

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 E Cowley
c/o John Howlett Planning
45 Windmill Rise
York
North Yorkshire
YO264TU

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The above named Authority being the Planning Authority for the purposes of your application registered 9 March 2012, in respect of proposed development for the purposes of **siting of 1 no. log cabin for holiday letting use at Nutwood, Low Dalby** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

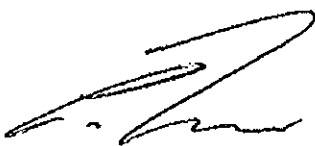
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Context Plan	DL/03v2	7 March 2012
Proposed Cabin 3	DL/02	29 February 2012

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The holiday cottage unit(s) hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4. The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling know as Nutwood and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5. All external materials, including roof, windows and doors and timber cladding used in the development hereby permitted shall match as closely as possible those of the existing log cabins on the site, including the colour and finish of the timber.
6. In the event of the timber chalets no longer being required for holiday letting purposes, within six months of the cessation of the use, the chalets shall be completely removed from the site and thereafter the site retained clear of chalets unless a further permission for an alternative use has been granted
7. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing number DL/03v2 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 04 MAY 2012

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0137/FL

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Reason(s) for Condition(s)

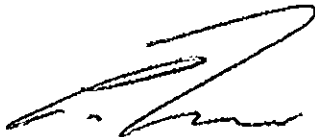
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2 & 6. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted for log cabin development in line with NYM Development Policy 16.
4. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
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.
7. In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

Development Plan Policies Relevant to the Decision

Local Development Framework DP16 – Chalet and Camping Sites

Reason for Approval

The proposed development would be sited within a private garden which is surrounded on three sides by an area of established woodland and would be well screened from immediate and wider views. The proposal would therefore be in accordance with Development Policy 16 of the North York Moors Local Development Framework.



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Mr C M France
Director of Planning

Date **04 MAY 2012**