



The Planning  
Inspectorate

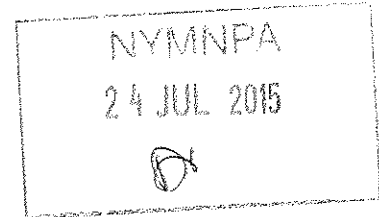
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North York Moors National Park Authority  
Development Control Support Officer  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref:  
Our Ref: APP/W9500/W/15/3007950

24 July 2015



Dear Sir/Madam,

**Town and Country Planning Act 1990**  
**Appeal by Mr R Walker**  
**Site Address: South Moor Farm, Langdale End, SCARBOROUGH, North Yorkshire,**  
**YO13 0LW**

For your information, I enclose further representations in connection with the application for costs.

Yours faithfully,

*Chris Nash*  
Chris Nash

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

## **RESPONSE TO LOCAL AUTHORITY'S STATEMENT REGARDING COST CLAIM**

The appeal submitted has been based on technical evidence which has already been accepted by a Planning Inspector and their conclusions have been ignored by the Local Authority.

It looks as if the Local Authority have approached the application by deciding they do not like it and are looking for reasons to refuse the proposal rather than objectively looking at the evidence before them. The previous Inspector found only the proposed building to be inappropriate which has been addressed in the resubmission.

Regarding the proposed building, the National Planning Policy Framework states at paragraph 28 that new buildings are appropriate in the countryside where they support economic growth and expansion of **all** types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. New buildings are not limited to agricultural use only. The proposed building is the same design as a traditional agricultural building and should the appellant be applying for an agricultural building, the proposal would be considered permitted development.

The NPPF states that Local Planning Authorities should approach decision making in a positive way and look for solutions rather than problems. In this instance the LPA have provided no technical evidence to support their view, nor have they looked at any appropriate mitigation or recognised that this scheme offsets the only substantive issue with the previous application.

NYM/NPA  
24 JUL 2015