

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

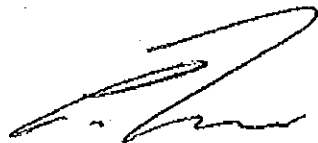
NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr Paul Heaven
C/o C A Hall Architectural Services
Mr Christopher Hall
64A Nelson Street
Scarborough
North Yorkshire
YO12 7SZ

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 14 October 2010, in respect of **conversion of stable block to form 1 no. dwelling and conversion of barn to stable block at Cobb Farm, Staintondale Road, Ravenscar** have considered your said application and have **refused** permission for the proposed development for the following reasons(s):

1. The Local Planning Authority is not satisfied that it has been demonstrated that there is an essential functional need for living accommodation to serve the applicant's holding or evidence of a firm intention and ability to develop the enterprise concerned; or clear evidence that the proposed enterprise has been planned on a sound financial basis; consequently the proposal would be contrary to Core Policy J of the NYM Local Development Framework and Annex A of Planning Policy Statement 7.
2. The existing buildings on the site do not constitute traditional rural buildings which contribute to the character of the area or are worthy of retention. The proposal is therefore contrary to Development Policy 8 of the Local Development Framework which only seeks to permit the conversion of traditional rural buildings. The long term retention of this concrete building would harm the character and appearance of this part of the National Park.
3. In the opinion of the Local Planning Authority, the proposed conversion of the barn to stables would be contrary to Development Policy 17 of the NYM Local Development Framework which seeks to resist horse related development if it requires the provision of new residential accommodation. The proposal, if permitted, would create an equestrian venture on a low key agricultural site which would by virtue of activity levels, comings and goings of associated traffic, paraphernalia associated with a trekking centre and residential use, create an obtrusive form of development in the open countryside which would be harmful to the character and appearance of this part of the National Park.



Mr C M France
Director of Planning

COPY

Date: 09 DEC 2010