

STATUTORY DECLARATION

I, **KEITH JAMES DOBBIE** of 46 Deepvale Avenue, Scarborough, YO11 2UF
DO SOLEMNLY AND SINCERELY DECLARE as follows :-

1. I am the freehold owner of land at Hayburn Bridge, Cloughton, Scarborough (hereafter 'the Property') which I acquired from the Duchy of Lancaster on 6 August 2014. The extent of the Property is outlined in red on the Title Plan (Title No. NYK383176). This is now produced to me and marked KJD1.
2. Prior to the acquisition of the Property, I was granted the right to take occupation of the Property from 1 April 2014 onwards, which continued unrestricted up to the point of purchase.
3. When I first occupied the Property on the 1 April 2014 it came to my attention that a shipping container (hereafter 'the Shipping Container') and a lorry trailer (hereafter 'the Lorry Trailer') were located on the Property. A copy of a plan showing the location and footprint of both the Shipping Container and the Lorry Trailer is now produced to me and marked KJD2.
4. I understand a Shipping Container has been located on the Property since before 2004, and the Shipping Container in this case has been in the same location since 2004.
5. The Shipping Container has been used as a store and shelter for ewes during lambing season by Mr Montegue Burton of Hayburn Beck Cottages since 2004 and this use continued until the date that I took possession on 1 April 2014. The Shipping Container has continued to be used in the same way since 1 April 2014 to the present day. Mr Burton told me that the Shipping Container was previously used as a store/stable before he began to use it in 2004.
6. I understand the Lorry Trailer has been in the same location on the Property since 2007.
7. The Lorry Trailer has been used by myself as a store and workshop since I took possession on 1 April 2014 and I have continued to use it in the same way to the present day. Mr Burton told me that the Lorry Trailer was previously used as a workshop/store/shelter by a local joiner before I took possession.

8. A copy of a statutory declaration to be provided by Mr Burton confirming the duration, nature and extent of the use of both the Shipping Container and the Lorry Trailer is now produced to me and marked KJD3.
9. During my period of ownership of the Shipping Container and the Lorry Trailer I can confirm that I have received no complaints from any third party regarding their siting and their use.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared by the above-named Deponent

Keith James Dobbie at

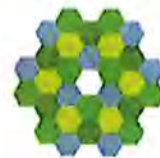
this 27 day of MAY 2020

~~Before me~~

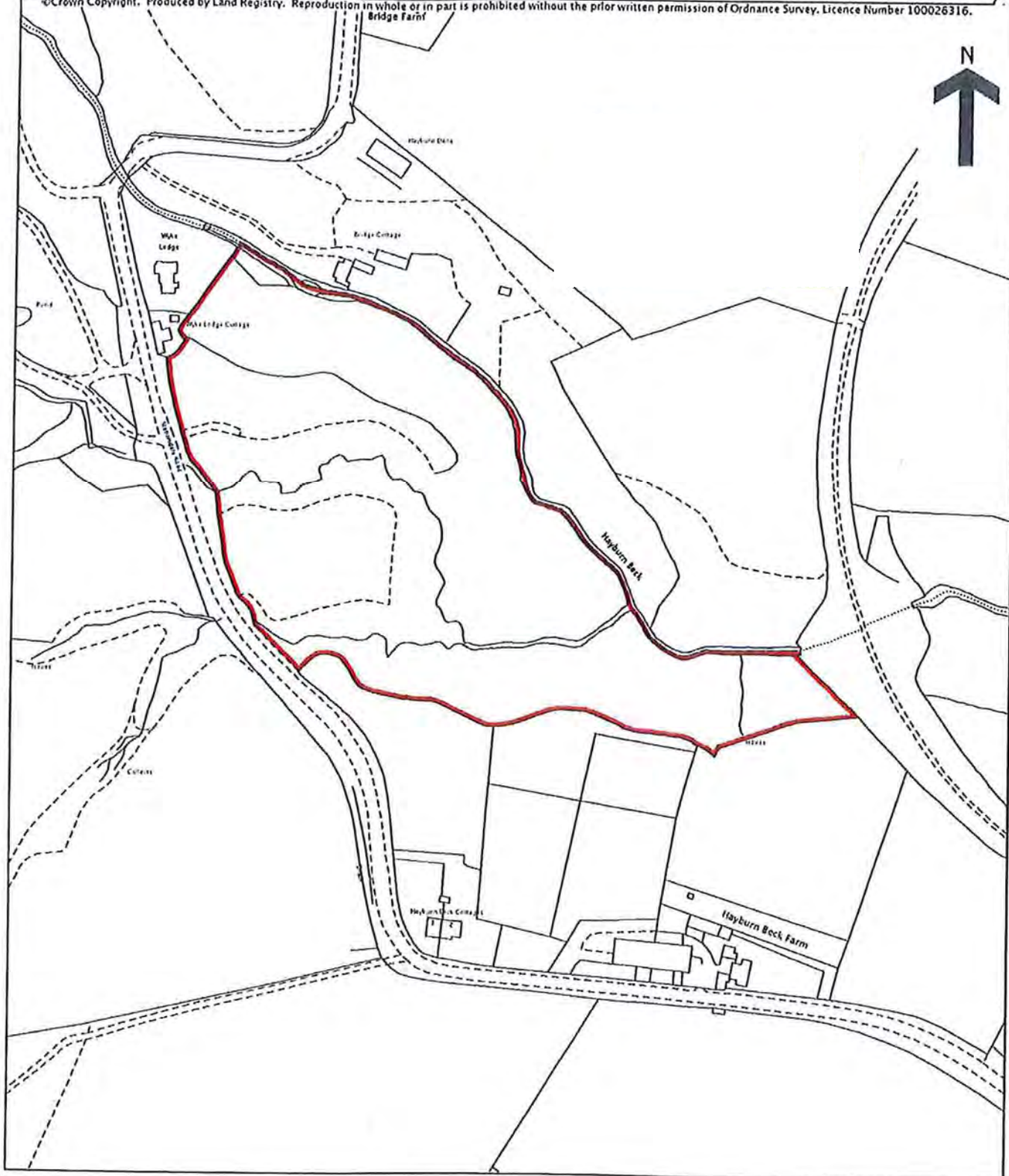
~~Solicitor/Commissioner for Oaths~~

Land Registry
Official copy of
title plan

Title number **NYK383176**
Ordnance Survey map reference **SE9997SE**
Scale **1:2500**
Administrative area **North Yorkshire :**
Scarborough



