

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

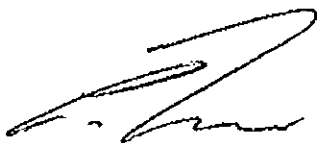
To Mr R Walker
c/o Acorus Rural Property Services
fao: Louise Theobald
Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA

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The above named Authority being the Planning Authority for the purposes of your application validated 10 July 2013, in respect of **change of use of land to form 2 no. grass runways, extension to existing access track and construction of storage building and pilot/restroom building at South Moor Farm, Langdale End, Scarborough** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The Local Planning Authority considers the proposal would not provide a type of recreational activity that would further the understanding of the National Park's special qualities, and would be likely to generate a level of noise and activity that would be detrimental to the amenities of local residents and the experience of visitors as well as harm the tranquillity of the area. The proposal would therefore be contrary to Core Policies A and H and Development Policies 3 and 14 of the NYM Local Development Framework.
2. The proposed new building would be isolated from existing development on the site and be substantial in size with poor quality materials and design. Consequently, in the view of the Local Planning Authority would have a detrimental impact on the character and appearance of the area contrary to Development Policies 12 and 13 of the North York Moors Local Development Framework.
3. In the view of the Local Planning Authority the proposed development would have an adverse impact on the enjoyment of users of the Public Rights of Way which run through the site, both in terms of noise and disturbance and public safety. The proposal is therefore contrary to Development Policy 23 of the NYM Local Development Framework.
4. The proposed development would be contrary to the provisions of Core Policy C of the North York Moors Local Development Framework and would conflict with the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) which state that permission cannot be granted for a development unless it can be ascertained that it will not adversely affect the integrity of a European site. As a result of the likely noise and activity levels inseparable from such a use, it has not been demonstrated the proposed development would not have an adverse impact on SPA birds on the adjacent North York Moors Special Protection Area (SPA) and adjacent SSSI.

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



Mr C M France
Director of Planning

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24 SEP 2013

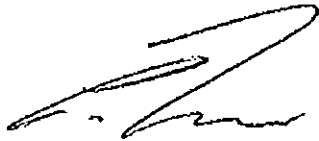
Date:

DecisionRefuseAgent

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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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France
Director of Planning

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24 SEP 2013

Date