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 P Lockey
c/o Richard Green
33 Hall Garth Lane
West Ayton
Scarborough
Y013 9JA



The above named Authority being the Planning Authority for the purposes of your application validated 08 February /2013, in respect of proposed development for the purposes of conversion of barn to form agricultural workers dwelling at Suffield Farm, Suffield 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 40 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
- 4. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
- 5. All new window frames, glazing bars and external door frames shall be of timber construction, painted green within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
- 6. All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Continued/Reasons for Conditions

Mr C M France Director of Planning

Date: ... 0.5 APR 2013

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0080/FL (CO) 12 W

Reason(s) for Condition(s)

- To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1. 1990 as amended.
- For the avoidance of doubt and to ensure that the details of the development comply 2. 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.
- In order to enable the Local Planning Authority to retain control over future alterations 3. 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.
- The site of the proposed dwelling is in an area where NYM Core Policies B and J and 4. Planning Policy Statement 7 seek to restrict new residential development to that which is essential to the needs of local agriculture.
- For the avoidance of doubt and in order to comply with the provisions of NYM Core 5 & 6. 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.

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

CPJ - Housing

DP8 - Conversion of Traditional Rural Buildings

Reason for Approval

The conversion proposed would retain the character of the existing building and would provide needed accommodation for a farm worker. The proposal is therefore in accordance with Core Policy J and Development Policy 8 of the NYM Local Development Framework.

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Mr C M France

Director of Planning

05 APR 2013 Date

DecisionApproveAgent