



NYMNPA  
16/10/2020

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

Telephone: 01439 772700  
Email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
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## 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="Brook House Farm"/>
Address line 1	<input type="text" value="Hawsker"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Whitby"/>
Postcode	<input type="text" value="YO22 4JY"/>

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

Easting (x)	<input type="text" value="491651"/>
Northing (y)	<input type="text" value="510364"/>

Description

The Farm is situated off Hawsker Lane. You take the lane towards the lighthouse and fog horn and it is the first farm you come to.

### 2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Kathryn"/>
Surname	<input type="text" value="Rollinson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Brook House Farm"/>
Address line 2	<input type="text" value="Hawsker Lane To Whitby High Light ("/>
Address line 3	<input type="text" value="Hawsker"/>
Town/city	<input type="text" value="Whitby"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode	<input type="text" value="YO22 4JY"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 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="2400.00"/>
Unit	<input type="text" value="Sq. metres"/>

## 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.

Caravan Site - Historically there has been a caravan site at this location for many years, There is still a current license with SBC for 3 static caravan's on the site between march and October.  
We would like to request permission for 1 static caravan and 6 touring caravan pitches, The static for 11 months of the year and the touring caravans for March to October. These will be situated on a self contained site that has water supply, a toilet and an area for waste disposal in line with regulations.

Change of use of an agricultural barn for use of caravan storage-  
We would like to seek permission to use part of an existing agricultural barn for caravan storage. The barn in part (the lower section) is used to house cattle and will continue to be used in this way, The top part of the barn has one open side that lends its self well to caravan storage. The area has a large turning area and there is ample room for vans to manoeuvre and park, the area already has vehicular access from the road. This area is well protected and isn't visible from the main road or Whitby Abbey side.

Housing for Equestrian purposes- Use of existing building  
We propose to use part of the same existing agricultural building as detailed above for caravan storage to house some internal stables - These are situated in the lower part of the barn and next to where the cattle are housed (this is partitioned off). These would be to accommodate horses that will visit us with their owners for horse holidays. We propose 4 internal stables. I would also like to provide the visitors with the option of grazing and turnout for their horses - this will be provided in a field behind this barn which is fully fenced with high quality equine netting. There is ample parking for horseboxes/trailers with good access. Horse waste can be put into a trailer and taken off site for use on agricultural land associated with the farm. The location already has access directly off the road.

Change of use of agricultural building for indoor arena for equestrian use.  
We would like to seek permission to change an existing building into an indoor arena for equestrian use. There is currently no indoor equestrian arena in Whitby therefore we would like to be able to offer this to people for hire as well as for personal use. There is good a good sized parking area available for horseboxes/trailers visiting the site and this has good access. The buildings outside exterior will not be changed it is the inside that will be updated to make it suitable for horses such as an equestrian surface put down on the floor. The building has electric and lighting already in place. Again vehicular access is in place.

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

## 6. Existing Use

Please describe the current use of the site

We have our own horses, sheep and a few cattle. The site is used as our family home. The farm was previously a dairy farm, this has since been wound up and portions sold off independently by the previous owners. We aim to create a sympathetic multi stream income business at our home.

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

## 6. Existing Use

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

## 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

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

- 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:

Caravan site has existing refuse area , other areas are not applicable

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

Yes  No

If Yes, please provide details:

recycling bin on site already

## 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

## 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

Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

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)
Other Riding arena	1200	0	1200	0
Total	1200	0	1200	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

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:**

### 23. Pre-application Advice

Title	Planning officer
First name	Helen
Surname	Webster
Reference	NYM/2020/ENQ/16969

Date (Must be pre-application submission)

29/09/2020
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Details of the pre-application advice received

Our pre planning application was very positive, a few points were mentioned within the report which we have taken into consideration with our plans before submitting, The local authority will have access to this advice if required.

### 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; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

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

Person role

- The applicant
- The agent

Title	Mrs
First name	Kathryn
Surname	Rollinson
Declaration date (DD/MM/YYYY)	03/10/2020

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)	03/10/2020
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