

**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 Thelma Else  
Hillside Grange  
Staintondale  
Scarborough  
North Yorkshire YO13 0EN

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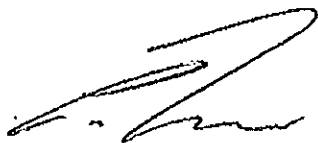
The above named Authority being the Planning Authority for the purposes of your application registered 13 July 2012, in respect of proposed development for the purposes of **change of use of land to form riding arena for hobby equestrian use at Hillside Grange, Staintondale** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced 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. There shall be no commercial use of the riding arena hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Hillside Grange and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5. The top external surface of the riding arena hereby permitted shall be covered in dark coloured bark or rubber chippings and thereafter be so maintained or as may otherwise be 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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for riding arenas are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date: **07 SEP 2012**

Decision Approve

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Reasons for Conditions (Continued)

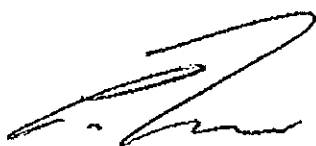
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek 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      DP19 – Householder Development

**Reason for Approval**

The proposed riding arena would be well related to the existing property in terms of its size and siting and would not have a detrimental impact on the wider landscape. As such the proposal complies with Development Policy 19 of the NYM Local Development Framework.



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Mr C M France  
Director of Planning

Date .. **07 SEP 2012**