

**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 Ms Jeanette Waller-Dawe
The Cottage
Sneaton Hall
Sneaton
Whitby
YO22 5HP

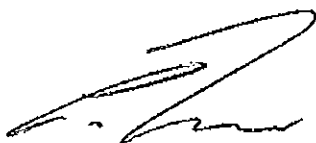
COPY

The above named Authority being the Planning Authority for the purposes of your application validated 09 August 2016, in respect of **subdivision to form 1 no. holiday letting unit at The Cottage, Sneaton Hall, Sneaton** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2 metres x 90 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety.
2. The Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.
3. The red or blue line areas shown on the application plans do not include the area between the public highway and the application site. The applicant has therefore, not provided details of a safe and satisfactory access to the adopted highway.

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

COPY

Date .. **04 OCT 2016**