolated field barns/structures. As such, the Authority considers there is insufficient justification to outweigh the harm from isolated structures such as this and to prevent the incremental spread of inappropriate development in the National Park. The development is not considered to be a sustainable development in line with the National Planning Policy Framework and is not deemed to be in accordance with Core Policy A of the NYM Local Development Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application.



Mr C M France
Director of Planning

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Date **31 JUL 2017**