

**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: Mrs Samantha Pearson
Red House
Thorpe Lane
Fylingthorpe
YO22 4TH

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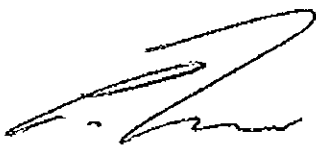
The above named Authority being the Planning Authority for the purposes of your application validated 05 July 2016, in respect of proposed development for the purposes of **variation of condition 5 of planning approval NYM/2015/0308/CU to allow an extension of opening hours of the cafe/shop from 0800 - 2100 hours to 0800 to 2300 hours at The Old Post Office, King Street, Robin Hoods Bay** has considered your said application and has **granted permission** for the proposed development subject to the following conditions:

1. 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.
2. The premises shall not be used other than as café and shop and shall not be used for any other purpose (including any other purpose in Class A3 or A1) of the Schedule to the Town and Country Planning (Use Classes) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. The premises shall remain part of the Old Post Office as a single planning unit and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
3. No goods shall be displayed, stored, sold or offered for sale on any part of the application site outside the building hereby permitted.
4. The cafe and shop hereby permitted shall not be open to customers outside the hours of 0800 to 2300 Mondays to Saturday and 0800 to 2300 on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.

Reasons for Conditions

1. 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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

COPM 8

Date **30 AUG 2016**

For the Rights of Appeal and Notes See Overleaf

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0493/CU

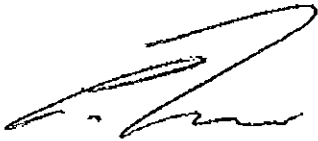
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Reasons for Conditions (Continued)

2. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
3. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
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.

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

Date .. 30 AUG 2016

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