

**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 Gary Hill  
c/o C.A. Halls Architectural Services  
fao: Mr Christopher Hall  
64A Nelson Street  
Scarborough  
North Yorkshire  
YO12 7SZ

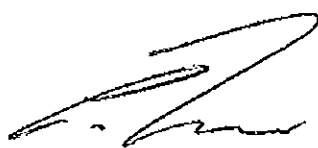
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The above named Authority being the Planning Authority for the purposes of your application validated 18 March 2015, in respect of **construction of domestic storage building at Hill View Barn, Staintondale** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. By virtue of its size, bulk, design and prominent location 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 Policy 3 of the Local Development Framework which seek to minimise sporadic development in the countryside and conserve the special character of the National Park.
2. The land associated with this proposal is 0.823 Hectares in size. The property and small area of land is considered to be adequately served by the existing timber clad barn and domestic garage which provide over and above the required space to serve the associated area of paddock land. The land and property therefore does not justify a building of the size proposed under this application which is contrary to the requirements of Development Policy 12 which requires that there is a functional need for the building and that its scale is commensurate with that need. In the absence of any overriding justification for the proposed development it is considered that the proposed building conflicts with Core Policy A and Development Policy 12 of the Development Plan which seeks to ensure a sustainable future and protect the special qualities of the Park.

**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.



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Mr C M France  
Director of Planning

- 8 MAY 2015  
Date .....