



NYMNP

20/08/2020

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

Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
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	<input type="text" value="Cross Farm Buildings"/>
Address line 1	<input type="text" value="High Street"/>
Address line 2	<input type="text" value="Egton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Whitby"/>
Postcode	<input type="text" value="YO21 1TZ"/>

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

Easting (x)	<input type="text" value="480876"/>
Northing (y)	<input type="text" value="506388"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Robert"/>
Surname	<input type="text" value="Childerhouse"/>
Company name	<input type="text" value="The Mulgrave Estate"/>
Address line 1	<input type="text" value="The Estate Office"/>
Address line 2	<input type="text" value="Mulgrave Castle"/>
Address line 3	<input type="text" value="Lythe,"/>
Town/city	<input type="text" value="Whitby"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

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

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

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.

Change of use of outbuilding (excluding garage) from light industrial use to residential use (principal residence), and associated minor works to enable the conversion; and in association with the residential use of the outbuilding, the change of use of part of the land to the rear to form a private courtyard garden and an area to the side of the garage for visitor parking and to provide level access to the rear of the property and associated works (including removal of soil, removal of steel stairs, relocation/extension of retaining walls and installation of stone steps to rear courtyard garden and installation of post and rail fence to enclose the rear courtyard garden.

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

6. Existing Use

Please describe the current use of the site

The building and land to the side and rear is vacant.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Light industrial use - gin distillery.

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

01/09/2019

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 externally?

Yes No

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

Doors

Description of existing materials and finishes (optional):

3 x existing door openings to be glazed. Doors to be pinned back into open position.

Description of proposed materials and finishes:

Glazing (including 1 x obscured glazing)

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Stone retaining wall

Description of proposed materials and finishes:

Retaining wall and steps to be stone to match existing. Garden boundary to be post and rail fencing with hedging behind.

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

- Location Plan (inset) and Red Line/Blue Line Plan (1:1250 (inset) and 1@500) Ref: 06-2020-1001
- Block Plans (1:100) Ref: 06-2020-1002
- Floor Plan (existing and proposed) (1:100) Ref: 06-2020-1003
- Elevations (existing) (1:100) Ref: 06-2020-1004
- Elevations (proposed) (1:100) Ref: 06-2020-1005
- Visitor Parking and rear access (existing and proposed) (1:100) Ref: 06-2020-1006
- Planning, Heritage, Design and Access Statement (John Long Planning, Aug 2020), incorporating Structural Appraisal and Marketing Report

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

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

New dropped kerb and driveway to side of building for visitor parking (existing garage already has benefit of domestic use):

- Location Plan (inset) and Red Line/Blue Line Plan (1:1250 (inset) and 1@500) Ref: 06-2020-1001
- Block Plans (1:100) Ref: 06-2020-1002
- Floor Plan (existing and proposed) (1:100) Ref: 06-2020-1003
- Elevations (existing) (1:100) Ref: 06-2020-1004
- Elevations (proposed) (1:100) Ref: 06-2020-1005
- Visitor Parking and rear access (existing and proposed) (1:100) Ref: 06-2020-1006

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? 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	1	2	1

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? (Check the location on the Government's Flood map for planning. You should also refer to national 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:

12. Biodiversity and Geological Conservation

- 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.

Foul drainage system is already installed within the building. see: Floor Plan (existing and proposed) (1:100) Ref: 06-2020-1003

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 Store area to rear of visitor parking space (see drawing Ref: 06-2020-1006)

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Bin store area will contain space for separate bins/containers.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

16. Residential/Dwelling Units

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	1	0	0	0	1
Total	0	1	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Yes No

Please add details of the use classes and floorspace:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	132	132	132	0
Total	132	132	132	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

20. Industrial or Commercial Processes and Machinery

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

Meeting with senior planning officers to discuss various potential development options/planning matters for the Estate. Officers suggested the opportunity exists for the promotion of small scale principal residence opportunities in Egton, in line with Policy CO7 of the emerging Local Plan.

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**

25. Ownership Certificates and Agricultural Land Declaration

* '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

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)