

**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 Keith Dobbie
c/o Kynman Design
fao: Mr Graeme Kynman
59 North Bar Without
Beverley
East Yorkshire
HU17 7AB

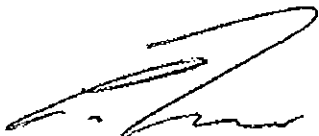
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The above named Authority being the Planning Authority for the purposes of your application validated 10 February 2016, in respect of **change of use of land from the siting of a caravan to the siting of a log cabin/mobile unit for holiday use along with erection of store and associated works to access track at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. The Local Planning Authority, having due regard to the applicant's fall-back position, considers that the replacement of the existing touring caravan with a timber log cabin would result in a material change and intensification in the use of the site resulting in a more permanent form of development with sewerage and service connections which would be harmful to the character of this undeveloped area of woodland within the National Park. Furthermore the retrospective nature of the application with regard to the intentional unauthorised works to the access track, turning and parking areas has prevented measures being taken to mitigate or limit the harm that would be caused to the character and appearance of the locality. As such the proposal is considered to conflict with Core Policy A of the Core Strategy and Development Policies Document which seek to ensure that the scale of development and level of activity does not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity 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 seeking to negotiate with the Applicant acceptable amendments to the proposal to address those concerns. However Members of the Planning Committee, which took the decision to refuse planning permission, consider that the matters of concern are so fundamental to the proposal that a satisfactory way forward cannot be achieved and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.



Mr C M France
Director of Planning

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Date 7 DEC 2016