

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 J R Cussons and Son
Howdale Farm
Fylingdales
Robin Hoods Bay
Whitby
North Yorkshire YO22 4UL

The above named Authority being the Planning Authority for the purposes of your application registered 21 March 2011, in respect of proposed development for the purposes of **change of use of existing office/washroom/store to an agricultural workers dwelling at Howdale Farm, Fylingdales, Robin Hoods Bay** 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 occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act, 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

Reasons for Conditions

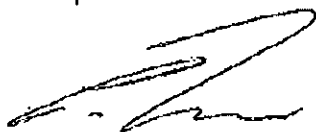
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. The site of the proposed dwelling is in an area where Core Policy J of the North York Moors Local Development Framework and Planning Policy Statement 7, Annex A which seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of NYM Core Policy A.
3. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.

Development Plan policies relevant to the decision

Local Development Framework - CPJ – Housing .

Reason for Approval

In the view of the Local Planning Authority it has been satisfactorily demonstrated that there is a functional need for an additional unit of living accommodation at Howdale Farm and the proposal therefore is in accordance with Core Policy J of the North York Moors Local Development Framework.



Mr C M France
Director of Planning

Date .. 21 JUN 2011 ..

DecisionApprove