

Caroline Bell

From: Ric Blenkharn
Sent: 08 April 2020 09:54
To: Jill Bastow
Cc: 'Tris Terry'
Subject: RE: NYM/2019/0619/FL Newgate Estate

REFERENCE EML-OUT/1346/20200408-91448-610

Jill

In terms of the 4 points noted below, I have asked Chris Toohie from Wold Ecology to address the matter raised by Elspeth Ingleby and will advise as soon as I have heard. On the other 3 issues:

1. The property has is owned by Neil and Angela Ramsey and the existing two storey barn will be used as separate accommodation for their son, Lewis and Angela's mother Shirley Alderson. Shirley's current address is Cedar Cottage, The Avenue, Collingham, Wetherby LS22 5BU As you know, Newgate is in a pretty remote location, and the intention of the project is to provide multi-generational living to provide long term care all round as and when required. It certainly seems a very logical way to inhabit the buildings.
 2. The house and barns have until recently been used as a commercial shoot location, which generates considerable traffic activity. Typical shoots there have had 8 guns-with each person generally arriving separately in a 4x4, there are then catering staff, beaters, leader and captain. My clients have confirmed that this would then be c 12 4x4's in total and have confirmed that this activity has now ceased from the house and barn. As such the access road and drive will be used solely for family/farm use as required. The shoot had been organised by a third party, which I believe I mentioned when we last met at your office. As to a working farm, the estate is some 424 acres, and clearly there is need to have plant and machinery to service the land. This leads to the last point.
 3. To service the land/forestry there is need for a wide range of vehicles and plant and the intention is to keep them on site in the proposed new barn. The size of the barn has been designed to accommodate the required vehicles and plant and the space between barn and existing stone buildings designed to facilitate adequate turning for vehicles and trailers. My client currently has a range of similar equipment at their current house and advised that the distance shown is required to facilitate such manoeuvring.
- Hopefully this addresses 3 of the points and I will let you know once heard back from Wold Ecology.
We will also be forwarding an amended site plan omitting the lake.
Kind regards

Ric Blenkharn FRIBA FRSA

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Director
The Maltings, Malton, YO17 7DP



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Caroline Bell

From: Ric Blenkharn
Sent: 14 April 2020 11:07
To: Jill Bastow
Cc: 'Tris Terry'
Subject: Newgate Hackness
Attachments: 1346_AR10_01_D Site.pdf; 1346_AR10_02_D Context.pdf; 1346_AR20_01_B GF_FF_Plans.pdf; 1346_AR20_02_B SF_Roof_Plans.pdf; 1346_AR30_01_B House_Elevs.pdf; 1346_AR30_02_B Barn_Elevs.pdf; 1346_AR50_01_B New_Barn.pdf

REFERENCE EML-OUT/1346/20200414-110413-824

Jill
I'm attaching a full set of the revised drawings for Newgate which show the lake omitted. Please let me know if you need any further information-save the one outstanding item regarding ecology.
I did write asking about timeframe the other week-assuming that the scheme would likely receive delegated consent-or is that not the case?
Regards

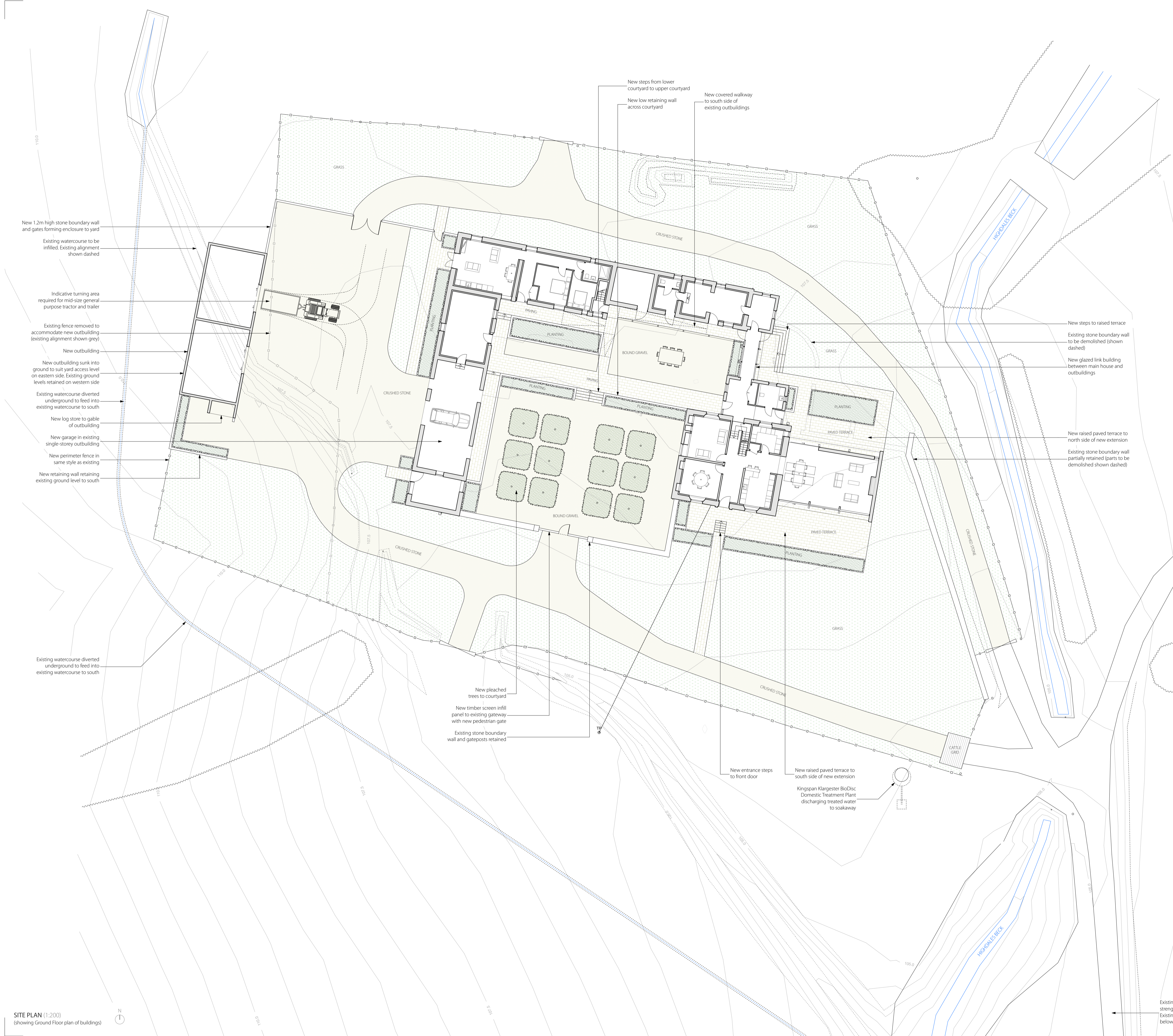
Ric Blenkharn *FRIBA FRSA*

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KEY PLAN (1:1250)
(area shown at larger scale indicated by box)

SITE PLAN (1:200)
(showing Ground Floor plan of buildings)

PLANNING ISSUE

D	09/04/20	TJT	RAB	Revised following LPA comments
C	24/10/19	TJT	RAB	Key plan updated
B	11/09/19	TJT	RAB	Treatment plant position added
A	30/08/19	TJT	RAB	Changed to "Planning Issue"
P2	15/07/19	TJT	RAB	Revised following client comments
Rev	Date	Drawn	CHK'D	Description

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14/04/2020

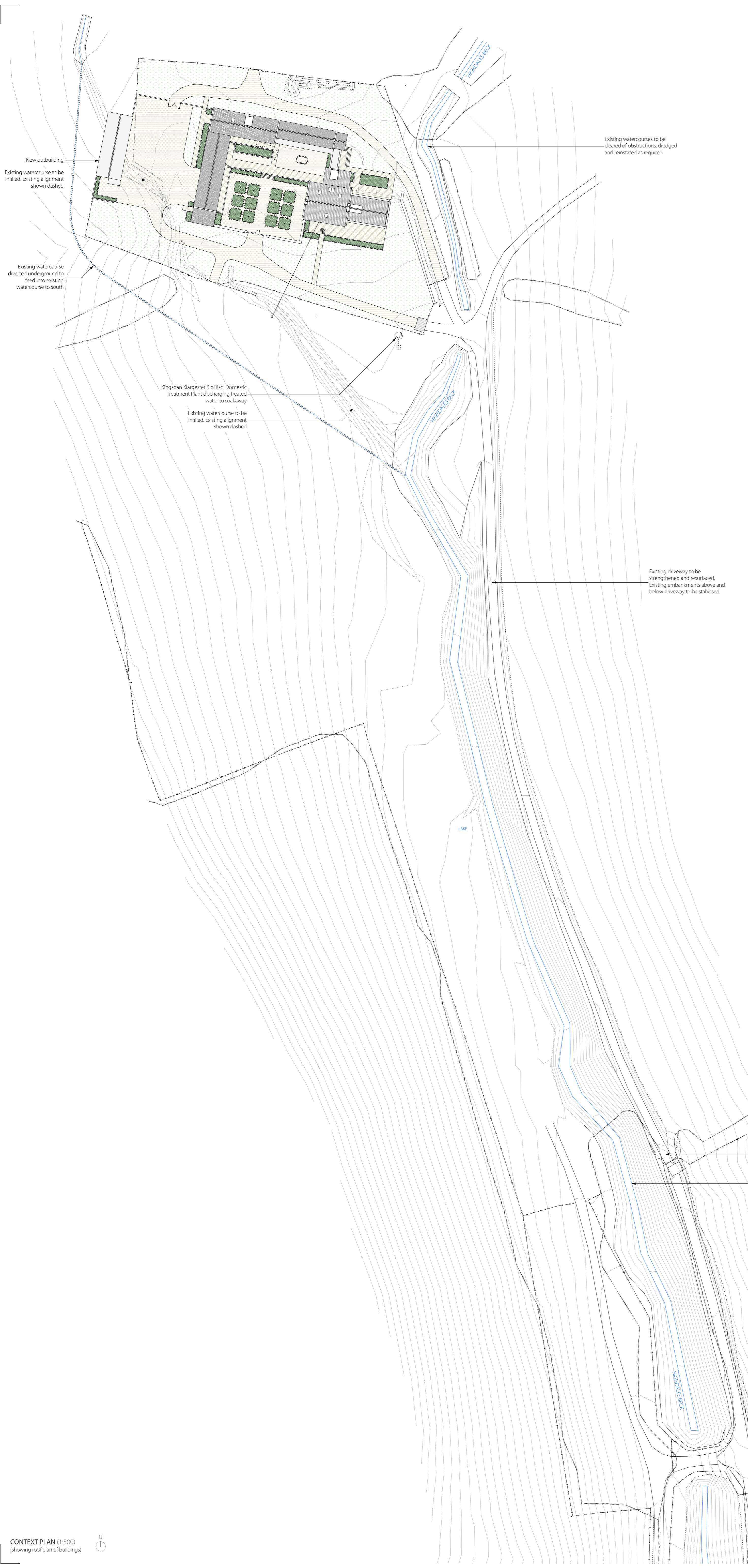
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Project
The Newgate Estate
Address
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Client
The Ramsey Family

