

**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**

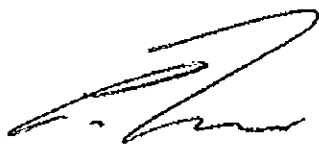
To: Mr Peter Beeforth  
c/o Peter Lead Planning Consultant  
fao: Mr Peter Lead  
Friarsfield Convent Lane  
South Woodchester  
Stroud  
Gloucestershire, GL5 5HR

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The above named Authority being the Planning Authority for the purposes of your application validated 28 October 2015, in respect of proposed development for the purposes of **variation of condition 2 (material amendment) of planning approval NYM/2015/0518/FL to allow the roofs of the approved camping pods to be clad in dark brown coloured Decra roof tiles at Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The camping pods hereby approved shall not be used for residential purposes other than short-term holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
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. If the use of the camping pods hereby approved for short-term holiday lets permanently ceases, the pods shall be removed from the land within 12 months of that use ceasing and the land shall, so far as is practicable, be restored to its condition before development took place within three months of the pods being removed unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the pods has first been approved.

Continued/Conditions



Mr C M France  
Director of Planning

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Date 10 DEC 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0768/FL

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**Conditions (Continued)**

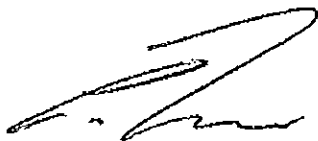
6. No trees, shrubs or hedges on the eastern boundary of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
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. The Local Planning Authority considers the site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and the nature of the accommodation is unsuitable for residential purposes other than short-term holiday letting in accordance with Development Policy 16 of the NYM Local Development Framework
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. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and to comply with the provisions of NYM Core Policy A which seeks to protect the landscape quality of the National Park.
6. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

**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

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Date ... 10 DEC 2015