

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 Mrs Heather Weston  
24 Hallcroft Drive  
Horbury  
Wakefield  
West Yorkshire  
England WF4 5DF

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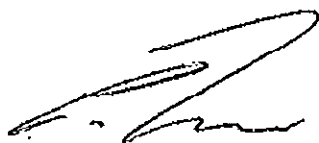
The above named Authority being the Planning Authority for the purposes of your application registered 13 June 2011, in respect of proposed development for the purposes of **change of use of dwelling to Guest House at Saxonvilla, Thorpe Lane, Fylingthorpe** have considered your said application and have 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 premises shall not be used other than as a Bed and Breakfast and shall not be used for any other purpose including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order, 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
4. The dining room used in association with the Guesthouse/Bed and Breakfast establishment hereby approved shall not be used as a restaurant other than for overnight guests staying at the premises.

**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. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (General Permitted Development Order) 2005 and to comply with the provisions of NYM Core Policy A and safeguard the amenities of adjacent occupiers.
4. 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 seeks to safeguard public amenity.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date: 21 JUL 2011

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0320/CU

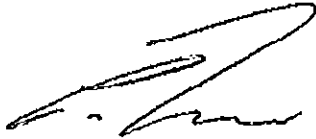
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**Development Plan policies relevant to the decision**

Local Development Framework - DP14 – Tourism and Recreation

**Reason for Approval**

The property is located within an existing tourist location and the proposed use of the property as a Bed and Breakfast would not result in activity levels out of keeping with the area, nor would it have a detrimental impact on the amenities of adjoining properties. The proposal is therefore considered to be in accordance with Development Policy 14 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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Date **21 JUL 2011**