Drawing
SITE PLAN AS PROPOSED

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Sheet Size	Drawn	First Issue Date	DMYY
A1	TJT	14/06/2019	
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1:200	RAB	1346_AR10_01_D	

Existing driveway to be strengthened and resurfaced. Existing embankments above and below driveway to be stabilised.



KEY PLAN (1:1250)
(area shown at larger scale indicated by box)



AERIAL PHOTOGRAPH (NTS)
(application site boundary edged white)

NYMNPA
14/04/2020

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PLANNING ISSUE

D	09/04/20	TJT	RAB	Revised following LPA comments
C	24/10/19	TJT	RAB	Lake size revised
B	11/09/19	TJT	RAB	Treatment plant position added
A	30/08/19	TJT	RAB	Section through proposed lake added
P2	15/07/19	TJT	RAB	Changed to Planning Issue
				Revised following client comments
				Revised following client comments
Rev	Date	Drawn	CHK'd	Description

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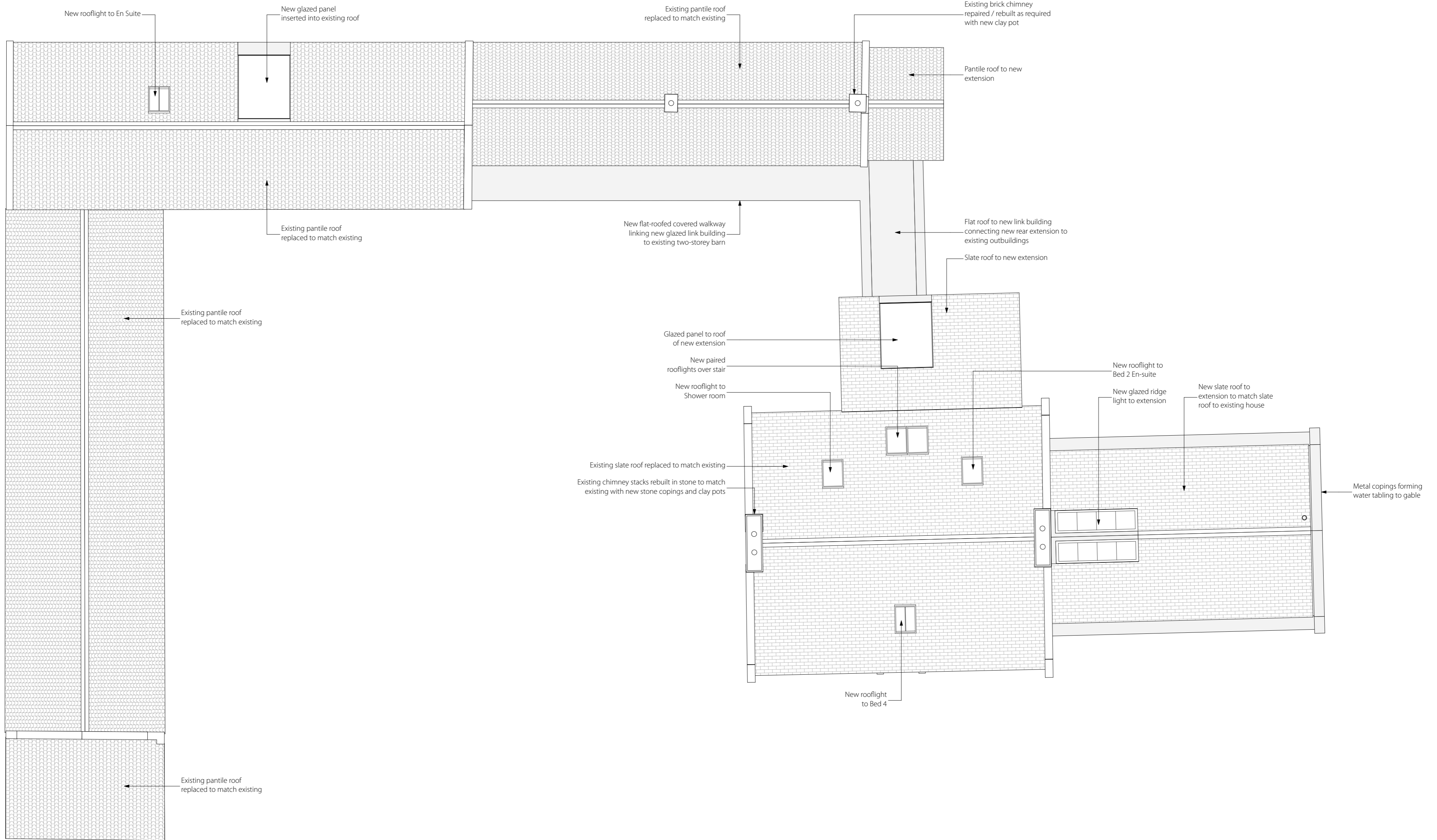
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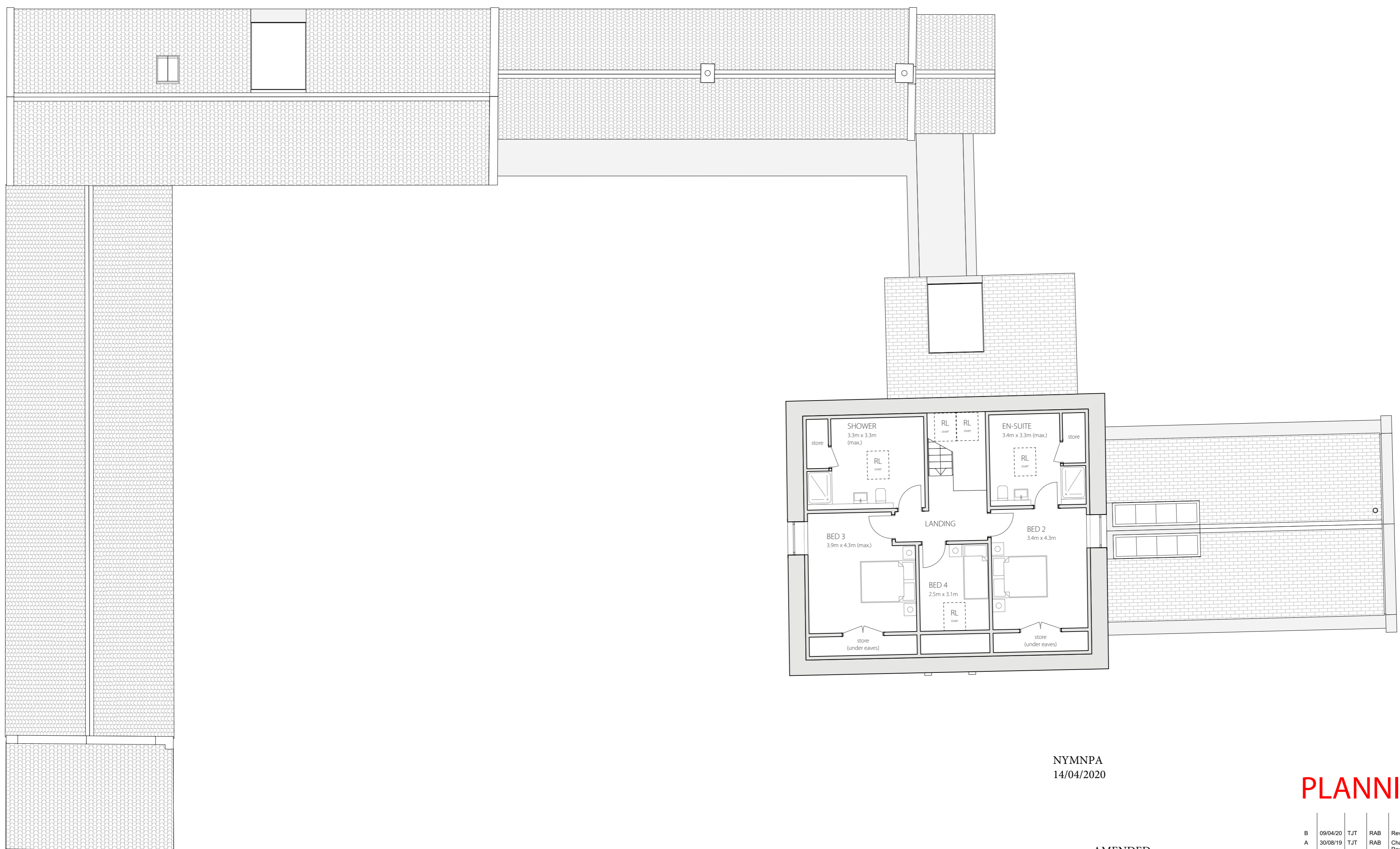
Drawing
CONTEXT PLAN AS PROPOSED