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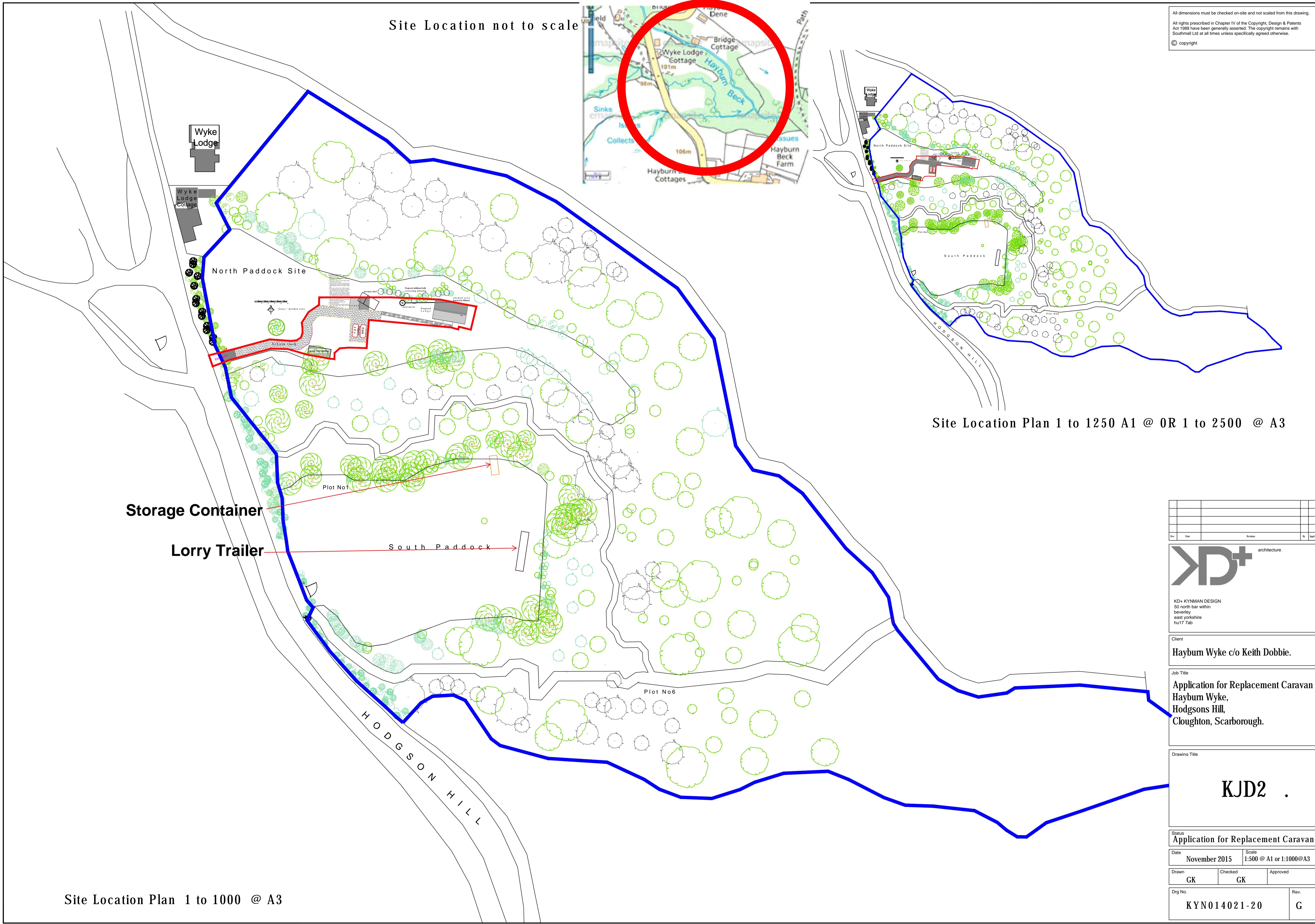


Plan Reference KJD1

Site Location not to scale



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Site Location Plan 1 to 1250 A1 @ 0R 1 to 2500 @ A3

Site Location Plan 1 to 1000 @ A3

Rev	Date	Revised	By

KD+ architecture.

KD+ KYNMAN DESIGN
 50 north bar within
 beverley
 east yorkshire
 hu17 7ab

Client
Hayburn Wyke c/o Keith Dobbie.

Job Title
**Application for Replacement Caravan
 Hayburn Wyke,
 Hodgsons Hill,
 Cloughton, Scarborough.**

Drawing Title
KJD2 .

Status
Application for Replacement Caravan

Date
 November 2015

Scale
 1:500 @ A1 or 1:1000@A3

Drawn
 GK

Checked
 GK

Approved

Dwg No.
KYN014021-20

Rev.
G

KJD3

STATUTORY DECLARATION

I, MONTAGUE BURTON of Hayburn Beck Cottages

DO SOLEMNLY AND SINCERELY DECLARE as follows :-

1. I am a sheep farmer and general builder who lives at Hayburn Beck Cottages, which lies to the south of land at Hayburn Bridge, Cloughton, Scarborough (hereafter 'the Property'). The extent of the Property is outlined in red on the Title Plan (Title. No. NYK383176). This is now produced to me and marked MB1.
2. My wife and I moved into Hayburn Beck Cottages in 2004 and a shipping container (hereafter 'the Shipping Container') already existed on the Property at that time and I understand it was being used as a stable/store. I have used the Shipping Container on a continual basis as a store and shelter for ewes during lambing season since 2004 to the present day.
3. My son Matty was born in 2006 and a lorry trailer (hereafter 'the Lorry Trailer') arrived on the Property a year later i.e. in 2007 after which it began to be used as a workshop/store/shelter by a joiner from Whitby. I remember when the Lorry Trailer arrived because the driver had a lot of difficulty getting it on the Property. I understand the Lorry Trailer has been used by Mr Keith Dobbie on a continual basis as a store and workshop since he first acquired and occupied the Property in 2014 to the present day. A copy of a plan showing the location and footprint of both the Shipping Container and the Lorry Trailer is now produced to me and marked MB2.
4. The Shipping Container and the Lorry Trailer has been in the same locations on the Property since at least 2004 and 2007, respectively.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared by the above-named Deponent

Montague Burton at

this 5th day of June 2020

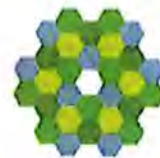
Before me

Solicitor/Commissioner for Oaths

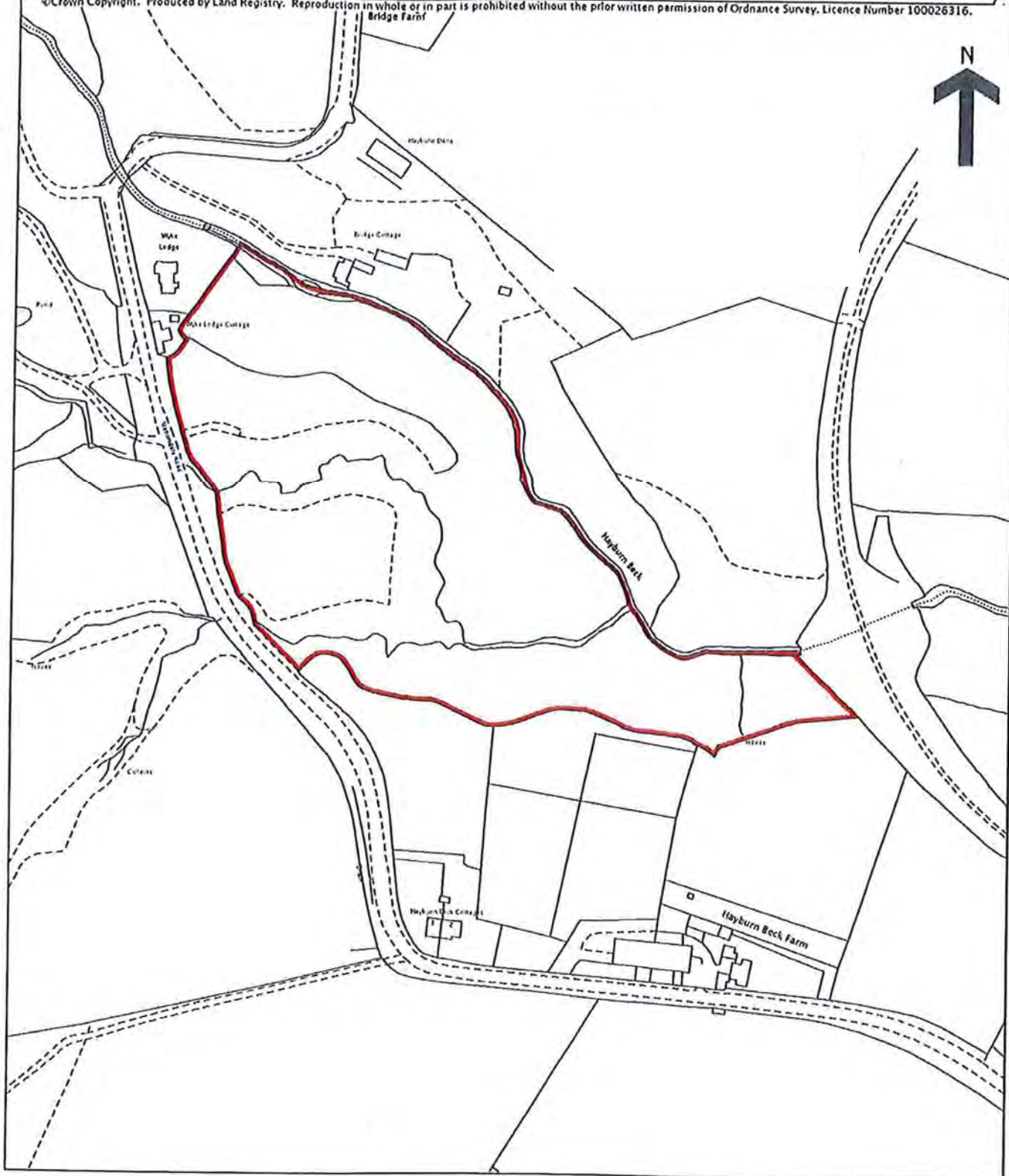
PINKNEY GRUNWELLS LAWYERS
64 Westborough
Scarborough
YO11 1TS
DX 61807 SCARBOROUGH

