

**BRUCE ARMSTRONG-PAYNE DIP TP MRTPI**

Our Ref: 08/049

**TOWN PLANNING CONSULTANT**

8 May 2010

Planning Officer  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Dear Sirs

NYMNP

11 MAY 2010

**DEVELOPMENT AT TRIGG POINT 49, STAITHES**

Please find attached a full application requesting a variation of condition No.1 attached to a planning approval 2004/0069 which was granted on 13 April 2004.

The original application was for retrospective consent for the change of use and alterations to the existing building to create 4 no. holiday units at Trigg Point. Condition No.1 attached to the approval states that

*"1. The self contained units hereby approved shall not be used for residential purposes other than for holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year".*

My clients have operated this site for many years and have since 2004 utilised the 4 units covered by the consent for holiday purposes in line with this approval.

Recently however it is becoming increasingly difficult to let the properties due to the general economic circumstances in the country and the increase in the number of holiday units available.

My clients do get enquiries from people who wish to have an extended holiday for more than 28 days but at the present time they have to turn them down. They now seek to have this condition amended so that the 28 day limitation is removed in order to widen their business opportunities.

National advice with regard to tourism is provided in the Good Practice Guide on Planning for Tourism published in 2006 which replaced PPS21 as the main source for national guidance on tourism developments.

The note emphasises the importance of tourism to the economy and the vital role of the planning system in facilitating the development and improvement of tourism in appropriate locations.

It suggests that the planning system should take a proactive role facilitating and promoting the implementation of good quality development and maximising the valuable economic, social and environmental benefits that flow from the industry.

Annex B of the note discusses seasonal and holiday occupancy conditions. It recognises that the nature of holidays has become increasingly diverse in location, season and duration.

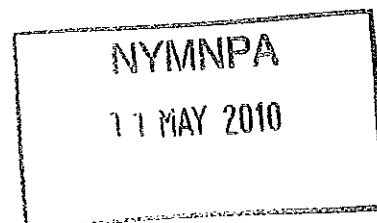
In paragraph 3 the annex discusses the type of occupancy condition that might be imposed in order to ensure that the property is retained for holiday use. It then sets out a standard condition which has been developed by the East Riding of Yorkshire as an example.

The approach adopted in the conditions is a restriction of the unit to holiday use purposes only or a seasonal occupancy condition where it can be specifically justified for specific purposes.

The note does not support the imposition of conditions which restrict occupancy to a short period of time as is the case with the consent which is the subject of this application. This approach has subsequently been upheld through a number of appeals and I attach a recent example of such a decision.

For these reasons it is considered that this application is considered to be justified and I trust will be supported by your Authority. If you require any further information in support of this case then please contact me.

Yours faithfully



Bruce Armstrong Payne