

**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**

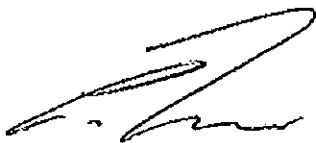
To TMC (The Model Centre)
fao: Mr Christopher Yates
Hill Farm
Beck Hole
Goathland
Whitby
North Yorkshire
YO22 5LF

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 15 August 2013, in respect of proposed development for the purposes of **construction of single storey extension to provide additional work space at Hill Farm, Beck Hole, Goathland** 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. The premises shall not be used other than as a model workshop and shall not be used for any other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
4. There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
5. No storage of materials, machinery, vehicles, waste or other items shall take place outside the building(s) on the site without the prior written agreement of the Local Planning Authority.
6. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. The building hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Hill Farm and shall not be sold or leased off from the main dwelling or let off without a further grant of planning permission from the Local Planning Authority.
8. The wall cladding and roofing of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Continued/Informative(s)



Mr C M France
Director of Planning

COPY

08 OCT 2013

Date:

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0556/F

COPY

Informative(s)

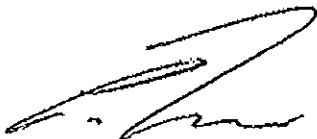
Please note that no storage of materials should take place at any time on the adjoining SSSI land without permission from Natural England.

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 enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
- 4 & 5. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the NYM National Park.
6. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
7. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent unit would have a detrimental impact on the special qualities of the National Park and would be contrary to Core Policy A of the Local Development Framework.
8. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and 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 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.



Mr C M France
Director of Planning

COPY

08 OCT 2013

Date