

**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: Ms Gail Perry
1 St Wilfrid's Court
Monkgate
York
North Yorkshire
YO31 7UQ

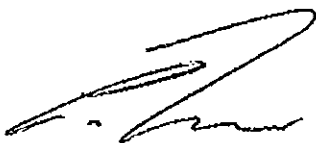
The above named Authority being the Planning Authority for the purposes of your application validated 15 October 2014, in respect of proposed development for the purposes of **siting of shed for domestic and general agricultural storage together with creation of vehicular access track to shed (part retrospective) at Feathers Nest, Thorpe Lane, Robin Hoods Bay** 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 completed within six months from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	SK019	15 October 2014
Existing Shed Elevations	SK018	15 October 2014
Before & After Repositioned Shed & New Gravel Area	SK017 B	09 December 2014

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be used for storage of light agricultural machinery/feedstuffs incidental to the occupation of the main dwelling on the site and the management of the adjoining paddock and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. 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.
5. No work shall commence on the staining of the fence or painting of the shed in the development hereby approved until details of the finishes have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

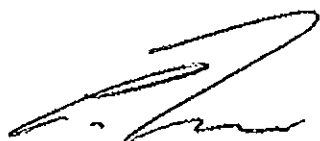
Date .. **10 DEC 2014** ..

Reason(s) for Condition(s)

1. To ensure that the unacceptable impacts of the existing development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
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 control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.
4. 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.
5. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

90 DEC 2014

Date