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Scale	Checked	Drawing No.	Rev.
1:500	RAB	1346_AR10_02_D	

CONTEXT PLAN (1:500)
(showing roof plan of buildings)



ROOF PLAN (1:100)



SECOND FLOOR PLAN (1:100)

NYMNP
14/04/2020

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PLANNING ISSUE

Rev	Date	Drawn	CHK'd	Description
B	09/04/20	TJT	RAB	Revised following LPA comments
A	30/08/19	TJT	RAB	Changed to 'Planning Issue'
P3	12/07/19	TJT	RAB	Revised following client comments
P2	14/06/19	TJT	RAB	Second floor En-suites layout revised

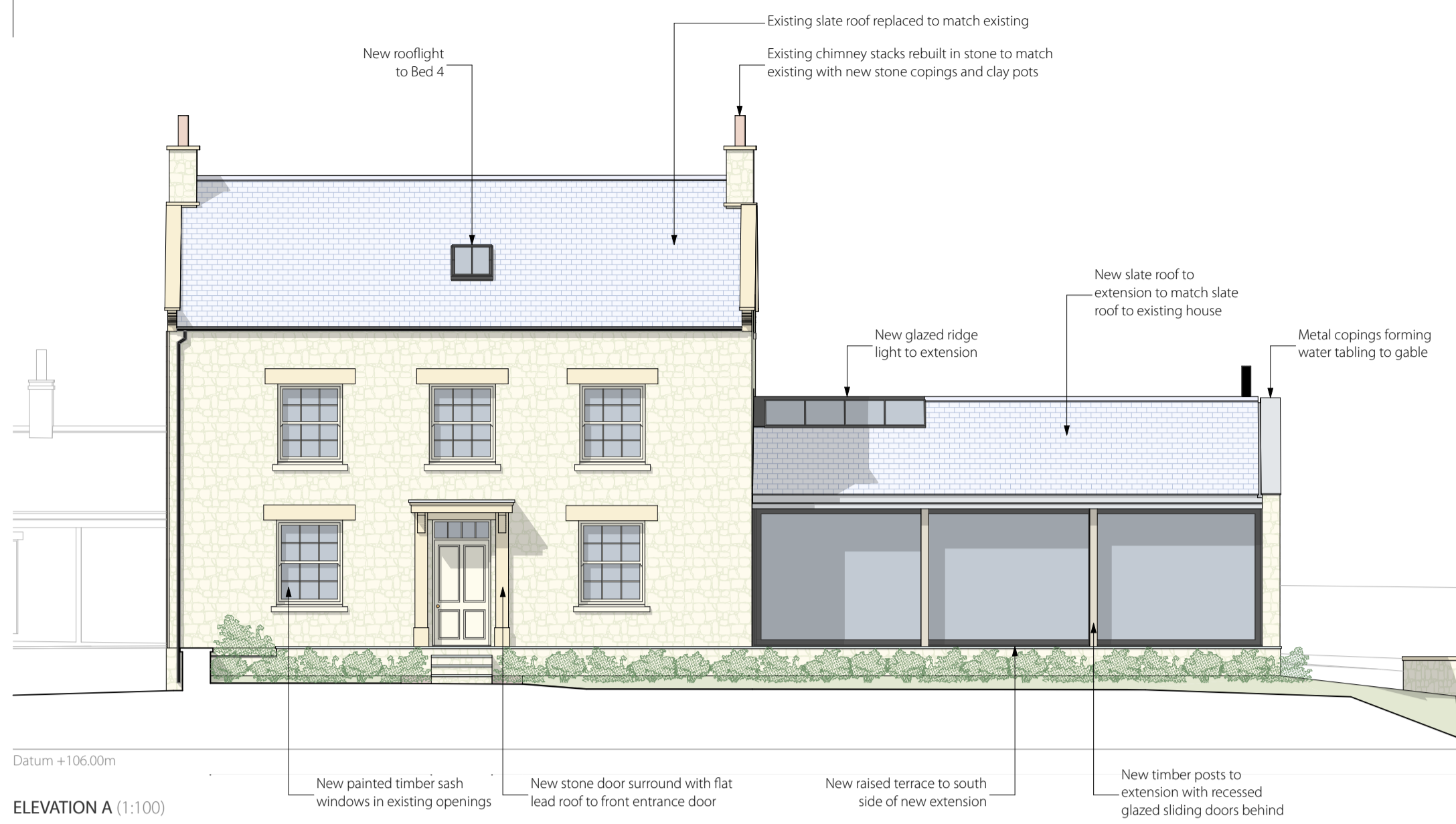
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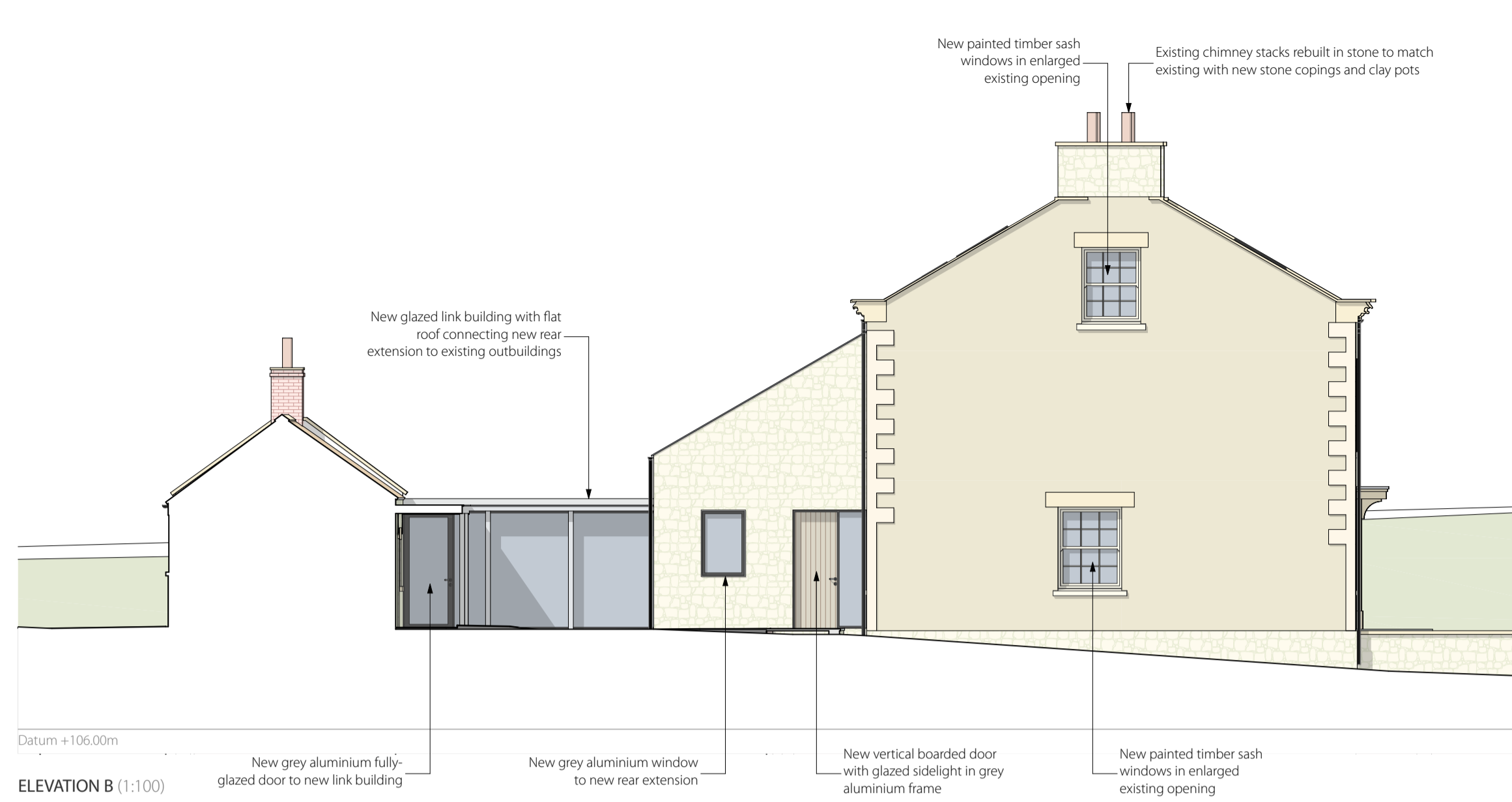
Drawing
SECOND FLOOR & ROOF PLANS AS PROPOSED

