

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

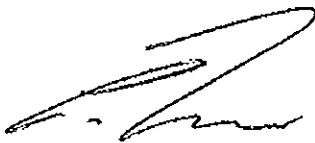
To: Ms Jeanette Waller-Dawe
The Cottage
Sneaton Hall
Sneaton
Whitby
North Yorkshire
YO22 5HP

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The above named Authority being the Planning Authority for the purposes of your application validated 11 October 2016, in respect of proposed development for the purposes of **subdivision to form 1 no. holiday letting unit (revised scheme to NYM/2016/0594/FL) at The Cottage, Sneaton Hall, Sneaton**, 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 dwelling unit hereby approved shall not be used for residential purposes other than 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. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as The Cottage, Sneaton Hall as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
5. The Holiday let shall not be occupied until the related parking facilities (located off Beacon Way) are available in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times. The occupier of the main dwelling shall take all necessary steps to ensure the traffic associated with the holiday let is not allowed to park in the area accessed off Sneaton Lane. There shall be no letting of the holiday let unless the necessary arrangements are in place to ensure holiday let traffic do not utilise the Sneaton Lane access.

Continued/Informative



Mr C M France
Director of Planning

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Date 13 DEC 2016

For the Rights of Appeal and Notes See Overleaf

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0745/FL

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Informatives

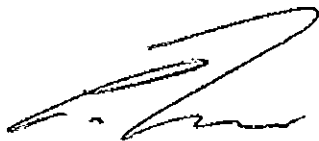
Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

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 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 main dwelling.
4. 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 main dwelling.
5. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing JWD/03/a. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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Date ... 11 3 DEC 2016