

**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**

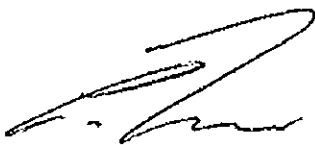
To Mr Jeremy Smith
c/o BHD Partnership
fao: Neil Duffield
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire
YO21 1QB

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The above named Authority being the Planning Authority for the purposes of your application validated 09 September 2013, in respect of **change of use of land and construction of 1 no. dwelling, with detached garage, creation of access, parking and landscaping works at land adjacent Morfa Cottage, Station Road, Hawsker** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. In the view of the National Park Authority the proposed construction of one dwelling on the application site does not accord with NYM Core Policy J of the Local Development Framework which specifies that new housing development in Hawsker be restricted to infill sites only which are defined as a small gap within a continuously built up frontage within the main built up settlement which can accommodate no more than one dwelling and would result in a harmful and urbanising form of development which would significantly alter the open aspect of this area outside the main built up part of Hawsker.
2. The proposed construction of a dwelling outside the main settlement limits of the village of Hawsker would be contrary to NYM Core Policy J of the Local Development Framework because there is no evidence to prove that the dwelling is essential for farming, forestry or other essential land management activities.
3. The proposed siting of a dwelling, design, scale and materials proposed would not respect the character of the immediate locality and would be detrimental to the open nature of the locality detracting from the distinctive character of the National Park and therefore contrary to Development Policy 3.
4. The Local Planning Authority considers that clear visibility of 103 metres cannot be achieved along the public highway in south easterly direction from a point 2.4 metres from the carriageway edge measured down the centre line of the access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety and therefore would be contrary to NYM Development Policy 23.
5. The Local Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the county highway to the detriment of safety and the free flow of traffic and therefore would be contrary to NYM Local Development Framework Policy 23.

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



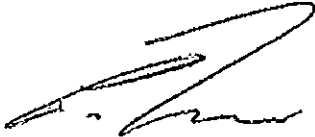
Mr C M France
Director of Planning

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Date: **25 NOV 2013**

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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Date **25 NOV 2013**