

**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 Dr Ian Kestin
Tall Trees
Suffield Hill
Scarborough
YO13 0BH

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The above named Authority being the Planning Authority for the purposes of your application registered 19 October 2011, in respect of proposed development for the purposes of **erection of a polytunnel at Tall Trees, Suffield Hill** has considered your said application and has **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. If the use of the polytunnel for the purposes of growing domestic produce permanently ceases, the polytunnel shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

Reason(s) for Condition(s)

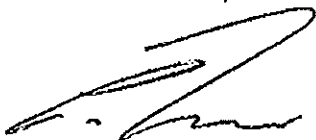
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.

Development Plan Policies Relevant to the Decision

Local Development Framework DP19 – Householder Development

Reason for Approval

The proposed ancillary domestic polytunnel is considered to be of a scale commensurate with this substantial property and grounds and would not be visually intrusive in the immediate or wider landscape. The development would not result in any adverse impact upon the amenities enjoyed by the host or any neighbouring properties and as such, the proposal is considered to accord with the requirements of Development Policy 19 of the NYM Local Development Framework.



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Mr C M France
Director of Planning

Date .. 0 1 DEC 2011

DecisionApprove

For the Rights of Appeal and Notes See Overleaf