

**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**

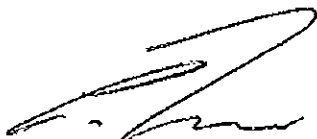
To Mr R Walker
c/o Acorus Rural Property Services
fao: Mrs Louise Gregory
Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA

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The above named Authority being the Planning Authority for the purposes of your application validated 10 November 2015, in respect of **change of use of land to form 2 no. grass runways and construction of pilot/restroom building (revised scheme to NYM/2014/0819/FL) at South Moor Farm, Langdale End, Scarborough** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. The Local Planning Authority considers that the proposal would not provide a type of recreational activity that would further the understanding and enjoyment of the National Park's special qualities, and would be likely to generate a level of noise and activity that would seriously harm the tranquillity of the area and be detrimental to the amenities of local residents and the experience of visitors. The proposal would therefore be contrary to Core Policies A and H and Development Policy 14 of the NYM Local Development Plan.
2. In the view of the Local Planning Authority the proposed development would have an adverse impact on the enjoyment of users of the Public Rights of Way which run through the site, both in terms of noise and disturbance and public safety. The proposal is therefore contrary to Development Policy 23 of the NYM Local Development Framework.
3. The Local Planning Authority considers that the cumulative impact of the visible presence of standing aircraft, combined with subsequent aircraft movements and the associated aircraft activity and noise on this exposed agricultural holding would change the character of the site to an airfield rather than a farm holding, to the detriment of the tranquillity of the area. The proposal would therefore be contrary to Core Policies A and H and Development Policy 14 of the NYM Local Development Plan.
4. It is considered that insufficient information has been submitted to determine whether the proposal will have a likely significant effect on the interest features of the North York Moors Special Protection Area (SPAs) because flights from the proposed airstrip could potentially cause disturbance to SPA birds, which may use offsite feeding areas closer to the proposal site, as well as the SPA itself. The proposal is therefore contrary to Core Policy C of the Local Development Plan

Continued/Reasons for Refusal



Mr C M France
Director of Planning

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15 JAN 2016
Date

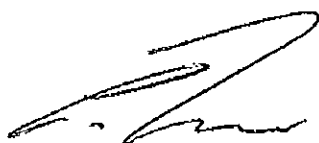
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Reasons for Refusal (Continued)

5. The context of the application site is that it is surrounded by designated heritage assets of the highest importance. The activity generated by flight movements and the impact of stationary aircraft is likely to have a negative impact on the public experience and enjoyment of, and thus the setting and significance of these designated heritage assets. Whilst the level of harm is considered to be "less than substantial", under policy 134 of the NPPF such harm must be weighed against the public benefits of the proposal. In the case of this proposal the level of public benefits are insufficient to outweigh the resultant harm to these designated heritage assets of the highest importance.

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.



Mr C M France
Director of Planning

15 JAN 2016
Date

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