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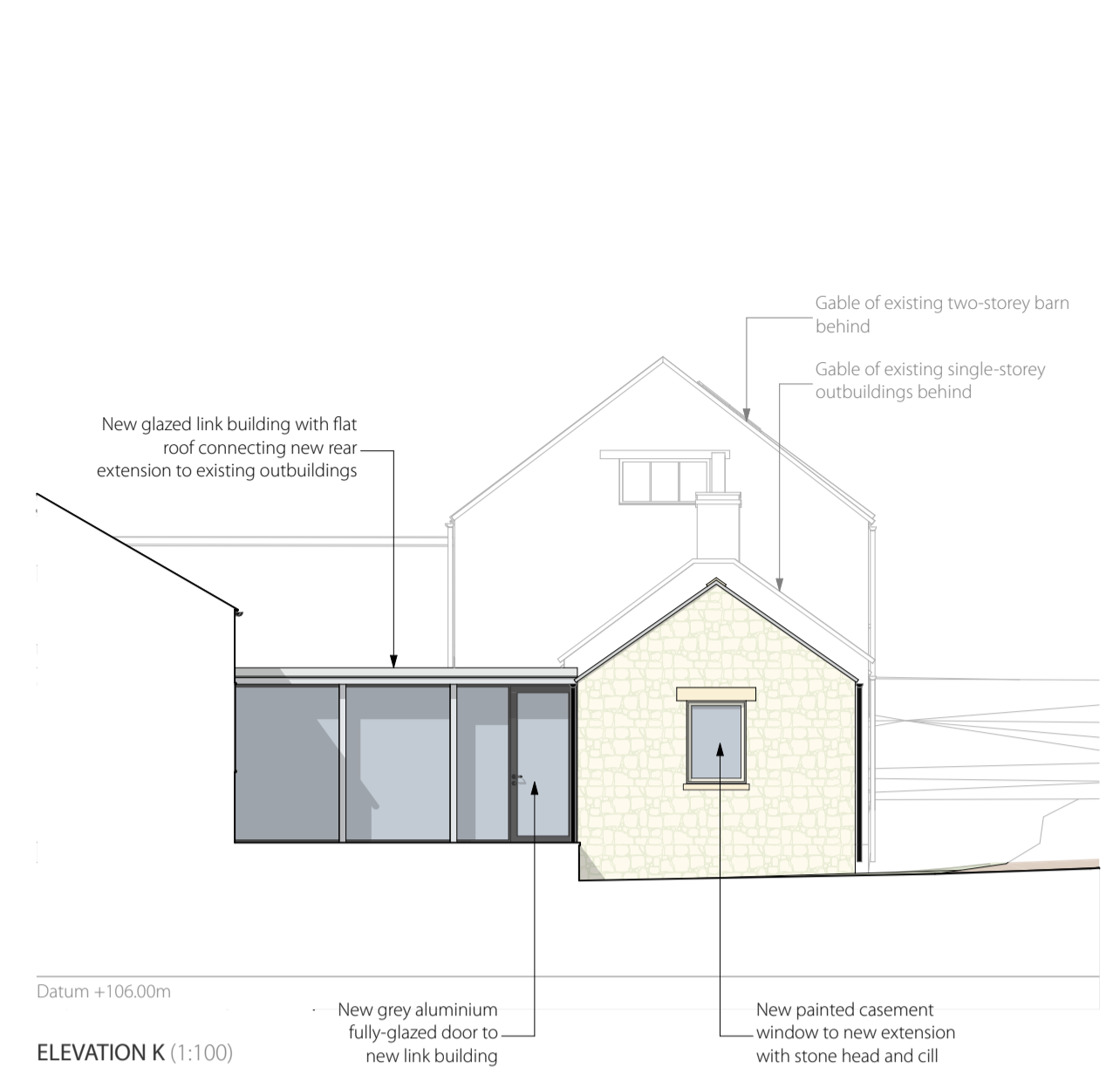
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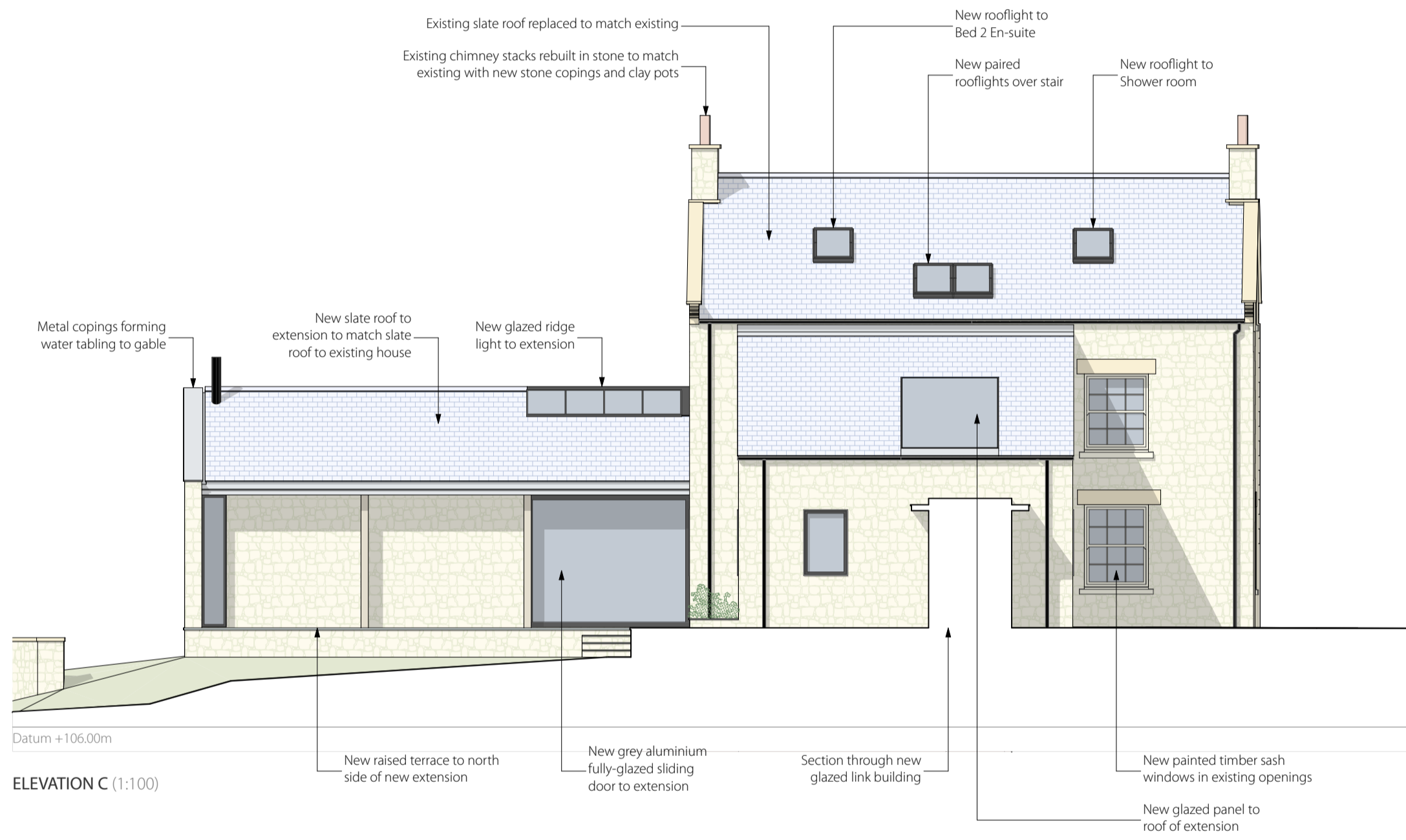
ELEVATION A (1:100)



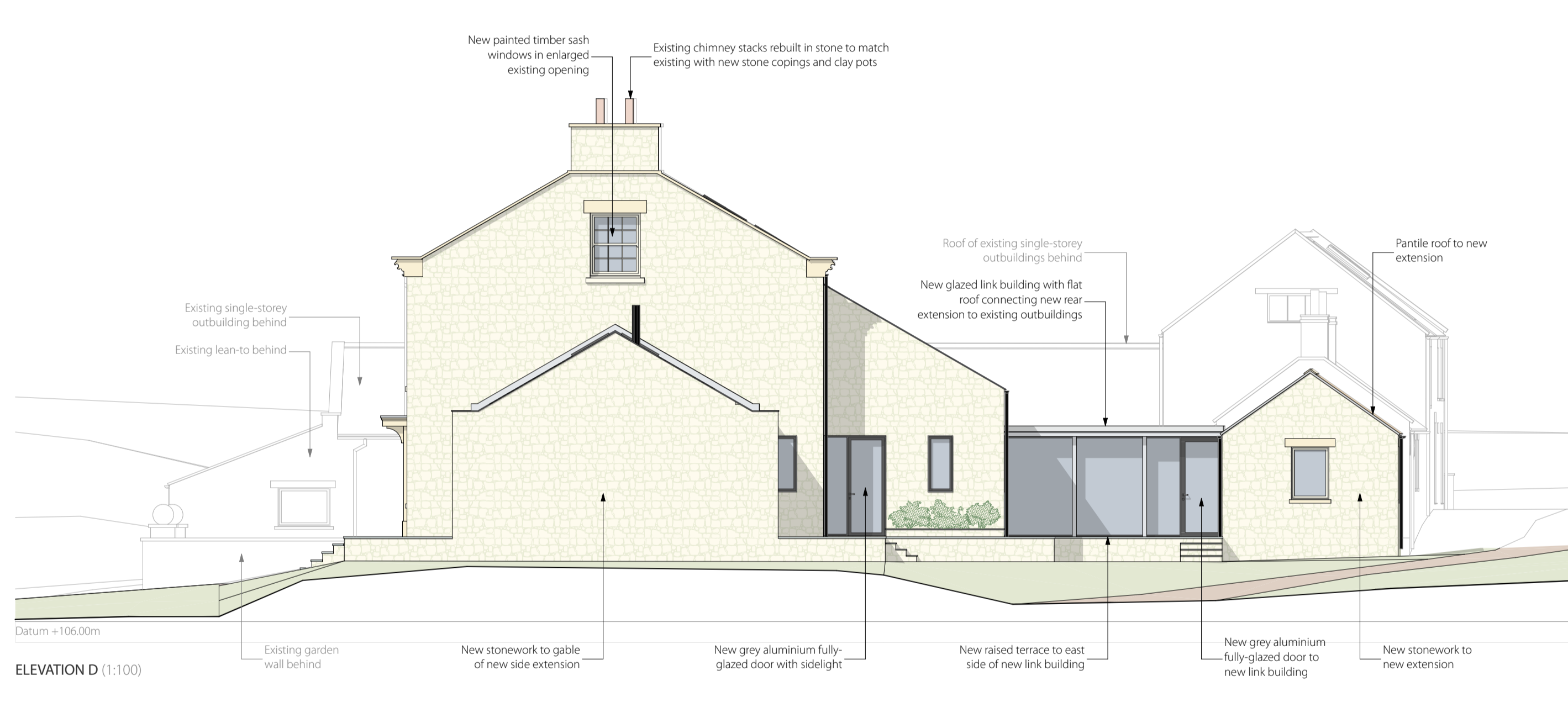
ELEVATION B (1:100)



