

**Town and Country Planning Act 1990
North York Moors National Park Authority**

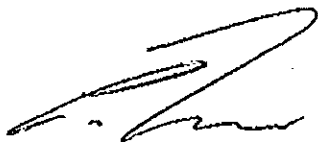
**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To Mr J Hudson
c/o Roger Yarwood, Planning Consultant
Wheatley Barn
Wheatley Road
Two Dales
Matlock
DE4 2FF

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The above named Authority being the Planning Authority for the purposes of your application registered 3 January 2012, in respect of **siting of 3 no. log cabins for holiday use and associated access road at School House, Bickley, Langdale End** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The proposed development would conflict with the provisions of Development Policy 16 of the NYM Local Development Framework as the log cabins would be located within a large and widely visible clearing which would be visible from a nearby public road and Public Right of Way, to the detriment of the landscape character of the area. This impact would be exacerbated by the siting, scale and height of the proposed cabins leading to a sporadic form of development and an adverse impact on the character and appearance of this quiet part of the National Park. This would be contrary to Core Policy A of the NYM Local Development Framework which seeks to ensure that new development does not have an unacceptable impact on the wider landscape or the quiet enjoyment of the Park.
2. The woodland that is in the locality is not in the ownership of the applicant and therefore the applicant would have no control over the future management and protection of this woodland, which would be essential in providing any screening of the development. If permitted the proposal by reason of precedent would make it increasingly difficult for the Authority to resist other chalet proposals with only partial screening thus leading to an erosion of the landscape character of this part of the National Park which is contrary to Core Policy G of the NYM Local Development Framework which amongst other things, seeks to conserve or enhance landscape setting.
3. The proposed development would be contrary to the Development Policy 3 of the NYM Local Development Framework due to the inappropriate design, scale and height of the proposed cabins which would be incompatible with the surrounding buildings and landscape, to the detriment of the character of this part of the National Park.



Mr C M France
Director of Planning

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Date 21 FEB 2012