

**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 David Harrison and Michael Field
The Everley Country Hotel
Hackness
Scarborough
North Yorkshire
YO13 0BT

The above named Authority being the Planning Authority for the purposes of your application validated 05 February 2013, in respect of proposed development for the purposes of **change of use of public house and licensed premises with restaurant, letting rooms, holiday cottage and living accommodation to tea room, holiday cottage and living accommodation for a period of two years (no external alterations) at Everley Country Hotel, Hackness** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The permission hereby granted is valid only for two years from the date of this permission and the use shall be discontinued and the site restored to its former condition before this consent expires.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

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

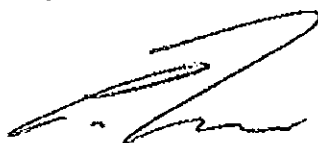
The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

Development Plan Policies Relevant to the Decision

Local Development Framework CPI – Community Facilities
DP14 – Tourism and Recreation
DP15 – Loss of Existing Tourism and Recreation
Facilities

Reason for Approval

The proposed development would not have a detrimental impact on the character of the area and would not result in the loss of a tourist facility. Furthermore there are other community facilities within the immediate locality. The development would therefore be in accordance with Core Policy I and Development Policies 14 and 15 of the NYM Local Development Framework.



Mr C M France
Director of Planning

Date ... **25 MAR 2013**

DecisionApprove