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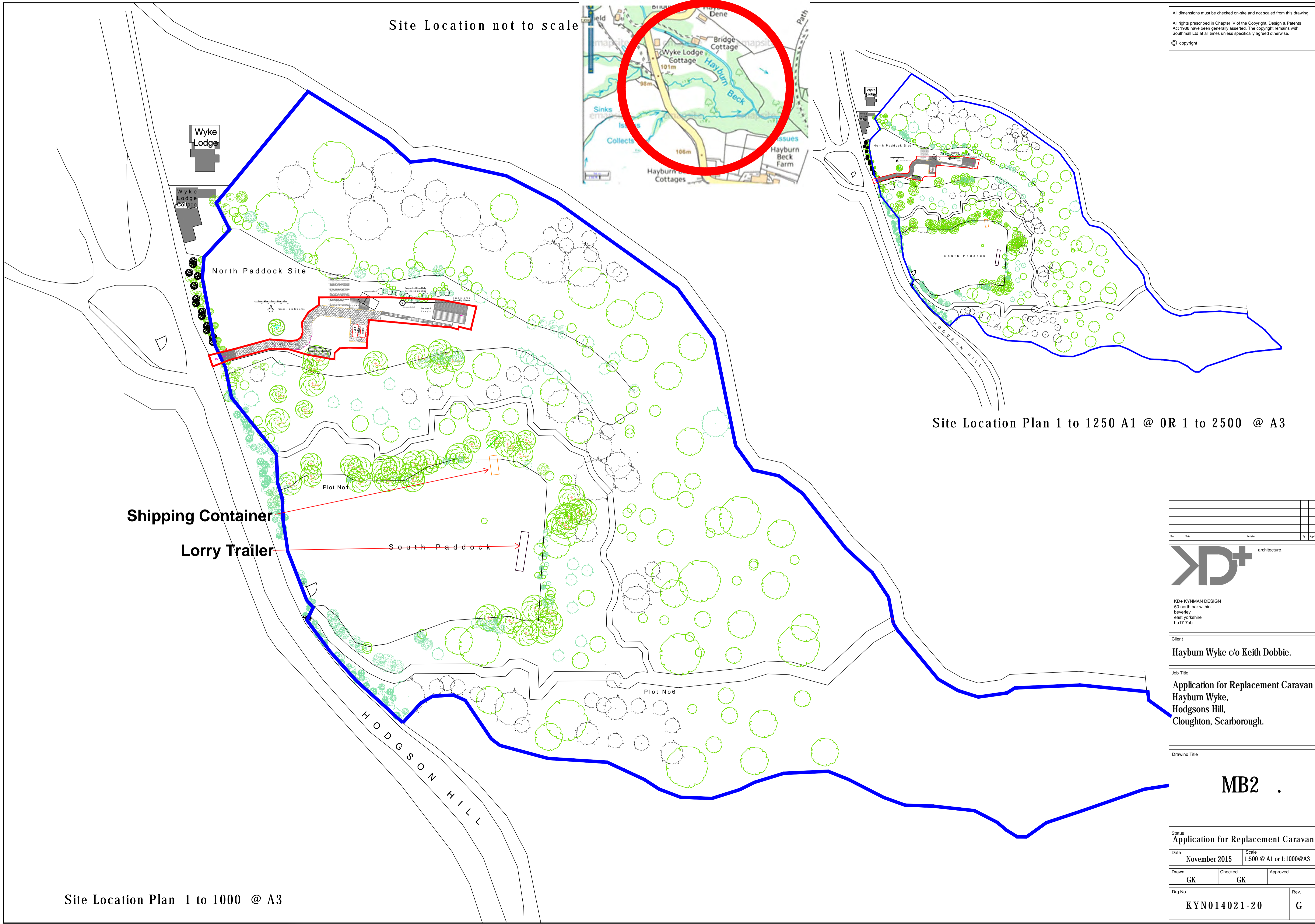


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Drawing Title
MB2 .

