

Mrs Houghton  
c/o Mr Jonathan Athay  
15 The Beeches  
Pocklington  
East Yorkshire  
YO42 2HS  
Your Ref:

**NOTICE OF DECISION ON PLANNING APPLICATION**

TOWN AN

**PROPOSAL:** Permission in principle for two three bed properties

**LOCATION:** 2 Springfield High Bentham North Yorkshire LA2 7BA

**APPLICANT:** Mrs Houghton

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 18 March 2026 for Permission in Principle, as described above, have resolved to GRANT PERMISSION.

**INFORMATIVES**

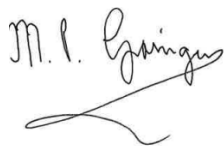
1. This permission in principle (PIP) shall cease to have effect three years after the date of this Decision Notice. The technical details consent (TDC) relating to the proposed development must be granted prior to the expiration of the PIP.
2. Town and Country Planning (Development Management Procedure) (England) Order 2015  
This decision notice only relates to the grant of planning permission in principle. It does not give any approval or consent which may be needed under any legislation, enactment, byelaws, order or regulation other than the Housing and Planning Act 2016. You may need other approvals, consents or licenses for the development e.g. Technical Details Consent or building regulations approval. This permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
  - (b) Variation to the approved plans will require the submission of a new planning application

## Decision No 26/01346/PIP

You can see the officer's report on the application at [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning). Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail [customerservices.har@northyorks.gov.uk](mailto:customerservices.har@northyorks.gov.uk).

### STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application North Yorkshire Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.



Martin Grainger  
Head of Development Management

Date of Decision: 16 April 2026

Date of Issue: 16 April 2026

**NOTE TO APPLICANT/AGENT:** The Council posted a site notice publicising this application. If it is still on display, please remove it.

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.uk](http://GOV.uk).