

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 & Mrs John & Christina Collinson
c/o Bell Snoxell Associates
fac: Mr Barrie Snoxell
Barclays Bank House
Baxtergate
Whitby YO21 1BW

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The above named Authority being the Planning Authority for the purposes of your application registered 15 October 2012, in respect of proposed development for the purposes of **change of use of former outdoor education centre to form single dwellinghouse and associated domestic curtilage (no external alterations) at Stainsacre Hall, Stainsacre** 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 permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	Rev A 20.11.12	22 November 2012

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

3. The occupation of the dwelling hereby permitted shall be limited to:
 - i) a qualifying person; and
 - ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

- a) is currently living in and has permanently resided in the National Park for five years or more and is living in accommodation that no longer meets their requirements or
- b) does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of five years or more or
- c) has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous five years or more and require support for reasons of age or infirmity or

Continued/Condition 3

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Mr C M France
Director of Planning

Date: 10 DEC 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0707/CU

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Condition 3 (Continued)

- d) requires support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous five years or more or
- e) needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.

Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.

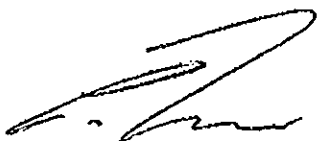
Note B: For the purposes of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions; Allerston, Beadlam, Burniston, East Ayton, East Harlsey, Ebberston and Yedingham, Great Ayton, Great and Little Broughton, Great Busby, Guisborough, Ingleby Arncliffe, Irton, Kirkby in Cleveland, Kirkbymoorside, Lockwood, Nawton, Newby, Pickering, Potto, Scalby, Snainton, Sutton under Whitestonecliffe, West Ayton.

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 Schedule 2, Part 1, Classes A and E (or any order revoking and re-enacting that Order), no extensions or alterations or erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from 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 Core Policy J which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality.
- 4. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

Continued/Explanation of how the Authority has Worked
Positively with the Applicant/Agent



Mr C M France
Director of Planning

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Continuation of Decision No. NYM/2012/0707/CU

Explanation of how the Authority has Worked Positively with the Applicant/Agent

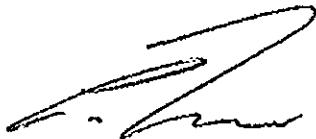
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Development Plan Policies Relevant to the Decision

Local Development Framework	DP11 – Re-use of Existing Employment and Training Facilities
	DP15 – Loss of Existing Tourism and Recreation Facilities
	CPJ – Housing

Reason for Approval

It has been adequately demonstrated through an appropriate marketing campaign that given the extent of costly urgent repairs the property is no longer viable or suitable for its current tourism/recreation use or similar commercial use. Furthermore the building lies within the village of Stainsacre and the proposed occupants meet the Authority's adopted local occupancy restrictions. As such the proposal is considered to comply with Development Policies 11 and 15 and Core Policy J of the NYM Local Development Framework.



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