Status
Application for Replacement Caravan

Date **November 2015** Scale **1:500 @ A1 or 1:1000@A3**

Drawn **GK** Checked **GK** Approved

Dwg No. **KYN014021-20** Rev. **G**

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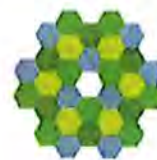
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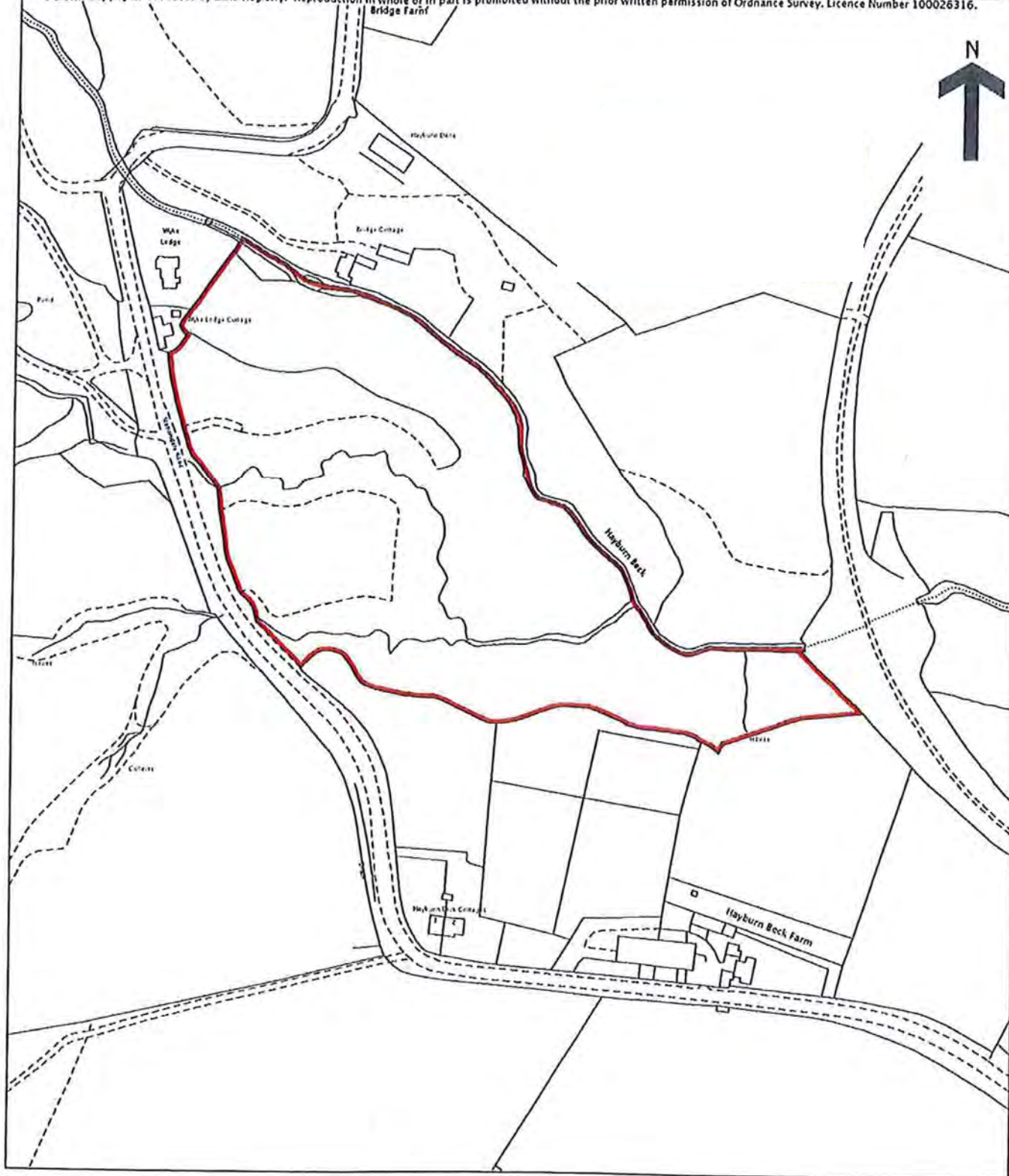
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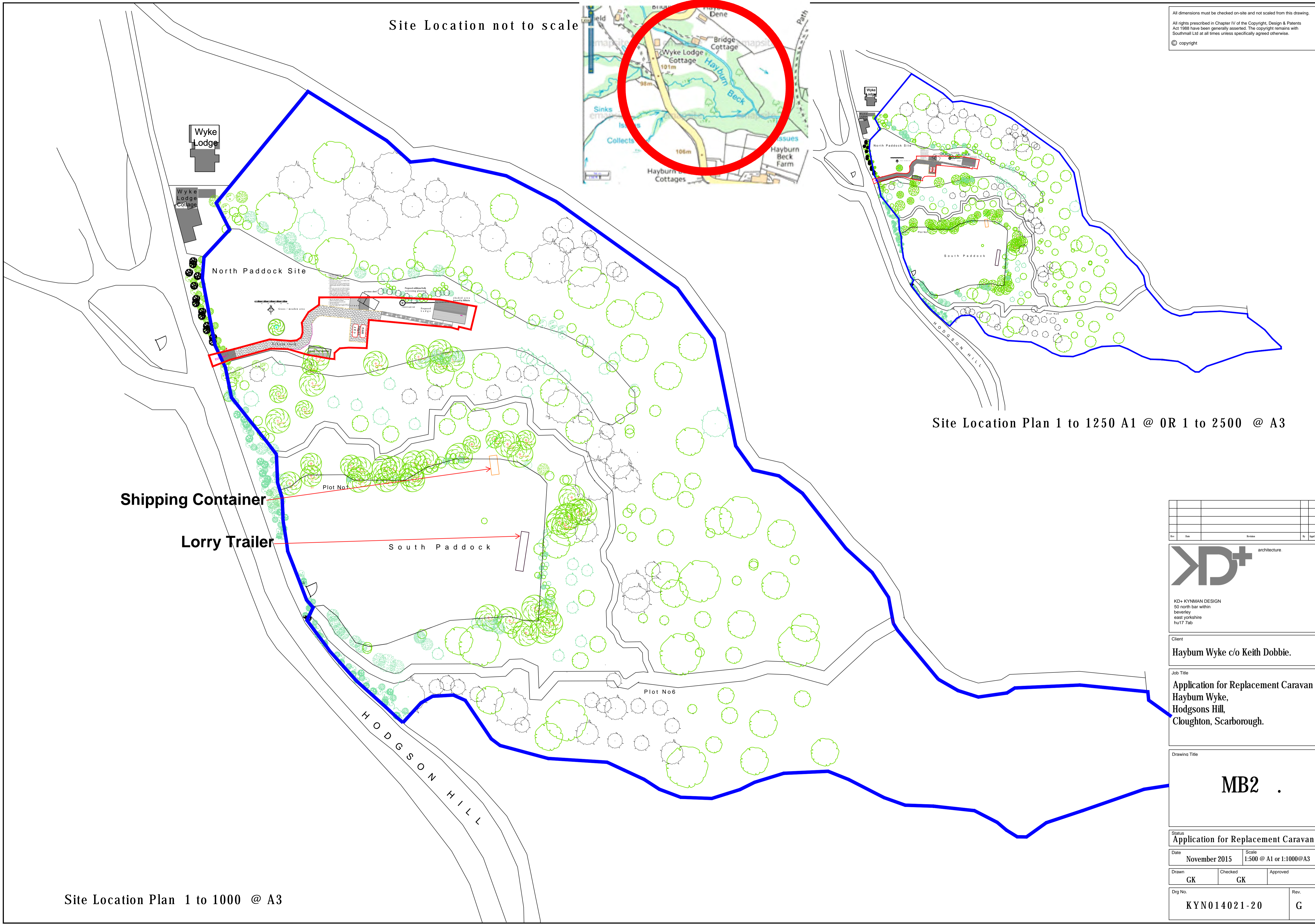


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Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

NYMNPA

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

24/06/2020

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Mr Keith Dobbie

Planning Portal Reference (if applicable): 08825749

Local authority planning application number (if allocated):

Site Address:

PADDOCK TO SOUTH OF WYKE LODGE
HODGSON HILL
STAINTONDALE

Description of development:

LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE, NAMELY, STORAGE OF SHIPPING CONTAINER AND LORRY TRAILER

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If 'Yes', please complete the rest of this question

No
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If 'Yes', please complete the rest of this question

No
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		<input type="text"/>		<input type="text"/>			

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes No

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Owen Pike MRTPI of Sanderson Weatherall LLP on behalf of Mr Keith Dobbie

Date (DD/MM/YYYY). Date cannot be pre-application:

