

**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 Fiona Rhodes
c/o BHD Partnership
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire
YO21 1QB

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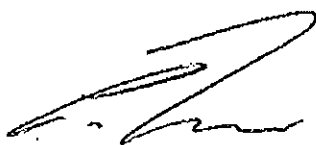
The above named Authority being the Planning Authority for the purposes of your application registered 16 April 2012, in respect of proposed development for the purposes of **construction of replacement toilet block including disabled facilities and temporary winter storage area for one season whilst building works take place at Sandfield House Farm Caravan Park, Sandsend Road, Whitby** 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 permitted shall not be carried out other than in accordance with the application plans as amended by the plan and email received by the National Park Authority on 28 May 2012, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. Prior to works beginning on the construction of the toilet block hereby approved the Local Planning Authority shall be informed of the period when the winter storage area will be used. This shall only be used for one season and thereafter return to its original use.
4. All new stonework and roofing tiles used in the development hereby permitted shall match as closely as possible to those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
5. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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 that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. 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: 1.1 JUN 2012

DecisionApproveAgent

For the Rights of Appeal and Notes See Overleaf

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0754/FL

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Reasons for Conditions (Continued)

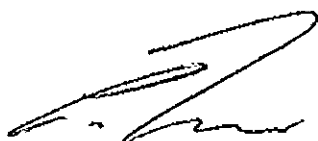
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. 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 DP16 – Chalet and Camping Sites

Reason for Approval

The caravan park is a well established enterprise located on the outskirts of Whitby and is within close proximity to the classified road network. Allowing the replacement and upgrading of the existing toilet and shower block will not result in an increase in traffic generation or activity which would be likely to detract from the experience of visitors and the quality of life of local residents or otherwise adversely affect the special qualities of the National Park. As such the proposal generally accords with the criteria of Development Policy 16 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date ... 11 JUN 2012