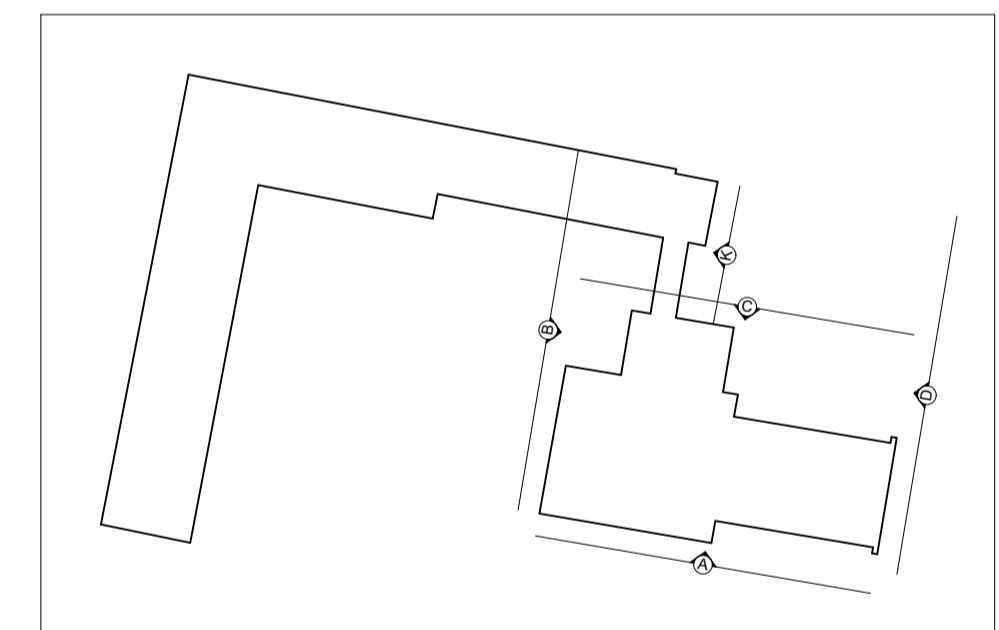
ELEVATION K (1:100)



ELEVATION C (1:100)



ELEVATION D (1:100)



KEY PLAN

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14/04/2020

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PLANNING ISSUE

Rev	Date	Drawn	CHK'D	Description
B	09/04/20	TJT	RAB	Revised following LPA comments
A	30/01/19	TJT	RAB	Changed to 'Planning Issue'
P2	12/07/19	TJT	RAB	Revised following client comments

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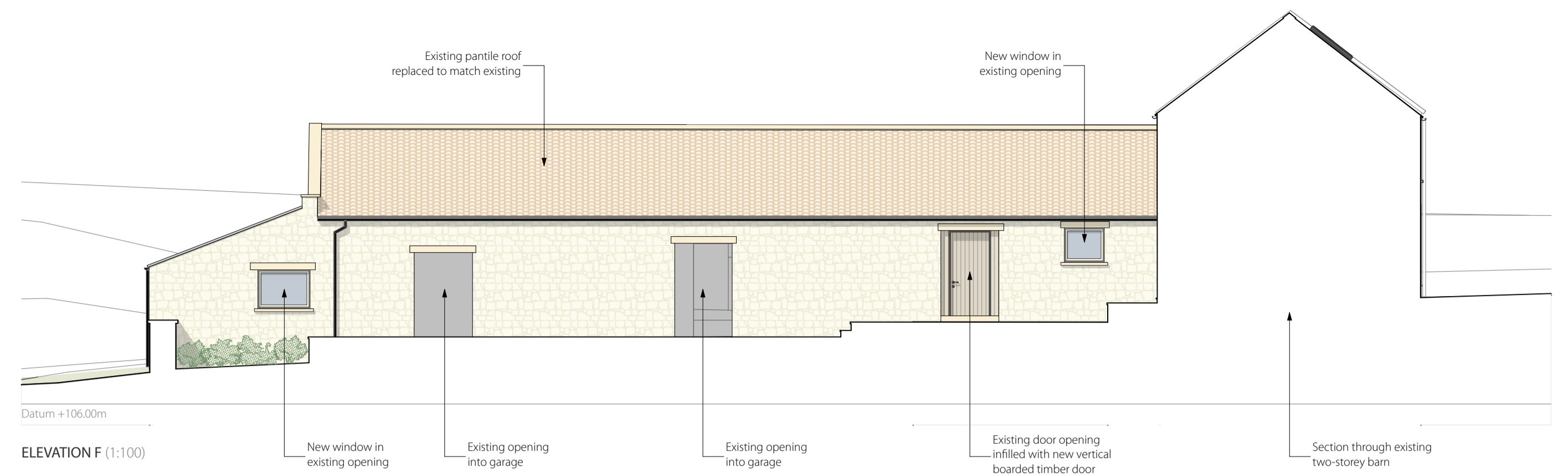
Drawing
ELEVATIONS AS PROPOSED, SHEET 1