22/06/2020

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

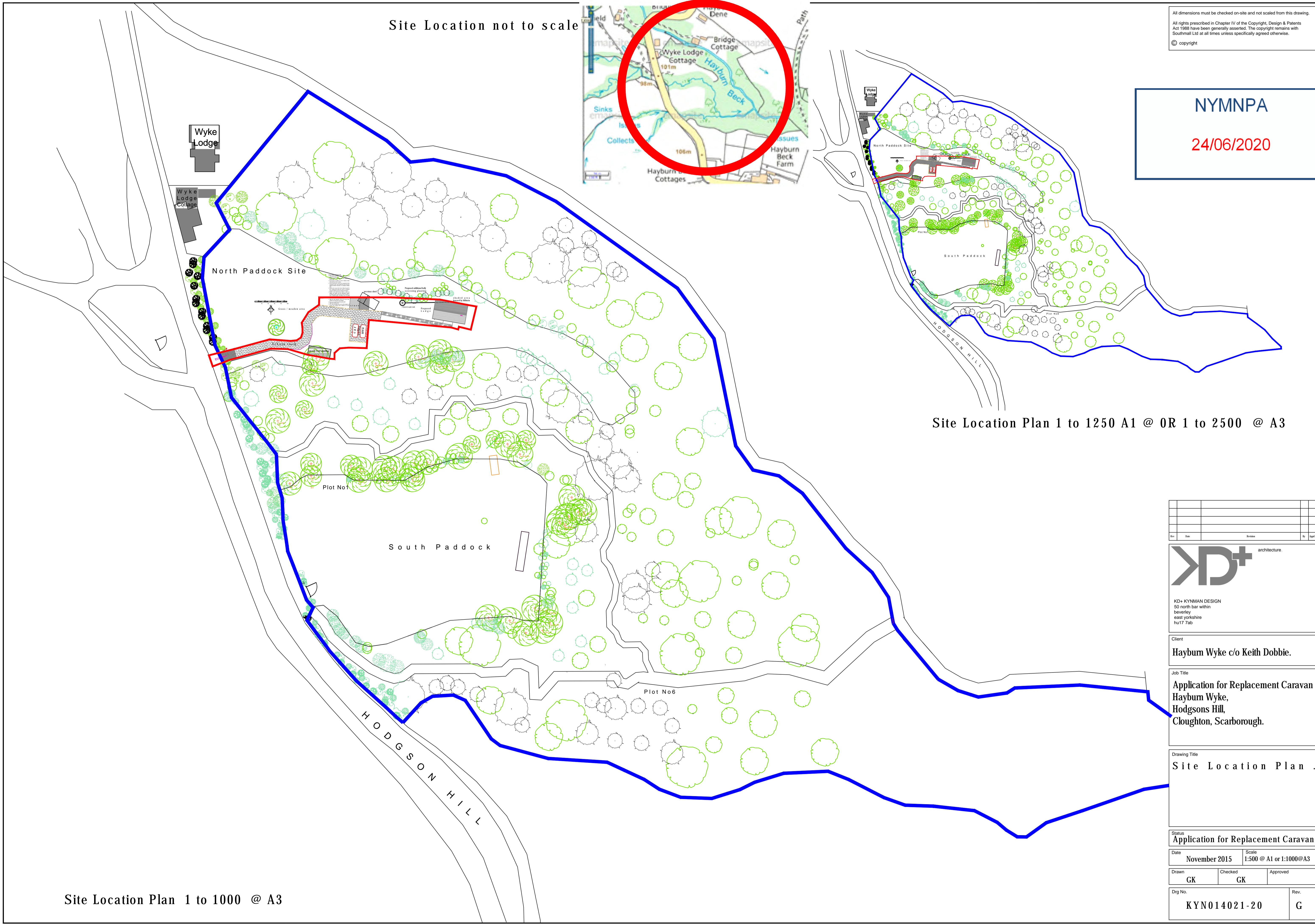
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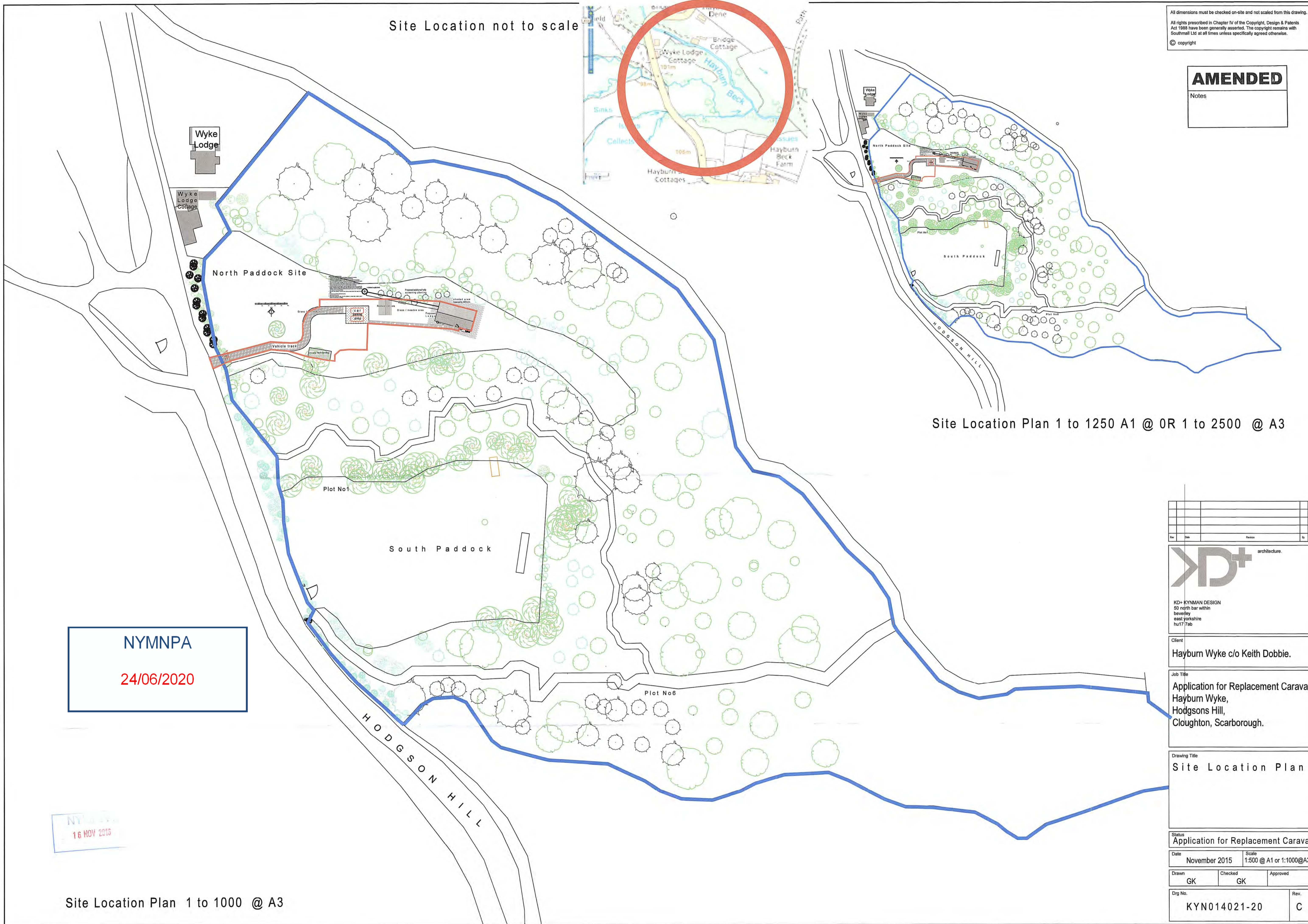
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Notes



