

**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**

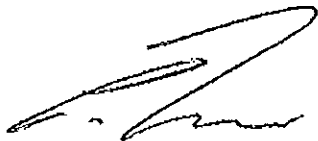
To Grosmont Estate
c/o Mr George Winn-Darley
GMV Winn & Co
Aldby Park
Buttercrambe
York
YO41 1XU

The above named Authority being the Planning Authority for the purposes of your application validated 31 January 2014, in respect of **erection of a fishing shelter (retrospective) at Old Scrap Yard, Grosmont Bridge, Grosmont** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The Local Planning Authority does not consider there is a genuine overriding need for an isolated structure to support the function of the Grosmont Estate or for any other reason in the public interest. The National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development however the proposed shelter whether for fishing or any other use is not considered to be a necessity for this remote location. Together with its excessive scale and design if permitted it would have an unacceptable and harmful impact on the character and setting of this tranquil part of the River Esk and on the National Park landscape. As such the Authority considers there is insufficient justification to outweigh the harm from isolated structures such as this and to prevent the incremental spread of inappropriate development in the National Park. The development is not considered to be a sustainable development in line with the National Planning Policy Framework and is not deemed to be in accordance with Core Policy A and Development Policy 3 of the NYM Local Development Framework.

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 reason(s) for the refusal, approval has not been possible.



Mr C M France
Director of Planning

25 NOV 2014
Date