

North York Moors National Park Authority



A member of the Association of National Park Authorities

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Andy Wilson

Chief Executive (National Park Officer)

Mr D G Jenkinson
c/o Simon Ward (Scarborough) Ltd
3 Coldyhill Lane
Scarborough
North Yorkshire
YO12 6SF

Your ref:

Our ref: NYM/2011/0002/CU

Date: 22 June 2011

Dear Sir

Change of use of existing residential annexe accommodation to form 1 no. holiday letting cottage (retrospective) at South Beck Cottage, Hackness Road

I am writing further to the above planning application which was approved by the North York Moors National Park Authority's Planning Committee 24 February 2011 and formal decision notice issued on 3 March 2011, to inform you of an administration error noted in relation to the wording of condition 2 on the decision notice. It should be noted that the amended plans dated 16 February 2011 which show the revised parking arrangements and amenity space were received by the Authority after 17:00hrs on this date. The Authority's standard procedure is that correspondence received after the close of standard business hours are considered as post received the next working day, therefore the date stamp on these plans should have been 17 February 2011 not 16 February 2011 as stated. As such the wording for condition 2 on the decision notice should read as follows:

2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received by the National Park Authority on 17 February 2011 and the letter received on 17 February 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

I have ensured a copy of this letter has been attached to the decision notice published on the Authority's website and the date on the amended plans changed on the website also. It would be greatly appreciated if you would append this letter to the decision notice you have received to ensure the decision notice is read in conjunction with this letter.

I must apologise for this administration error and I hope the above clarifies matters. Should you wish to discuss the matter further please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C M France'.

Mr C M France
Director of Planning



The Government Standard

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

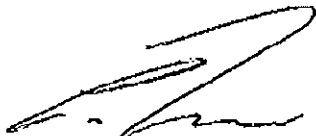
To Mr D G Jenkinson
C/o Simon Ward (Scarborough) Ltd
3 Coldyhill Lane
Scarborough
North Yorkshire
YO12 6SF

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The above named Authority being the Planning Authority for the purposes of your application registered 6 January 2011, in respect of proposed development for the purposes of **change of use of existing residential annexe accommodation to form 1 no. holiday letting cottage (retrospective)** at **South Beck Cottage, Hackness Road** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received by the National Park Authority on 16 February 2011 and the letter received on 16 February 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The holiday cottage unit(s) hereby approved shall not be used for residential purposes other than 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.
4. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as South Beck Cottage and shall remain as part of the curtilage of this main dwelling as a single planning unit.
5. The holiday letting cottage hereby permitted shall not be occupied overnight by more than two persons unless otherwise agreed in writing with the Local Planning Authority. The owner of the holiday let shall keep a register of the names and addresses of visitors to the cottage which shall be made available for inspection by the Local Planning Authority.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date: - 3 MAR 2011

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Reasons for Conditions

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 Development Plan Policy 3.
3. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling and to accord with NYM Development Policy 19.
4. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with NYM Development Policy 19.
5. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.

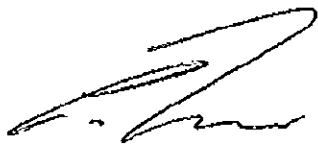
Development Plan policies relevant to the decision

Local Development Framework -

DP14 – Tourism and Recreation

Reason for Approval

The proposed change of use of the existing annexe to holiday letting accommodation is not considered to result in a significant reduction in the enjoyment of amenity or quality of life currently available in the locality and the proposal makes use of an existing property which is situated within the main built up part of Scalby; a Service Village well served by public and more sustainable modes of transport. The proposal is therefore considered to comply with the requirements of Development Policy 14 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date ... - 3 MAR 2011