

**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 Jonathan Malthouse  
c/o Cundalls  
fao: Keith Warters  
15 Market Place  
Malton  
North Yorkshire

YO17 7LP

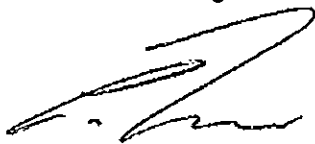
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The above named Authority being the Planning Authority for the purposes of your application validated 04 July 2014, in respect of **construction of a general purpose agricultural building to house pigs at Thirlsey Farm, Silpho** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. By virtue of its size, bulk and isolated location detached from the main farm buildings in open countryside, the proposed building is considered to have a seriously detrimental impact on the character and appearance of this rural landscape within the National Park. As such the development would be contrary to Core Policy A and Development Policies 3 and 12 of the Local Development Framework which seek to minimise sporadic development in the countryside and conserve the special character of the National Park and ensure agricultural development respects the character and appearance of the area.
2. The proposed development would have a detrimental impact on the quality of life enjoyed by neighbouring residential properties, by reason of the harm caused to the peace and tranquillity of this part of the Park and the level of activity that would result from the movement of pigs. As such the development would be contrary to Core Policy A of the Local Development Framework.
3. Insufficient information has been submitted to demonstrate that the proposal would not damage or destroy the interest features for which Cockrah Wood, Raincliffe & Forge Valley Woods, Robin Hoods Bay: Maw Wyke to Beast Cliff and North York Moors SSSIs have been notified particularly by reason of reduced air quality as a result of the pig farm. As such the development would be contrary to Core Policy C of the Local Development Framework which seeks to conserve and enhance the natural environment and the biological and geological diversity of the Park.
4. The levels of activity that would result from large vehicular movements associated with the transportation of livestock to and from the new building would be detrimental to the peaceful character of the locality and the amenities enjoyed by the occupiers of adjoining residential property. The proposal would therefore be contrary to Core Policy A of the North York Moors Local Development Framework which seeks to ensure that development will not have an adverse impact on the peace and tranquillity of the Park, nor detract from quality of life of local residents.

**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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23 OCT 2014  
Date .....