



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: ZE24/00234/FUL

Proposal: Change of use and alterations to include rendering in a light cream colour and installation of timber framed double glazed windows to existing single storey stables, store and office building to form 1no. two-bedroom site managers dwelling

at: Buzzers Pond Ings Lane Kirkbymoorside North Yorkshire YO62 6DN

for: Mr Steve Bosworth

Decision Date: 27 June 2024

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 SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP21 Occupancy Restrictions

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 approved plans:

Site Location Plan ref.2022233/A501 Rev A, dated 27.02.2024
Proposed Layouts ref. 2022233/A101 Rev A, dated 27.02.2024

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

- 03 Unless otherwise agreed in writing with the Local Planning Authority, the materials and colour finishes to be used on the exterior of the building as part of the alterations to facilitate the change of use hereby approved shall be in accordance with the details contained with the planning application and as shown on the approved elevation drawings.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan- Local Plan Strategy (2013).

- 04 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working in the commercial fishing lake and holiday site business known as Buzzers Pond (located at the land outlined in blue on plan ref.2022233/A501 Rev A) or a widow or widower or surviving civil partner of such a person, and to any resident dependents.

Reason: To ensure that the proposed dwelling is occupied by persons connected with the land based business as the site is located in open countryside where residential development would not normally be permitted and to comply with Policies SP1, SP2 & SP21 of the Ryedale Plan- Local Plan Strategy (2013).

- 05 The dwelling hereby permitted shall be, and shall remain, ancillary to Buzzers Pond (commercial fishing lake and holiday site). The dwelling shall not be sold or let off separately.

Reason:- This condition is applied to comply with SP21 of the Ryedale Plan- Local Plan Strategy (2013).

- 06 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Classes A & AA: Enlargement, improvement or other alteration of a dwellinghouse
Class B: Additions etc to the roof of a dwellinghouse
Class C: Other alterations to the roof of a dwellinghouse
Class E: Buildings etc incidental to the enjoyment of a dwellinghouse
Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) in compliance with Policy SP20 of the Ryedale Plan- Local Plan Strategy (2013).

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 June 2024

Mr Steve Bosworth
C/O Mr Jonathan Wilson (JAWdesign)
116 Westgate
Pickering
YO18 8BB

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