

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 David Hodgson
High Fairhead Farm
Grosmont
Whitby
North Yorkshire
YO22 5PN

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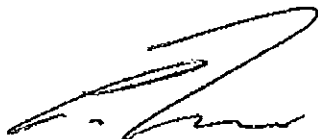
The above named Authority being the Planning Authority for the purposes of your application registered 18 March 2011, in respect of proposed development for the purposes of **variation of condition 3 of planning approval NYM/2007/0195/FL to allow the residential annexe/agricultural workers accommodation to be used as local needs letting accommodation at Annexe, High Fairhead Farm, Grosmont** have considered your said application and have **granted** permission for the proposed development subject to the following conditions:

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 hereby permitted shall be limited to:
 - (a) a qualifying person; and
 - (b) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

- (1) has been permanently resident within the National Park (see Note B) for at least five years; or
- (2) while not now resident within the parish, has either: a strong and long standing link with the local community which must include a previous period of residence of five years or more; or an essential need arising from age or infirmity to move to a village to be near relatives who have been permanently resident within the National Park for at least the previous five years; or require support for reasons of age or infirmity and need to live close to relations who are currently living and have resided in the park for at least the previous five years or more; or

Continued/Condition 2



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Mr C M France
Director of Planning

13 OCT 2011
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0144/FL

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Condition 2 (Continued)

(3) has a need to live in the National Park as a result of his/her current sole employment in this parish or adjoining parishes within the National Park. Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 - 3 above.

Occupancy in accordance with Core Policy J

Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.

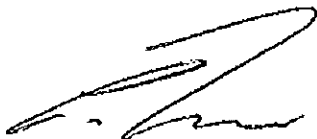
Note B: For the purposes of the above, resident within the National Park will include the whole of parishes, split by the National Park boundary with the exception of the following 'urban' parishes where the main town or village is outside the National Park: Pickering, Kirkbymoorside, Great and Little Broughton, Great Ayton, Newby and Scalby.

3. No new external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4. The roof of the local occupancy dwelling hereby permitted shall be maintained in perpetuity in natural slate to match the roof of the existing building, unless otherwise agreed in writing with the Local Planning Authority.
5. Any additional roof ventilation shall be achieved by the use of flush mounted air vent tiles to match the profile of the roof covering.
6. All window frames, glazing bars, external doors and door frames shall be of dark stained timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority
7. Any replacement guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilized in the development and shall thereafter be so maintained.
8. Any replacement rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Informative

This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 7 September 2011 between the North York Moors National Park Authority, and Terence Joseph Hodgson and Doreen Hodgson which ties the ownership of the local occupancy dwelling hereby approved, to the host dwelling known as Fairhead Farm.

Continued/Reason for Conditions



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Director of Planning

Date ... **13 OCT 2011**

TOWN AND COUNTRY PLANNING ACT 1990

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Reasons for Conditions

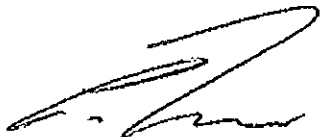
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. In order to comply with NYM Core Policy J which seeks to restrict the occupancy of new residential development to those with a local need to live in the village.
3. In order to comply with the provisions of Policy GP3 of the North York Moors Local Plan which seeks to protect the residential amenities of adjoining occupiers.
- 4 – 6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 7 – 8. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Development Plan policies relevant to the decision

Local Development Framework – CPJ - Housing
DP8 – Conversion of Traditional Rural Buildings

Reason for Approval

The proposed use of this existing annexe to provide a long term letting unit to meet local needs would be in accordance with Core Policy J and Development Policy 8 of the North York Moors Local Development Framework.



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Mr C M France
Director of Planning

Date ... **13 OCT 2011**