

Working for you

Mr N Stringer
Email Supplied

Our Ref: DCREPREF
6.70.96.A.FULMAJ
10/05281/FULMAJ

Your Ref:
Date: 1 April 2011

Dear Sir/Madam

APPLICATION TYPE: Full application - Major
APPLICATION NO: 6.70.96.A.FULMAJ 10/05281/FULMAJ
PROPOSAL: Erection of 2 bird hides and formation of 2 car parks and footpath.
LOCATION: Land Comprising Staveley Nature Reserve Staveley North
Yorkshire

I refer to your representations relating to the above application which were taken into account in reaching a decision on the proposal.

I write to advise you that it was decided to refuse the application.

Reason(s) for refusal:

- 1 The Local Planning Authority considers that insufficient information has been provided to enable a full assessment of the potential for a significant increase in visitor numbers and the impact this may have on existing residents in Staveley and current visitors to the Nature Reserve, particularly in respect of the adequacy of the road network in the area, the adequacy of parking provision, the adequacy of the access for disabled visitors and the need for any additional facilities on the site. Consequently it has not been possible to show that the development would be of benefit rather than harmful to the rural community of Staveley, so being contrary to Policy EC7 "Planning for Tourism in Rural Areas" of PPS 4: Planning for Sustainable Economic Growth, Policy SG4 of the Harrogate Core Strategy 2009 and Policy HD20 of the Harrogate Local Plan 2001 (as altered, 2004)."

Yours faithfully

Mr Graham Brookfield
Principal Planner
ippu@harrogate.gov.uk

Department of Development Services

01423 551647

Department of Development Services

Knapping Mount, West Grove Road, HARROGATE HG1 2AE
T: 01423 500600 F: 01423 556510 TXT: 01423 556543
www.harrogate.gov.uk