

**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 David Simons
The Old Mill
Broom House Lane
Egton Bridge
Whitby
North Yorkshire
YO21 1UZ

The above named Authority being the Planning Authority for the purposes of your application registered 28 March 2012, in respect of proposed development for the purposes of **variation of condition 3 of planning approval NYM4/032/0083D/PA to allow the annexe to be used as a holiday cottage together with formation of vehicular access and erection of timber shed (part retrospective) at The Old Mill, Broom House Lane, Egton Bridge** 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
Floor Plans	D5373-02	28 March 2012
Location Plan	N/A	28 March 2012
Shed Specification	N/A	28 March 2012
Drive Material Plan	N/A	12 April 2012

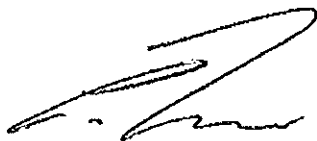
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as The Old Mill as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
4. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access surfacing have been submitted to and approved in writing by the Local Planning Authority. The driveway surfacing shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.

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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

28 MAY 2012
Date:

Decision Approve

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0200/FL

Reasons for Conditions (Continued)

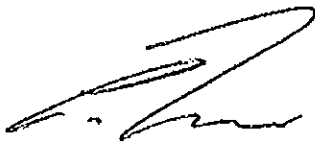
3. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling and to accord with NYM Development Policy 19.
4. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Development Plan Policies Relevant to the Decision

Local Development Framework	CPG – Landscape, Design and Historic Assets DP4 – Conservation Areas DP14 – Tourism and Recreation DP19 – Householder Development
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Reason for Approval

The proposed development will have no detrimental impact on the character or appearance of the Conservation Area, road safety or residential amenity and is considered to accord with the provisions of Core Policy G and Development Policies 4, 14 and 19 of the adopted North York Moors Local Development Framework.



Mr C M France
Director of Planning

28 MAY 2012
Date