

RYEDALE DISTRICT COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT
RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS
CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED
SUBJECT TO THE CONDITIONS STATED BELOW:

Application No: 18/00604/FUL
Proposal: Change of use from chip shop (Use Class A5) to ancillary residential accommodation (Use Class C3).
at: 6 Church Street Kirkbymoorside YO62 6AZ
for: Mr M D W Hardy & N C W Bestwick
Decision Date: 17 August 2018

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy - Policy SP7 Town Centres and Retailing
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 16th August 2021.
Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 02 The development hereby permitted shall be carried out in accordance with the following approved plan:
Proposed Floor Plan ref. 18/062/03, undated.
Reason: For the avoidance of doubt and in the interests of proper planning.

Mr M D W Hardy & N C W Bestwick
C/O MM Planning (Ms Melissa Madge)
123 Derwent Crescent
Howden
DN14 7AP

Footnote :

In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE DISTRICT COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.



HEAD OF PLANNING

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