

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

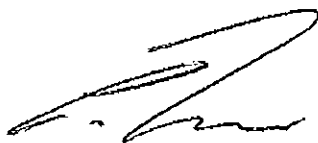
To Mr R Walker  
c/o Acorus Rural Property Services  
fao: Louise Theobald  
Old Market Office  
10 Risbygate Street  
Bury St Edmunds  
Suffolk, IP33 3AA

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The above named Authority being the Planning Authority for the purposes of your application validated 12 December 2014, in respect of **change of use of land to form 2 no. grass runways, construction of storage building and pilot/restroom building (revised scheme to NYM/2013/0435/FL) at South Moor Farm, Langdale End, Scarborough** has considered your said application and has **refused** permission for the proposed development for the following reasons:

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 substantial in size and would effectively double the visual bulk of the existing agricultural buildings, which themselves are visually remote. Consequently, in the view of the Local Planning Authority the proposal 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 Local Planning Authority considers that the introduction of inappropriate noise, structures or other interventions will have a negative impact on the setting and visitor experience and cause unjustified harm to the significance of designated heritage assets contrary to Development Policy 7 of the NYM Local Development Framework and Section 12 of the NPPF.

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 ... 26 FEB 2015

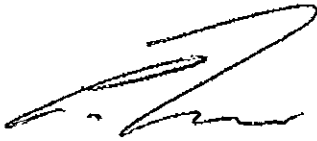
TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0819/FL

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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

Date .. 26 FEB 2015

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