

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

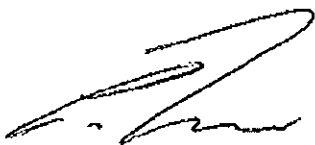
To Northcliffe Holiday Park
C/o Seahut
Lockton House
The Sands
Peasholm Gap
Scarborough
North Yorkshire
YO12 7TN

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The above named Authority being the Planning Authority for the purposes of your application registered 24 June 2011, in respect of proposed development for the purposes of **variation of condition 3 of planning approval NYM/2010/0718/FL to vary restrictions of cafe and shop only being used for purposes ancillary to Holiday Park at Northcliffe Holiday Park, Bottoms Lane, High Hawsker** 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 an ancillary cafe and shop for use by customers of the Northcliffe Holiday Park or by people passing on foot or bicycle, or walking on the footpath that runs through the site and shall not be used for any other purpose including any other purpose in Class A1 or A3 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 roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
5. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: **19 AUG 2011**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0403/FL

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Reasons for Conditions

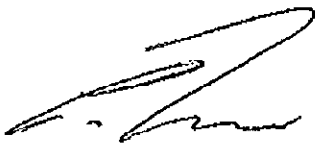
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy 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. 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.
- 5 & 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 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 – DP14 – Tourism and Recreation
DP18 – Retail Development

Reason for Approval

The proposed development is situated within an existing well established holiday home park and would not have a detrimental impact on either the immediate or wider landscape. It is therefore considered to be in accordance with Development Policies 14 and 18 of the NYM Local Development Framework and consequently approval is recommended.



Mr C M France
Director of Planning

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Date . . . 1.9. AUG .2011