

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 Iain Harrison
c/o Mr John Blaymires
56 Pasture Lane
Seamer
Scarborough
North Yorkshire
YO12 4QR

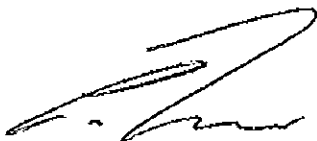
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The above named Authority being the Planning Authority for the purposes of your application validated 15 December 2014, in respect of **removal of conditions 10 and 12 of planning approval NYM/2004/0396/FL to allow the workspace to be used as residential accommodation and the occupation of the subsequent dwelling to be unrestricted at Foxhill Paddocks, Low Road, Throxenby** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The Local Planning Authority considers that the proposal would result in the loss of a live-work unit aimed at diversifying the rural economy and would create an open market dwelling in the open countryside contrary to Core Policy J of the Local Development Framework which only permits the conversion of traditional rural buildings in open countryside for residential letting for local needs.
2. No justification for the loss of the economic use or evidence of marketing of the property for its current mixed use has been submitted to demonstrate that there is no demand for such B1 (Business) and associated living accommodation in this area of the National Park contrary to the requirements of Development Policy 11 which seeks to resist the loss of employment and training facilities unless the premises are no longer capable of re-use for economic purposes, or the new use would result in significant improvement to the environment or to access and highway arrangement which outweighs the loss of employment land.

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 identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.



Mr C M France
Director of Planning

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- 3 MAR 2015
Date