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NYMNPA
 24/06/2020

NYMNP
 16 NOV 2013

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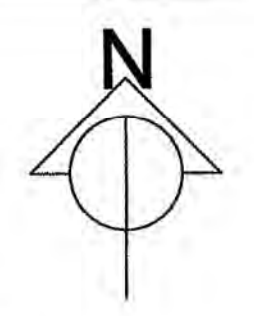
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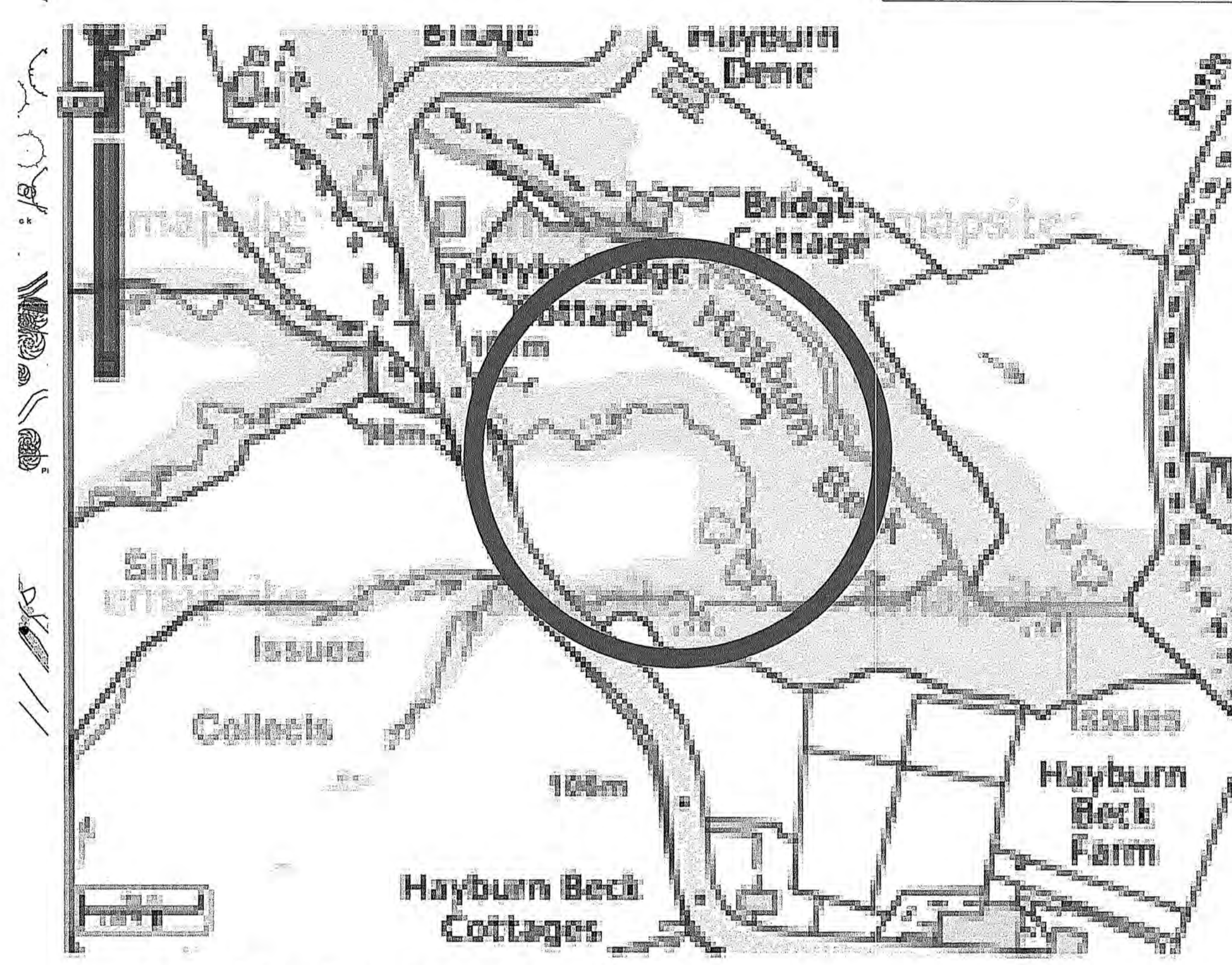
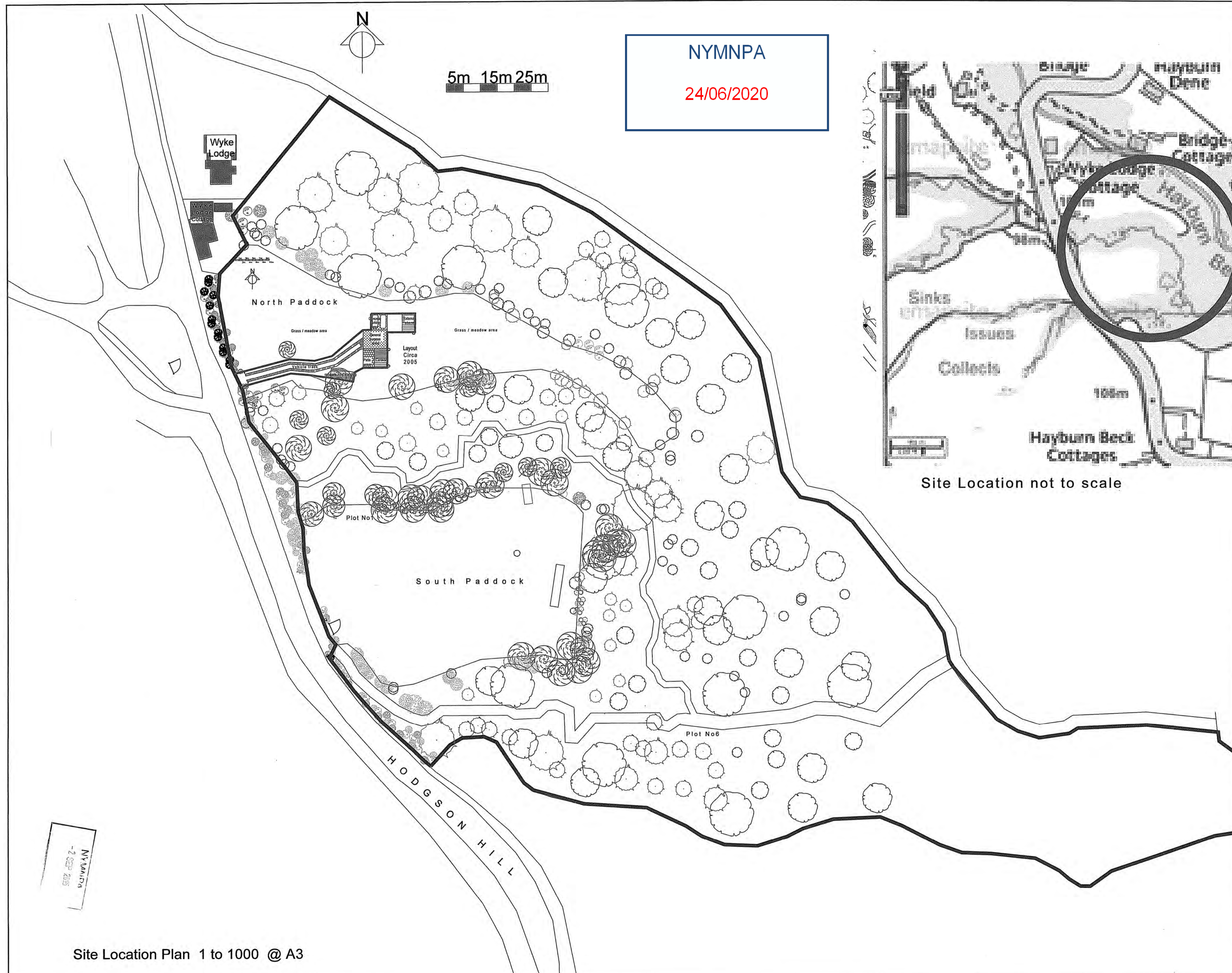
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5m 15m 25m



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Drawing Title
Existing Site Location Plan .

Status
Application for certificate of lawfulness

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Drawn: GK Checked: GK Approved:

