



NYMNPA
05/09/2019

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	
Suffix	
Property name	Newgate Farm
Address line 1	Rice Gate
Address line 2	Hackness
Address line 3	
Town/city	Scarborough
Postcode	YO13 0JU

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

Easting (x)	494984
Northing (y)	493024

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Ramsey
Company name	
Address line 1	The Old Lodge
Address line 2	Wighill Park
Address line 3	Wighill
Town/city	Tadcaster
Country	

2. Applicant Details

Postcode	<input type="text" value="LS24 8BR"/>
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

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Ric"/>
Surname	<input type="text" value="Blenkharn"/>
Company name	<input type="text" value="Bramhall Blenkharn Ltd"/>
Address line 1	<input type="text" value="Bramhall Blenkharn"/>
Address line 2	<input type="text" value="Unit 13"/>
Address line 3	<input type="text" value="The Maltings"/>
Town/city	<input type="text" value="Malton"/>
Country	<input type="text"/>
Postcode	<input type="text" value="YO177DP"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

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.

Demolition of existing two-storey rear extension. Erection of new single-storey side extension and single-storey rear extension. Erection of new single-storey link building. Conversion of existing two-storey barn to form ancillary accommodation. Conversion of existing single-storey barn to form garaging and storage. Erection of new detached barn. Associated external landscaping works. Formation of new lake to south of existing buildings.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The existing house and outbuildings are currently vacant, with the ground floor of the existing two-storey barn being occasionally used as a meeting room for shooting parties.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

Farmhouse with associated outbuildings

When did this use end
(if known)?
DD/MM/YYYY

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):

Walls	
Description of existing materials and finishes (optional):	Stone
Description of proposed materials and finishes:	Stone to main house and existing barn / outbuildings Brick and vertical timber boarding to new barn

Roof	
Description of existing materials and finishes (optional):	Slate to main house Pantile to barn and outbuildings
Description of proposed materials and finishes:	Slate to main house and side extension Pantile to existing barn and outbuildings Corrugated sheet to new barn

Windows	
Description of existing materials and finishes (optional):	Painted timber Stained timber
Description of proposed materials and finishes:	Painted timber Coated aluminium

Doors	
Description of existing materials and finishes (optional):	Painted timber Stained timber
Description of proposed materials and finishes:	Painted timber Coated aluminium Vertical timber boarded

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Stone boundary walls adjacent house Post and wire stock-proof fences Post and rail timber fences
Description of proposed materials and finishes:	Stone boundary walls adjacent house Post and wire stock-proof fences Post and rail timber fences

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Crushed stone access tracks Crushed stone hardstanding Concrete hardstanding
Description of proposed materials and finishes:	Crushed stone access tracks Crushed stone hardstanding Concrete hardstanding

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

Submitted drawing 1346_AR30_01_A - Elevations as Proposed, Sheet 1
Submitted drawing 1346_AR30_02_A - Elevations as Proposed, Sheet 2

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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	10	0

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 -

10. Trees and Hedges

Recommendations¹.

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

14. Waste Storage and Collection

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

If Yes, please provide details:

Bin storage within proposed open garages

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

If Yes, please provide details:

Separate storage provision for general and recyclable waste within proposed open garages

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

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 A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

25. Ownership Certificates and Agricultural Land Declaration

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)

Ltr/1346/030919/NYM

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

NYMNPA

05/09/2019

03 September 2019

Dear Sir / Madam,

Application for Full Planning Permission – Newgate Farm, Highdales, Hackness, YO13 0JU.

Please find enclosed and application for full planning permission at the above property, submitted online via the Planning Portal with reference PP-08115185. The fee of £206.00 will be paid direct to yourselves by the applicant via the Planning Portal payment system.

Should you have any queries, or require anything further, please do not hesitate to contact us.

Yours sincerely,

PP. Ric Blenkarn RIBA FRSA
Bramhall Blenkarn

Enc. Completed Application Form
Drawing 1346_EX10_02_- OS Location Plan
Drawing 1346_EX10_03_- Site Plan as Existing
Drawing 1346_EX10_04_- Context Plan as Existing
Drawing 1346_EX20_01_- Ground and First Floor Plans as Existing
Drawing 1346_EX20_02_- Second Floor Plan as Existing
Drawing 1346_EX30_01_- Elevations as Existing, Sheet 1
Drawing 1346_AR10_01_A Site Plan as Proposed
Drawing 1346_AR10_02_A Context Plan as Proposed
Drawing 1346_AR20_01_A Ground and First Floor Plans as Proposed
Drawing 1346_AR20_02_A Second Floor and Roof Plans as Proposed
Drawing 1346_AR30_01_A Elevations as Proposed, Sheet 1
Drawing 1346_AR30_01_A Elevations as Proposed, Sheet 2
Drawing 1346_AR50_01_A New Barn, Plan and Elevations as Proposed

Design and Access Statement
Wold Ecology Bat Survey Report

The Maltings Malton North Yorkshire YO17 7DP

www.brable.com

Directors

Ric Blenkarn BA(Hons) DiplArch RIBA
Mark Bramhall BA(Hons) MA RCA RIBA

Associate

Billy McCluskey BSc(Hons) Bldg. BSc(Hons) Arch.
Karon Bramhall

Administrator