

**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 Melanie Tookey
Heather Cottage
Guisborough Road
Whitby
North Yorkshire
YO21 1SE

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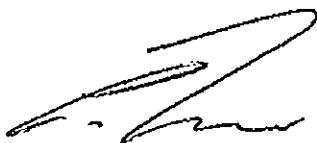
The above named Authority being the Planning Authority for the purposes of your application validated 04 April 2013, in respect of proposed development for the purposes of **erection of field shelter and feed store together with associated fencing (retrospective) at land off Raikes Lane, Sneatonthorpe Lane, Sneaton** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. 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.
2. There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
3. No external lighting shall be installed in the development hereby permitted.
4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - i) Any gates or barriers shall not be able to swing over the existing or proposed highway.All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
5. The hedge along the boundary of the field and Raikes Lane shall not be reduced in height below 2.5 metres.
6. No other structures, jumps or fences shall be erected within the field unless otherwise agreed in writing by the Local Planning Authority.

Informative(s)

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date: 30 MAY 2013

DecisionApprove

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Reason(s) for Condition(s)

1. 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.
2. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables 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.
3. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
4. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
5. 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.
6. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.

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

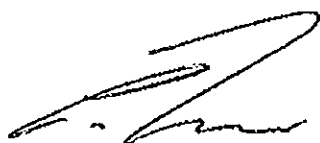
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in 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 DP3 – Design

Reason for Approval

The development whilst not relating to an existing domestic curtilage has no detrimental impact on the special qualities of the National Park and as such complies with Development Policy 3 of the North York Moors National Park Local Development Framework.



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Mr C M France
Director of Planning

30 MAY 2013
Date