

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 Geoff Walker
80 Staithes Lane
Staithes
Saltburn by the Sea
TS13 5AD

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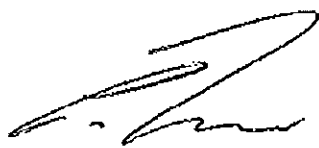
The above named Authority being the Planning Authority for the purposes of your application registered 17 May 2011, in respect of proposed development for the purposes of **installation of replacement uPVC windows and doors to create five Bed and Breakfast letting rooms at Trig Point 49, 80 Staithes Lane, Staithes** 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The Bed and Breakfast letting rooms hereby permitted shall form and remain part of the curtilage of the leisure business known as Trig Point 49 as a single planning unit and shall not be sold off separately from the main business without a further grant of planning permission from the Local Planning Authority.
4. The upper section of all the windows and the glazing to the doors in the west elevation of the development hereby approved shall not be glazed other than with obscure glass and shall not be capable of being opened. It shall be maintained in that condition in perpetuity.
5. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details

Informative

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date: **26 JUL 2011**

DecisionApprove

For the Rights of Appeal and Notes See Overleaf

Reasons for Conditions

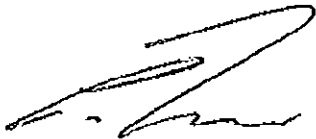
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development 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. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
5. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1 which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

Development Plan policies relevant to the decision

Local Development Framework - DP14 – Tourism and Recreation

Reason for Approval

The installation of replacement uPVC windows and doors to create five Bed and Breakfast letting rooms is considered to be acceptable in this location under Development Policy 14 of the NYM Local Development Framework, as it improves the facilities of an existing tourism business without having a detrimental impact on the surrounding landscape.



Mr C M France
Director of Planning

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Date 26 JUL 2011