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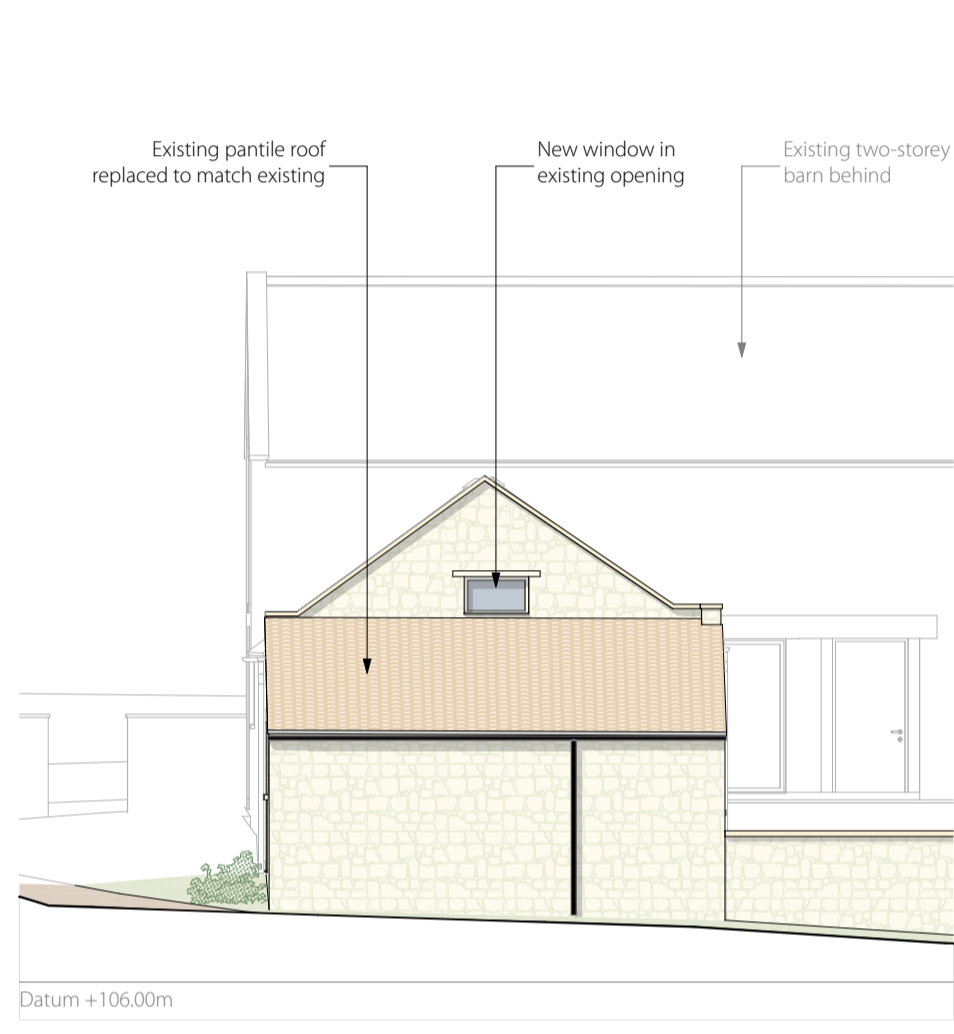
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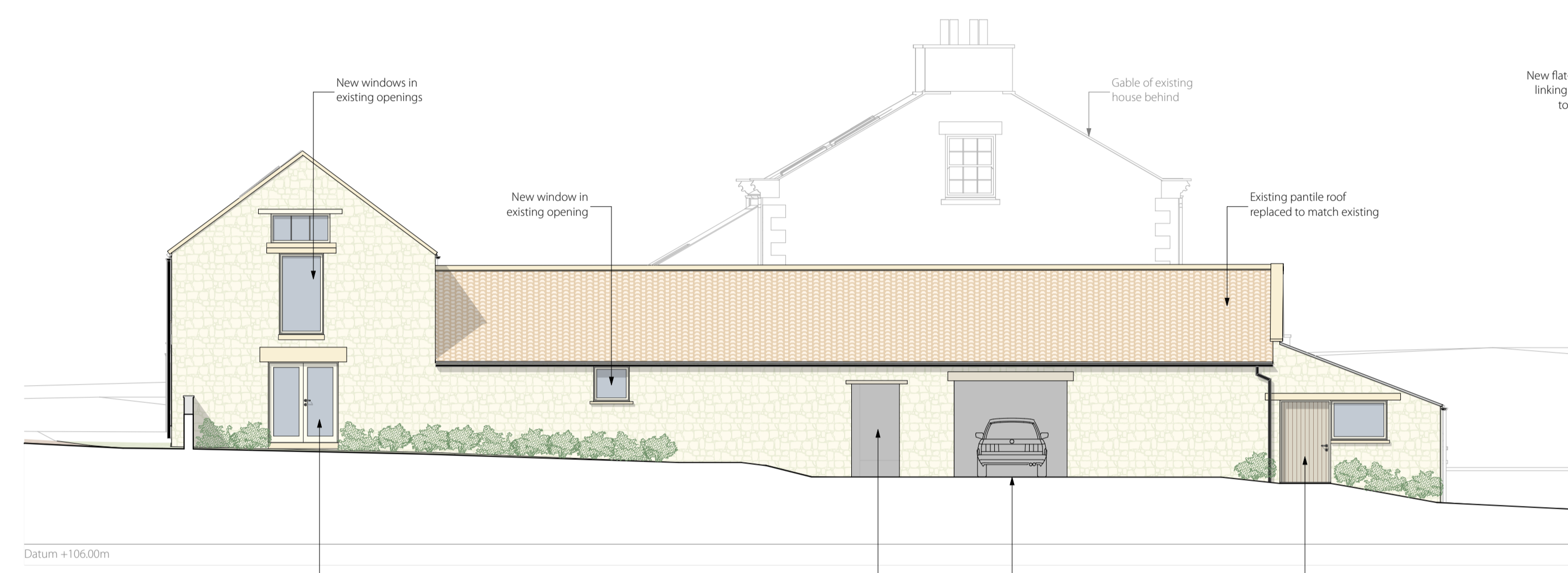
ELEVATION E (1:100)



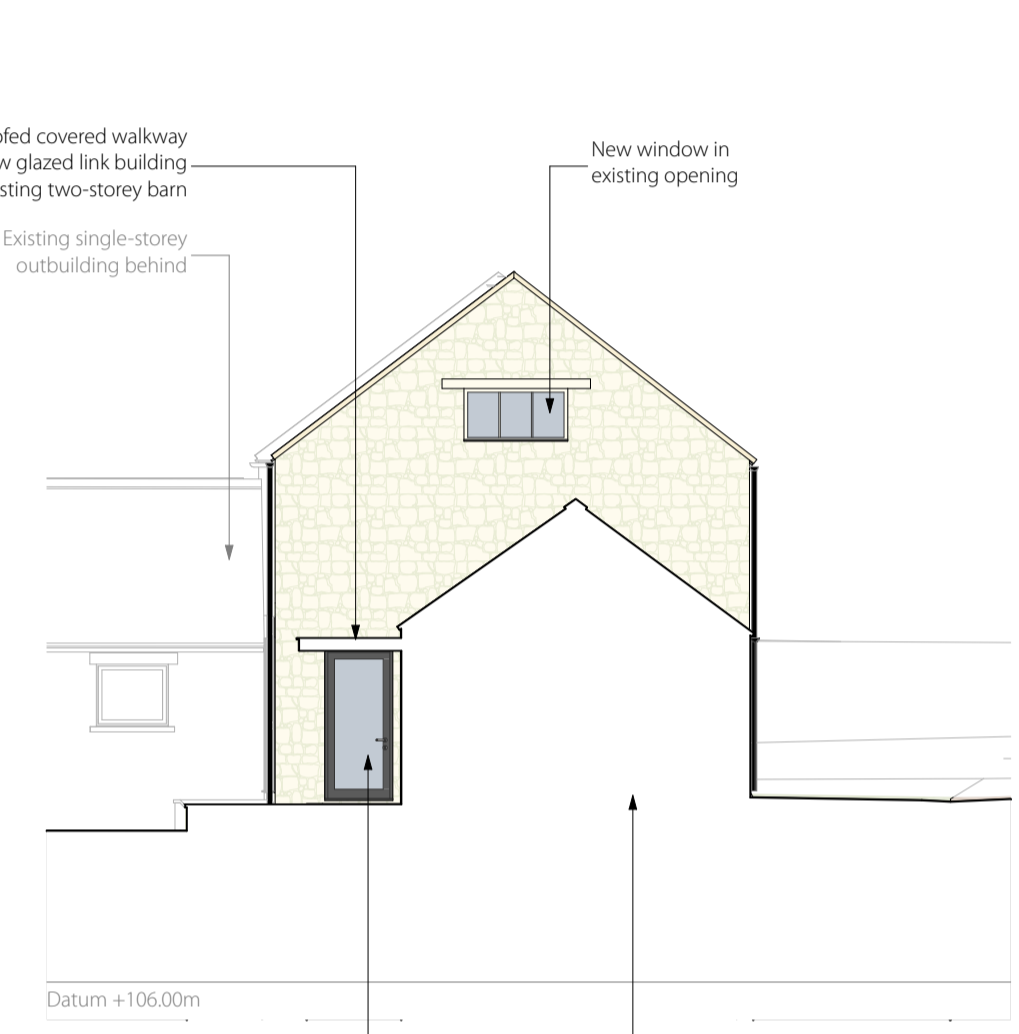
ELEVATION F (1:100)



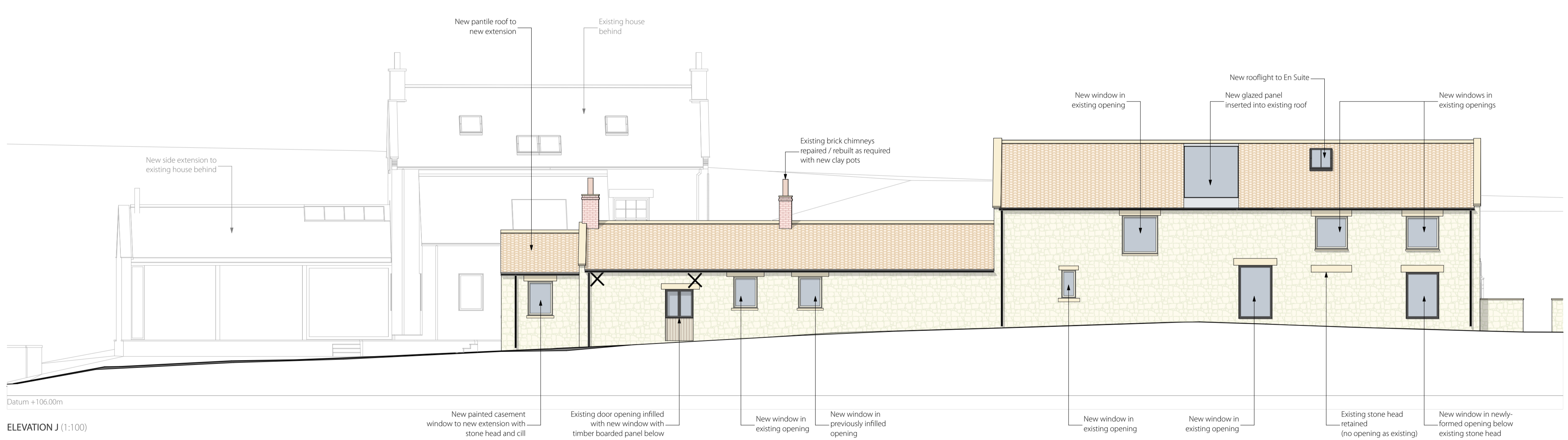
ELEVATION G (1:100)



