

# **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:** 22/00892/FUL

**Proposal:** Change of use of outhouse to allow a mixed use of commercial therapy room and domestic use

**at:** 46 Piercy End Kirkbymoorside YO62 6DF

**for:** Mrs Sara Gray

**Decision Date:** 19 October 2022

### **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 SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP6 Delivery and Distributing of Employment Land and Premises  
Local Plan Strategy - Policy SP7 Town Centres and Retailing  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Practice Guidance

### **CONDITIONS AND ASSOCIATED REASONS**

- 01 The development hereby permitted shall be begun on or before 18<sup>th</sup> October 2025.
- 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 plans:
- Existing Approved Elevation Plans - Northern and Eastern View (scanned into file 05.09.2022)
  - Existing Approved Elevation Plans - Southern and Western View (scanned into file 05.09.2022)
  - Site Location Plan & Block Plan (scanned into file 05.09.2022)

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Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 03 The development hereby approved shall be in accordance with the details included in the Planning Application Form (scanned to file on 05.09.2022) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Local Plan Strategy.

- 04 The commercial use hereby permitted shall not take place at any other time except between the hours of 10:00-14:00 Monday - Friday.

Reason: In the interests of amenity of nearby properties and to accord with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 05 The therapy room hereby approved shall remain in the same ownership as 46 Piercy End, Kirkbymoorside and shall not be sold or let separately.

Reason: In the interests of amenity of existing and future occupiers and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

*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.*

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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.

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Jill Thompson  
Service Manager Planning and Development

Mrs Sara Gray  
46 Piercy End  
Kirkbymoorside  
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