

**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**

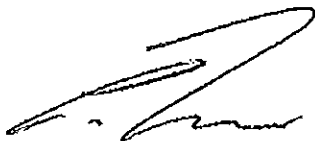
To Mr Brian Thompson
Beacon Cottage Farm
Barmoor Lane
Scalby
Scarborough
North Yorkshire
YO13 0PQ

The above named Authority being the Planning Authority for the purposes of your application validated 26 February 2015, in respect of **erection of Dutch barn for agricultural storage purposes at Beacon Cottage Farm, Barmoor Lane, Scalby** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The agricultural holding associated with this proposal is 43 Hectares in size, currently without a livestock operation. The holding is adequately served by substantial, good quality, modern agricultural buildings which provide over and above the required space for the agricultural need. The agricultural enterprise 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 of the NYM Local Development Framework 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 Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Mr C M France
Director of Planning

Date **24 APR 2015**