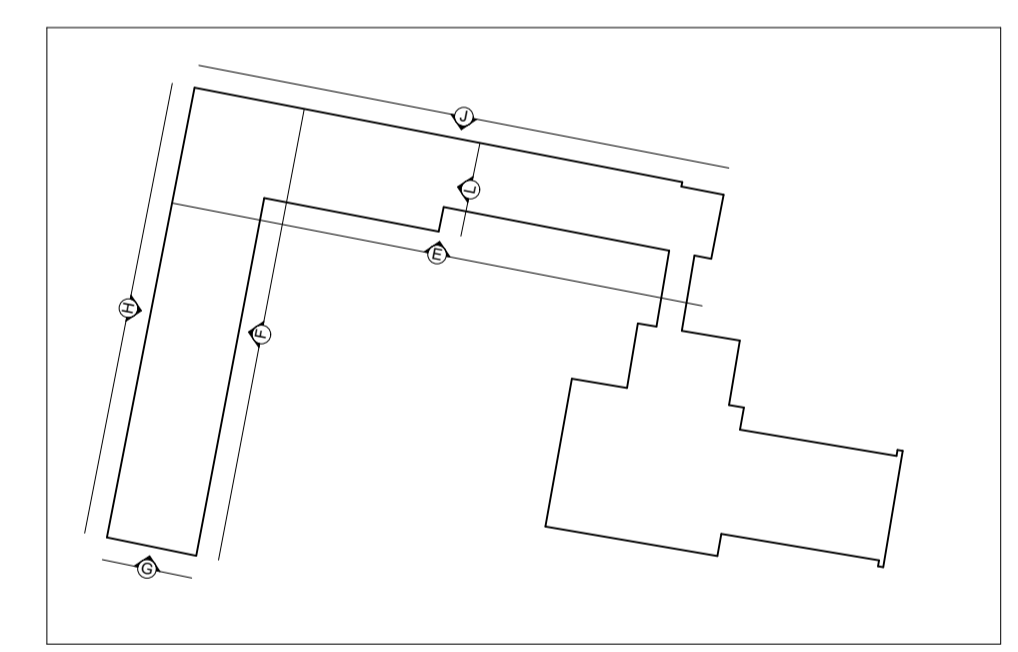
ELEVATION H (1:100)



ELEVATION L (1:100)



ELEVATION J (1:100)



KEY PLAN

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PLANNING ISSUE

B	09/04/20	TJT	RAB	Revised following LPA comments
A	30/01/19	TJT	RAB	Changed to "Planning Issue"
P2	12/07/19	TJT	RAB	Revised following client comments
Rev	Date	Drawn	CHK'D	Description

