



NOTICE OF DECISION

TOWN & COUNTRY PLANNING ACT 1990 FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

NORTH YORKSHIRE COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE CONDITIONS STATED BELOW:

Application No: ZE23/00873/FUL

Proposal: Change of use of Church House to 1no. one bedroom ground floor apartment and 1no. two bedroom first floor apartment with associated parking

at: St Chads 59 Piercy End Kirkbymoorside North Yorkshire YO62 6DQ

for: Fr Christopher Gorst (Ampleforth Abbey Trust)

Decision Date: 27 September 2023

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 SP2 Delivery and Distribution of New Housing
Local Plan Strategy -Policy SP11 Community Facilities and Services
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun within three years of the date of this permission.

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 plans:

Drawing No 239-01 EX10 001 - Rev B Location Plan
Drawing No 239-01 AR10 004 Site Parking Plan
Drawing No 239-01 AR30 003 Elevations
Drawing No 239-01 AR20 001 Proposed Floor Plan (Ground)
Drawing No 239-01 AR20 002 Proposed Floor Plan (1st)

Reason: For the avoidance of doubt and in the interests of proper planning.

03 Parking areas shown on Drawing No 239-01 AR10 004 must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development, in accordance with Policy SP20 of the Ryedale Plan- Local Plan Strategy.

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 Planning 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 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.



Trevor Watson
Assistant Director – Planning

Date: 27th September 2023

Fr Christopher Gorst (Ampleforth Abbey Trust)
C/O Mr Martin Gallon (Station House Design)
The Old Station House
Elphin Bridge Lane
Husthwaite
York
YO61 4QF

NOTES

This is an approval under the Town and Country Planning Act only.
YOUR RIGHTS OF APPEAL ARE AVAILABLE AT www.northyorks.gov.uk/planning

