

**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 T R Lawn
Hollybush Lodge
Hollybush Farm
Littlebeck
Whitby
North Yorkshire YO22 5HY

The above named Authority being the Planning Authority for the purposes of your application validated 21 October 2014, in respect of proposed development for the purposes of **variation of condition 1 of planning approval NYM/2012/0621/FL to allow the agricultural workers dwelling to be used as a short term holiday let or for local occupancy letting until October 2017 at Hollybush Farm, Littlebeck** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The permission hereby granted is valid only until the end of October 2017 and the use of the unit shall be discontinued on or before that date and thereafter the unit shall only be occupied strictly in accordance with condition 4 of planning permission reference NYM4/34/51/PA dated 5 January 1976.

The unit hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Hollybush Farm and shall not be sold off from the main dwelling without a further grant of planning permission from the Local Planning Authority.

The unit hereby permitted shall be occupied as a holiday letting unit or as a Local Occupancy Letting unit in accordance with Core Policy J as set out below.

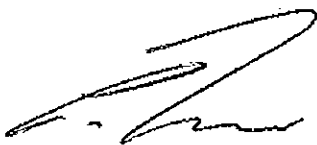
The occupation of the dwelling hereby permitted shall be limited to:

- i) a qualifying person; and
- ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

- a) is currently living in and has permanently resided in the National Park for five years or more and is living in accommodation that no longer meets their requirements or
- b) does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of five years or more or

Continued/Condition 1



Mr C M France
Director of Planning

16 DEC 2014
Date

Condition 1 (Continued)

- c) has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous five years or more and require support for reasons of age or infirmity or
- d) requires support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous five years or more or
- e) needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.

Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.

Note B: For the purposes of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions; Allerston, Beadlam, Burniston, East Ayton, East Harlsey, Ebberston and Yedingham, Great Ayton, Great and Little Broughton, Great Busby, Guisborough, Ingleby Arncliffe, Irton, Kirkby in Cleveland, Kirkbymoorside, Lockwood, Nawton, Newby, Pickering, Potto, Scalby, Snainton, Sutton under Whitestonecliffe, West Ayton.

Informative(s)

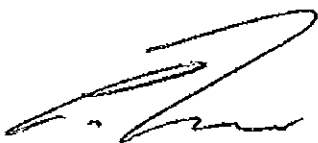
It should be noted that in line with Government advice, the Authority is unlikely to grant a further temporary permission beyond October 2017. If, beyond this period the need for the agricultural workers condition has ceased, a permanent alternative and acceptable use should be sought.

Reason(s) for Condition(s)

1. The site is in a location where new open market or Local Occupancy for sale, residential development would be contrary to NYM Core Policy J but permission for accommodation for Local Occupancy letting or holiday accommodation is in compliance with Core Policy J.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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

Date ..16 DEC 2014