

David Stovell & Millwater
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Brentnall Street
Middlesbrough
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United Kingdom

NOTICE OF DECISION

Application No. 10/02927/FUL

Date: 4th February 2011

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PROPOSAL: Revised application for the construction of 6 holiday cottages and change of use of agricultural land to domestic garden
LOCATION: Kirkby House Farm Hill Road Kirkby In Cleveland North Yorkshire
APPLICANT: Ms L Waring

Hambleton District Council, being the Planning Authority for the purposes of the above application received on 17 December 2010 having considered the following policies:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP15 - Rural Regeneration
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP18 - Prudent use of natural resources
Development Policies DP1 - Protecting amenity
Development Policies DP9 - Development outside Development Limits
Development Policies DP25 - Rural employment
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
Development Policies DP34 - Sustainable energy
PPS1 - Delivering Sustainable Development 2005
Planning Policy Statement 4: Planning for Sustainable Economic Growth
PPS7 - Sustainable Development in Rural Areas
PPG13 - Transport (as amended to 2011)
Good Practice Guide on Planning for Tourism - May 2006
KVDS - Kirkby in Cleveland Village Design Statement

have resolved that it should be **REFUSED**. The reason(s) for that decision are:

1. The proposed development is contrary to PPS1 and the Local Development Framework Policies CP17 and DP32. Development should achieve a high quality of design appropriate to the application site and form of the village. The proposed development does not respect the pattern

of existing development or the local context and does not achieve a high quality of design, contrary to the advice within PPS1.

2. The proposal is contrary to the Local Development Framework Policies CP2 and DP4 as the development fails to ensure that safe and easy access is available to all potential users, regardless of disability, age or gender and does not have convenient access via footways.

A handwritten signature in black ink, appearing to read 'M C Cann', is positioned above the typed name.

Maurice Cann
Head of Regulatory Services