Dwg No. **KYN014021-10** Rev. **B**

NYMNP
 -2 SEP 2015

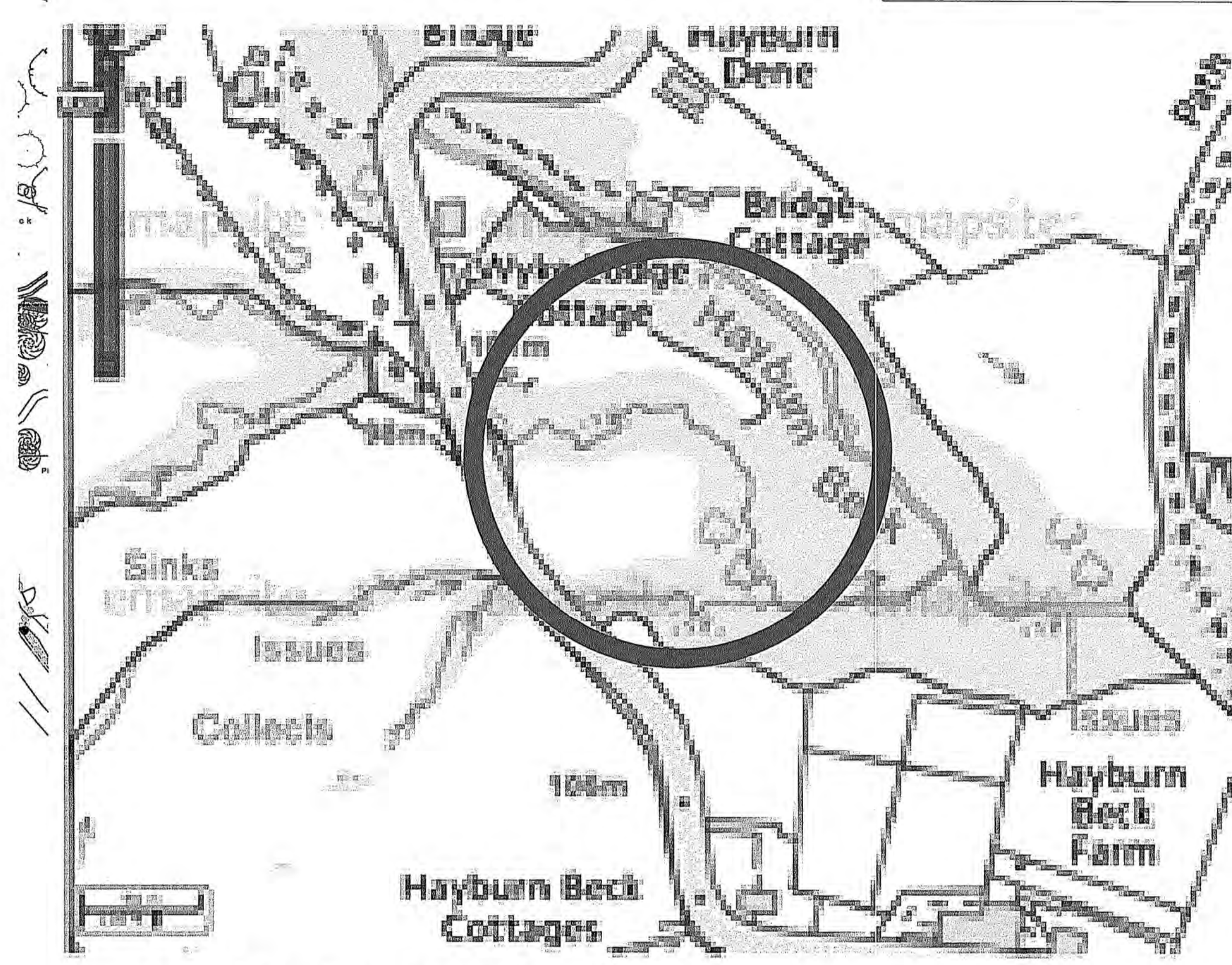
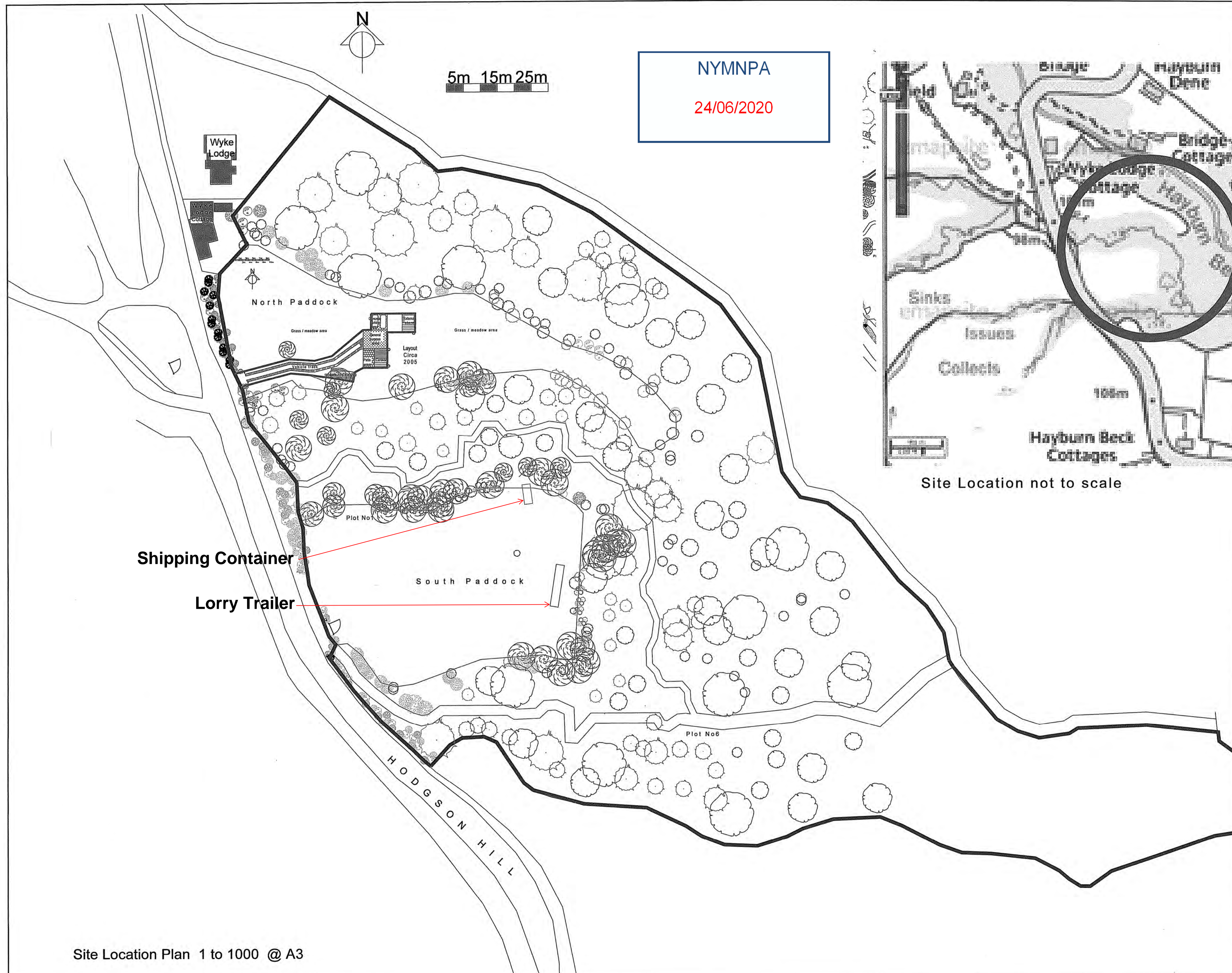
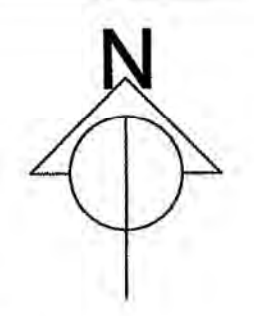
Site Location Plan 1 to 1000 @ A3

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Notes

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 24/06/2020

5m 15m 25m



Site Location not to scale

Shipping Container
 Lorry Trailer

Rev	Date	Revised	By	Page

KD+ architecture.

KD+ KYNNAN DESIGN
 50 north bar within
 beverley
 east yorkshire
 hu17 7ab

Client
 Keith Dobbie.

Job Title
 Certificate for Lawfulness,
 Hayburn Wyke,
 Hodgsons Hill,
 Cloughton, Scarborough.

Drawing Title
 Annotated Site Plan

Status
 Application for certificate of lawfulness

Date: June 2015 Scale: 1:500 @ A1

Drawn: GK Checked: GK Approved:

Dwg No. KYN014021- Rev.

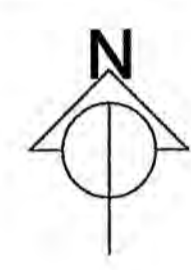
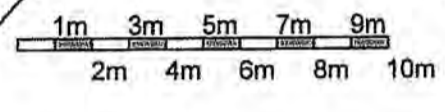
Site Location Plan 1 to 1000 @ A3

