



NYMNP

23/12/2020

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"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="485920"/>
Northing (y)	<input type="text" value="512336"/>

Description

Former Saw Mill Timber Yard, East Row, Sandsend YO21 3TH

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

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.

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

6. Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Sawmill Timber Yard

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

30/11/2020

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):

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Unmetalled timber yard and tarmacadam access road

Description of proposed materials and finishes:

parking area to be constructed of Teram geotextile, with a 200mm layer of compacted limestone (or similar) on top, finished with a 6mm granular graphite finish (chimpings; access road to be tarmacadam with chippings.

Other Vehicular bridge

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

steel bridge girders with timber guard rails and sprayed tarmac with chippings over concrete bridge deck painted Estate Green

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

1.8m-2.0m high post and rail deer fence on the south west & east boundaries and birds mouth fencing to the beck side. Parking areas/spaces will be delineated by timber posts.

Other Ancillary infrastructure

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Steel cctv poles; timber cycle stands; metal paystations in timber enclosures; metal electric vehicle charging stations; timber clad steel/composite cycle storage lockers.

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

7. Materials

Planning, Landscape, Design and Access Statement Sandsend Car Park (John Long Planning Ltd, Dec 2010)
 Site Location Plans (1:2500) - EST/MUL/EBCP/05 (NYMNP Only); EST/MUL/EBCP/06 (combined NYMNP& Scarborough
 Red Line as Existing Plan (1:1250) - Ref: EST/MUL/EBCP/08 (NYMNP)) (Red line relevant to part of scheme in each authority)
 Project Masterplan and Landscape Plan (entire scheme) (1:1000) – Ref: ESBSK19 Masterplan
 Block Plan (proposed) (1:500) - Ref: EBSK20 Proposed Car Park and Bridge Layout (NYMNP)
 Proposed Car Park ANPR details - Ref: EST/MUL/EBCP/01
 Proposed Car Park CCTV details - Ref: EST/MUL/EBCP/02
 Proposed Car Park Station details - Ref: EST/MUL/EBCP/03
 Bridge Layout - Ref: A0470-001-P2
 Road Bridge details – Ref: A0470_010_P3

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

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

Access road and footpath will have permissive access rights and will not become public rights of way.
 Project Masterplan and Landscape Plan (entire scheme) (1:1000) – Ref: ESBSK19 Masterplan

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	0	148	148
Motorcycles	0	2	2
Cycle spaces	0	8	8
Other Electric Vehicle Parking space	0	2	2

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.

11. Assessment of Flood Risk

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

Other

No foul drainage proposed

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:

Litter bins to be provided

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

14. Waste Storage and Collection

If Yes, please provide details:

Litter bins to be separated into recyclable and non-recyclable bins

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?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

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

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Car Park open daylight only (dawn until dusk) 7 days per week	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

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:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

In terms of the car park element of the scheme, NYMNP Authority officers advised that additional parking would need to be justified as part of a wider parking strategy, with evidence to demonstrate that there is a demonstrable lack of parking in the area. Reference was made to the Scarborough Brough Council parking survey, which at the time was anticipated to inform the development of a parking strategy. Officers advised that the Authority need to be convinced that the proposal would not harm the Registered Park and Garden. However, it was acknowledged that the wider landscape impact would be limited due to the enclosed nature of the valley and a full LVIA would not be necessary or proportionate to the scheme. Officers also advised that the area was also 'Section 3 woodland', which was a further consideration. However, the area of the timber yard is excluded from the Section 3 woodland designation.

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

25. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="John"/>
Surname	<input type="text" value="Long"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="21/12/2020"/>

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)	<input type="text" value="21/12/2020"/>
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