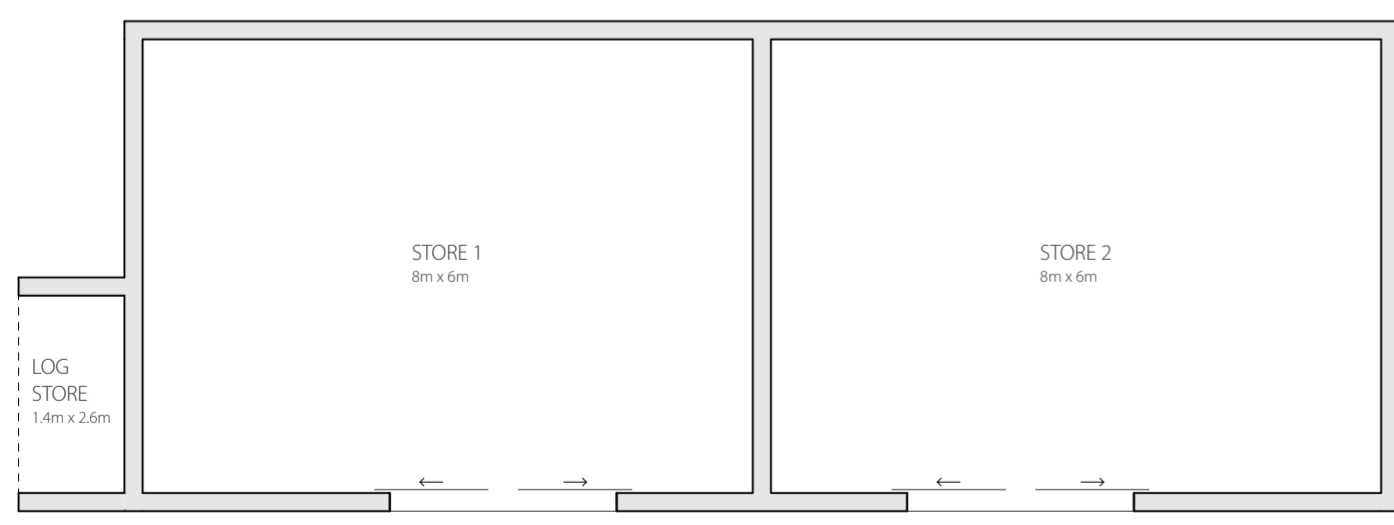
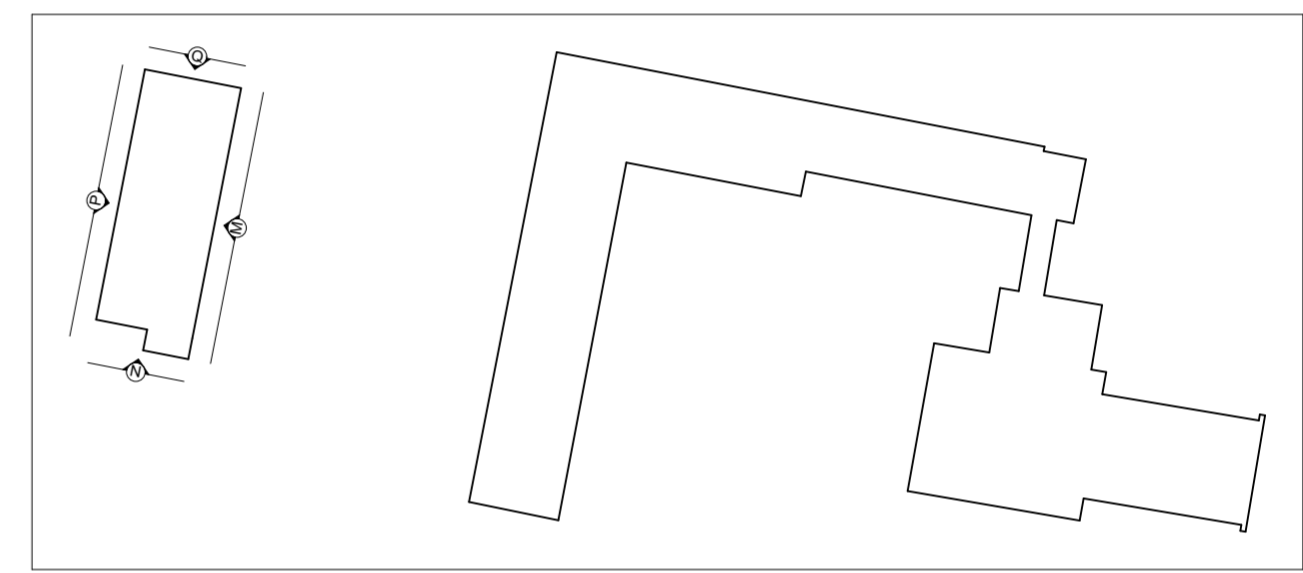
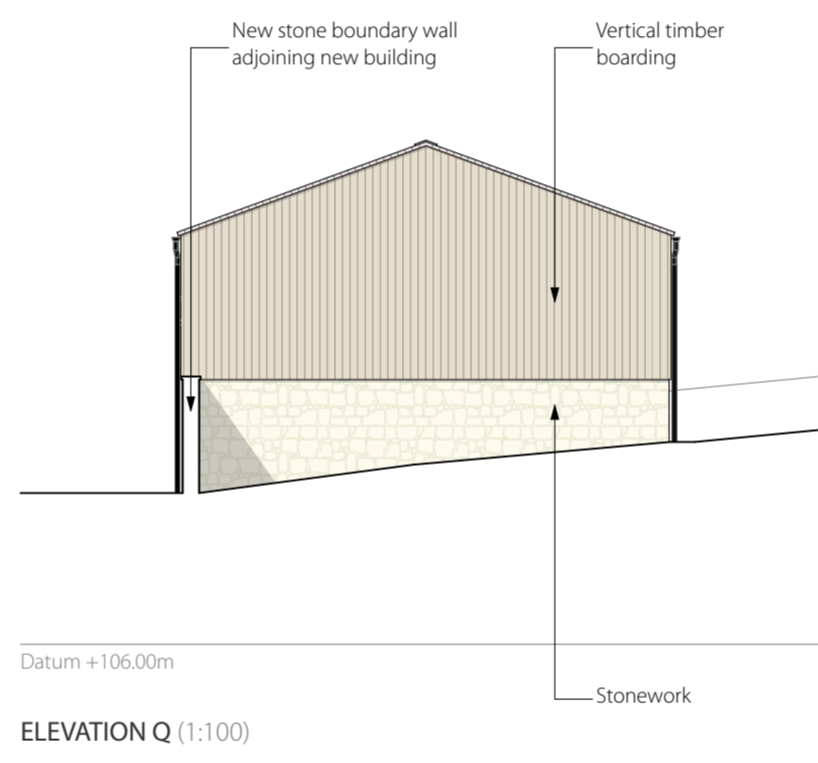
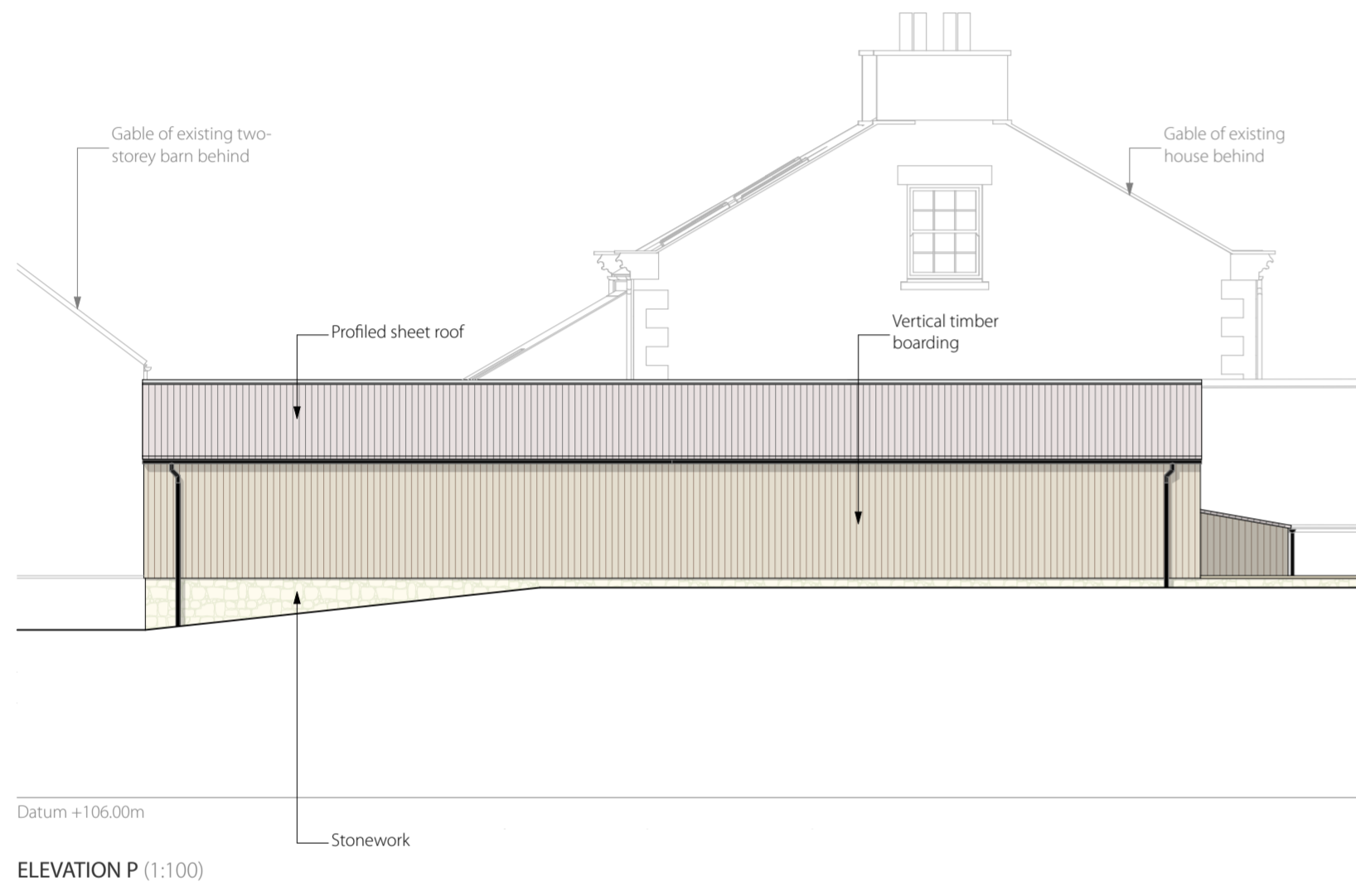
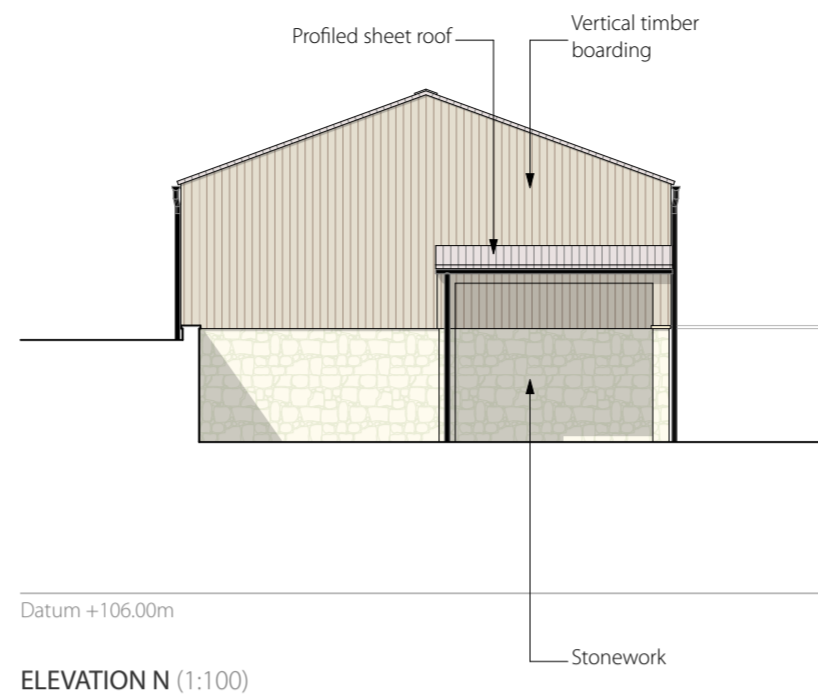
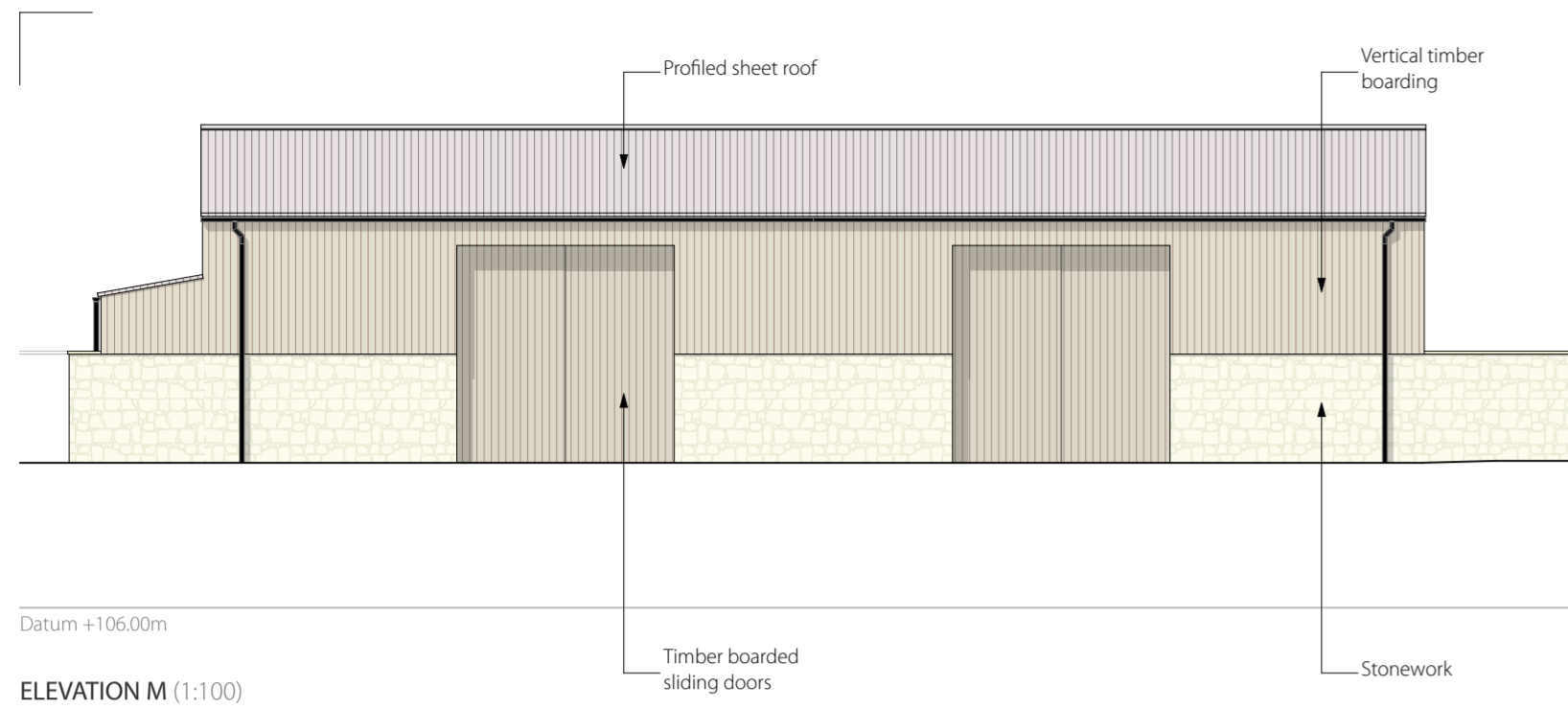
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Drawing
ELEVATIONS AS PROPOSED, SHEET 2

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1:100	RAB	1346_AR30_02_B	



PLANNING ISSUE

Rev	Date	Drawn	Chk'd	Description
B	09/04/20	TJT	RAB	Revised following LPA comments
A	30/08/19	TJT	RAB	Changed to 'Planning Issue'
P2	12/07/19	TJT	RAB	Revised following client comments
				Revised following client comments

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Drawing
**NEW BARN
PLAN & ELEVATIONS AS PROPOSED**

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A2	TJT	14/06/2019	
Scale	Checked	Drawing No.	Rev.
1:100	RAB	1346_AR50_01_B	