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Wyke Lodge Cottage

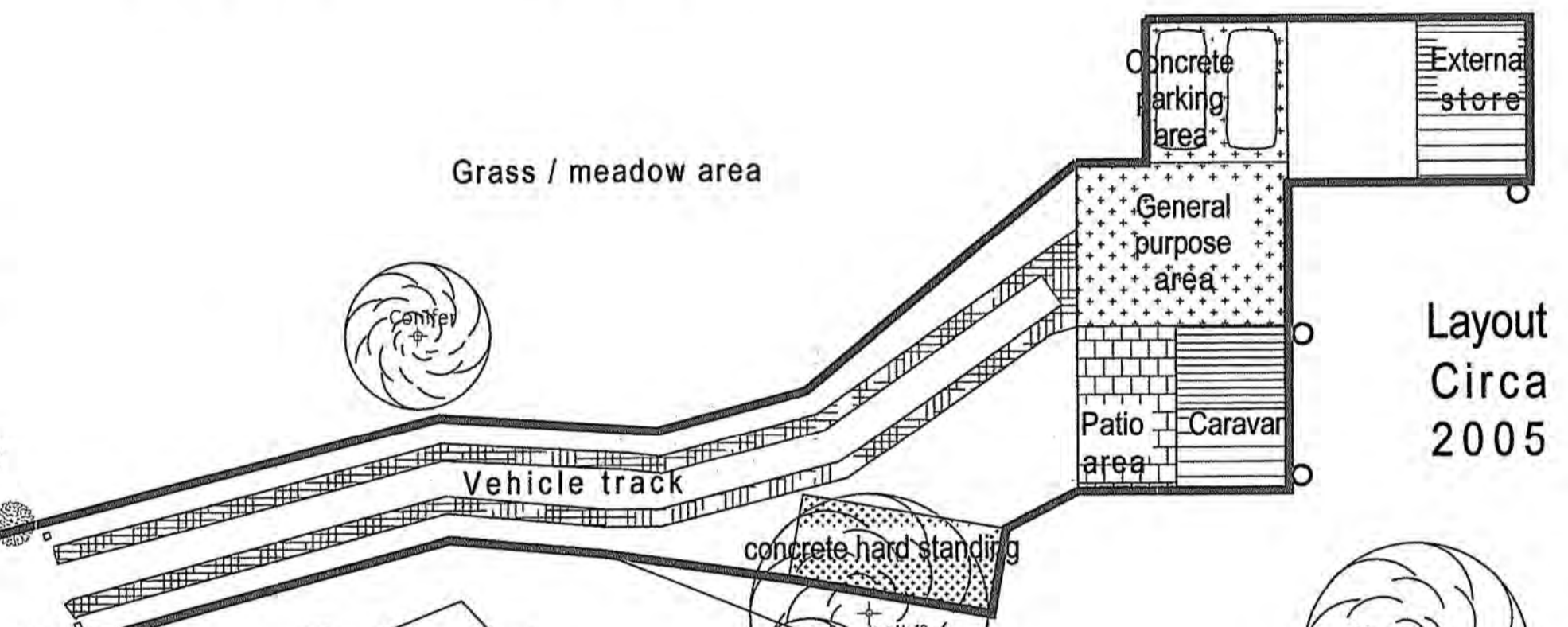


North Paddock

Grass / meadow area

Grass / meadow area

Layout Circa 2005



NYMNP
24/06/2020

Site Location Plan 1 to 400 @ A3

Plot No 1

Rev	Date	Revised	By	Appr
KD+ KYNMAN DESIGN 50 north bar within beverley east yorkshire hu17 7ab				
Client Keith Dobbie.				
Job Title Certificate for Lawfulness, Hayburn Wyke, Hodgsons Hill, Cloughton, Scarborough.				
Drawing Title Existing Site Layout of North Paddock .				
Status Application for certificate of lawfulness				
Date		Scale		
June 2015		1:200		
Drawn	Checked	Approved		
GK	GK			
Dwg No.				Rev.
KYN014021-11				B

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AMENDED

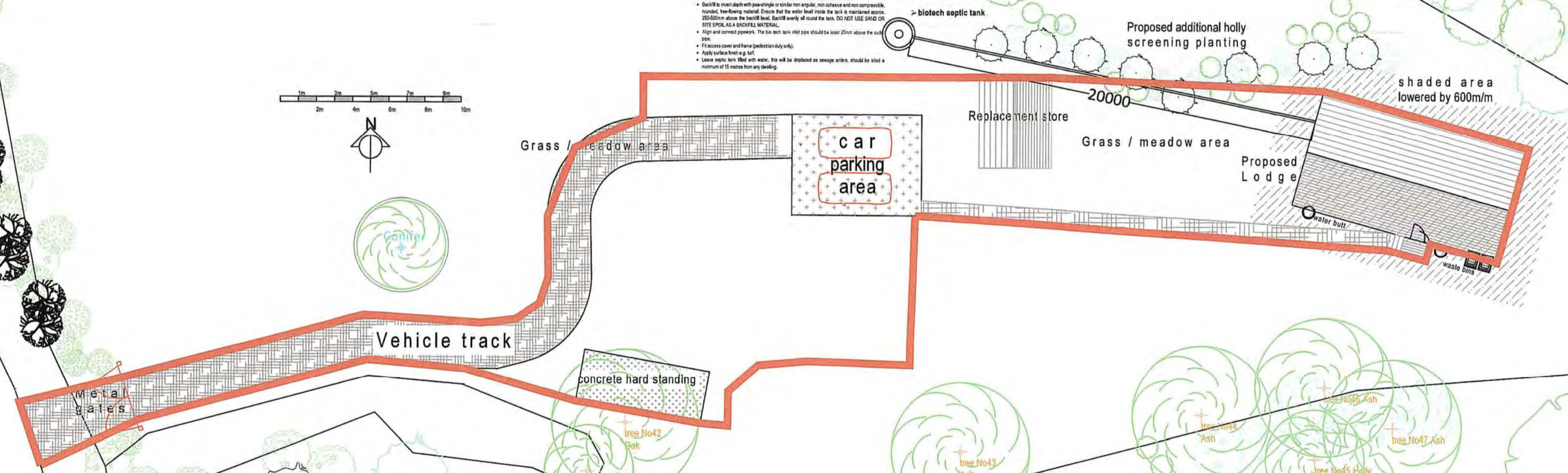
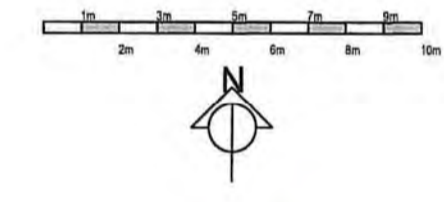
Notes

Wyke Lodge

Wyke Lodge Cottage

North Paddock Site

Notes:
 1. Where ground levels are shown, they shall be used as a guide only.
 2. Dimensions are given in metres unless otherwise stated.
 3. The site is shown as a plan view only. It is not intended to show the site in section.
 4. The site is shown as a plan view only. It is not intended to show the site in section.
 5. The site is shown as a plan view only. It is not intended to show the site in section.
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 10. The site is shown as a plan view only. It is not intended to show the site in section.



Rev	Date	Author	By	Appr

KD+ architecture.

KD+ KYMANN DESIGN
 50 north bar within
 beverley
 east yorkshire
 HU17 7ab

Client
Hayburn Wyke c/o Keith Dobbie.

Job Title
**Application for Replacement Caravan
 Hayburn Wyke,
 Hodgsons Hill,
 Cloughton, Scarborough.**

Drawing Title
Proposed Site Layout.

Status
Application for Replacement Caravan

Date **APRIL 2016** Scale **1:200 @ A1**

Drawn **GK** Checked **GK** Approved

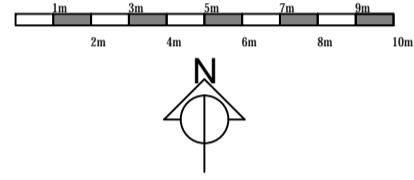
Dwg No. **KYN014021-03** Rev. **1**

16 NOV 2016

Caravan Layout Plan circa 2001 1 to 200 @ A3

Wyke Lodge Cottage

North Paddock Site



Grass / meadow area

car parking area

Replacement store

Grass / meadow area

Proposed Lodge

shaded area lowered by 600mm

Vehicle track

New hedgerow planting, comprising of M = Maple & Ha = Hawthorne

concrete hard standing

Plot No1

South Paddock

G1 Co, Oak & 2 No Ho
 G2 2 No Ho & Ha
 G3 Oak, Co & 2 No Ho
 G4 3 No x Ho
 Additional screening planting, comprising of Ho = holly, Co = Common ash & Oak

Co	common name	Common Ash tree
	Latin name	<i>Fraxinus excelsior</i>
M	common name	Field Maple
	Latin name	<i>Crataegus</i>
Ha	common name	Hawthorne
	Latin name	<i>Acer campestre</i>
Ho	common name	Holly bush
	Latin name	<i>Ilex aquifolium</i>
Ye	common name	Yew tree
	Latin name	<i>Taxus baccata</i>
Oak	common name	English Oak tree
	Latin name	<i>Quercus robur</i>

NYMNP
 24/06/2020

Rev	Date	Revised	By	Appr

KD+ architecture

KD+ KYNMAN DESIGN
 50 north bar within
 beverley
 east yorkshire
 HU17 7ab

Client
 Haybum Wyke c/o Keith Dobbie.

Job Title
 Application for Replacement Caravan
 Haybum Wyke,
 Hodgsons Hill,
 Cloughton, Scarborough.

Drawing Title
 Proposed Landscape Layout

Status
 Application for Replacement Caravan

Date
 APRIL 2018

Scale
 1:200 @ A1

Drawn
 GK

Checked
 GK

Approved

Drwg No.
KYN014021-03-03

Rev.
K