



NYMNP

17/06/2019

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Website: www.northyorkmoors.org.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Silpho Brow Farm West
Address line 1	Sur Gate
Address line 2	Silpho
Address line 3	<input type="text"/>
Town/city	Scarborough
Postcode	YO13 0JP

Description of site location must be completed if postcode is not known:

Easting (x)	498099
Northing (y)	493285

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	Edwards
Company name	<input type="text"/>
Address line 1	Silpho Brow Farm West, Sur Gate
Address line 2	Silpho
Address line 3	<input type="text"/>
Town/city	Scarborough
Country	<input type="text"/>

2. Applicant Details

Postcode	<input type="text" value="YO13 0JP"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant? Yes No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="10.11"/>
Unit	<input type="text" value="hectares"/>

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

- 1.Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a Horse Rescue, Rehabilitation and Horse Rehoming Charity.
- 2.Retention of touring caravan for workers rest room and retention of portacabin for use as workers accommodation.
- 3.Siting of replacement summerhouse.
- 4.Gravel surfacing of field entrance to assist with drainage.

Has the work or change of use already started? Yes No

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY	<input type="text" value="30/09/2014"/>
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Has the work or change of use been completed? Yes No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)	<input type="text" value="31/12/2014"/>
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6. Existing Use

Please describe the current use of the site

It is a farm, run by All For Horses Rescue and Rehoming Charity, and is home to between 25 and 30 horses and ponies.
Change of use of agricultural buildings
There are two modern pitched roof barns with an interconnecting mono-pitch barn.
One barn has existing gated sheep pens, which are now used as stables. This barn covers an area of approx. 22.6 x 9.4 metres.
The interconnecting barn is partly used for storage – an area of approx. 11.3 x 11m.
The other barn is used for storage, which covers an area of approx. 18.5 x 5.5m
The remainder of the barns are used for farm operations, such as feed and machinery storage etc. and their use has not changed.
Because the property is a farm there are no issues such as disposal of horse manure, as we already have the equipment to deal with it, and it is able to be spread on fields grazed by other species or exchanged for straw with neighbouring farmers. Manure from the horses is kept in a well-drained part of the farm until it has sufficiently rotted before being spread. We have our own machines to do this.
Retention of small caravan (5.4 x 2.1 metres)
The caravan is used as a rest room and kitchen for volunteers and staff while they are at the farm. It is located adjacent/close to the farmhouse back door.

6. Existing Use

Retention of portacabin for use as workers accommodation.

The small single storey portacabin (7.4 x 2.7 metres) is located in the farm yard, next to the caravan, between the barn and the farmhouse.

The portacabin is divided into 2 single bedrooms and is used to provide sleeping accommodation for volunteer workers who stay on the farm to help look after our animals. They use the caravan as a kitchen, and use the bathroom and toilet in the farmhouse adjoining the caravan. Typical stays range from 2 to 4 weeks.

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Materials

Does the proposed development require any materials to be used? Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Mud and some stone from previous work.

Description of proposed materials and finishes:

Locally quarried stone to be put in an existing field gateway.

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

15 acre field plans, numbers 1,2,3 and 4. See also the background notes.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

N/A.
Please see notes.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

18. Employment

Will the proposed development require the employment of any staff? Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	4

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Animal Hostel Trust
Number	
Suffix	
House Name	Silpho Brow Farm West
Address line 1	Silpho Brow
Address line 2	
Town/city	Scarborough
Postcode	YO13 0JP
Date notice served (DD/MM/YYYY)	17/06/2019

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)