

**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**

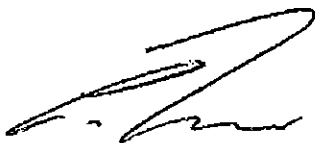
To Mr Mike and Mrs Zoe Shardlow
c/o Bell Snoxell Building Consultants
fac: Mr Louis Stainthorpe
Barclays Bank House
Baxtergate
Whitby
North Yorkshire
YO21 1BW

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 16 August 2013, in respect of proposed development for the purposes of **alterations to front elevation of garage and change of use to form beauty studio at Beacon Farm, Beacon Way, Sneaton** 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 Beauty Studio and shall not be used for any other purpose (including any other purpose in Class D1 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. The Beauty Studio hereby permitted shall not be open to customers outside the hours of 8.00am to 6.00pm Mondays to Saturday and 9.00am to 5.00pm on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
5. 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.
6. The unit hereby permitted shall form and remain part of the curtilage of the existing property known as Beacon Farm and shall not be sold or leased off from the main unit without a further grant of planning permission from the Local Planning Authority.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

COPY

Date: **08 OCT 2013**

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0592/FL

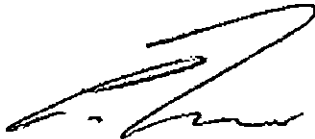
COPY

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 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.
6. The relationship to other parts of the site is such that the sub-division of the site is likely to lead to a loss of amenity and difficulties with access and parking to the detriment of the requirements of Core Policy A and Development Policy 23.

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