

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/W9500/W/20/3256879

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

Address

Phone number

Fax number

Email

Your reference

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

North York Moors National Park Authority

LPA reference number

NYM/2020/0227/FL

Date of the application

27/03/2020

Did the LPA validate and register your application?

Yes ☒ No ☐

Did the LPA issue a decision?

Yes ☐ No ☒

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes ☐ No ☒

Does the appeal relate to an existing property?

Yes ☒ No ☐

Address

Boonhill Road
Fadmoor
Kirkbymoorside
North Yorkshire
YO62 7HA

Is the appeal site within a Green Belt?

Yes ☐ No ☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes ☒ No ☐

Please describe the health and safety issues

boarded up building and fenced site

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes ☐ No ☒

Please enter details of the proposed development. This should normally be taken from the planning application form.

Conversion of and extensions to former public house and outbuildings to form 2 no local occupancy letting units and 4 no holiday letting units with associated access, parking, bin/bike stores, amenity spaces and landscaping works

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.11 hectare(s)

Area of floor space of proposed development (in square metres)

43903 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☐
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐
4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☒
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☒
- (a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐
- (b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☐ No ☒
2. Hearing ☐
3. Inquiry ☐

H. FULL STATEMENT OF CASE

- ☒ [see 'Appeal Documents' section](#)
- Do you have a separate list of appendices to accompany your full statement of case? Yes ☒ No ☐
- ☒ [see 'Appeal Documents' section](#)
- (a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes ☐ No ☒
- (b) Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

☐

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☒

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☒

07. A copy of the design and access statement sent to the LPA (if required).

☒

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

☐

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

☐

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

☐

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline

permission, please enclose:

- (a) the relevant outline application; ☐
 - (b) all plans sent at outline application stage; ☐
 - (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature Mr Patrick Barrett

Date 29/07/2020 16:56:04

Name Mr Patrick Barrett

On behalf of Mr Luke Wilkinson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 07 29- Appeal, Statement of Case.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 07 29- Appeal, list of appenices.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 03 25- PA form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 04 09- PA validation.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	1527- 101A Site Location.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Plough Inn Fadmoor Bat Survey.pdf
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 07 29- Appeal, list of appenices.pdf
File name:	1527- Former Plough Inn PH Boonhill Rd Fadmoor- 8.01- 2020 03 25- Heritage Statement.pdf
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 07 29- Appeal, Statement of Case.pdf
File name:	Full SAP Calculation As Designed Building 1.pdf
File name:	1572- Boonhill Fadmoor- 2.01- Client marketing statement.pdf
File name:	1527- Former Plough Inn PH, Boonhill Rd, Fadmoor- 8.01- 2020 03 25- Design and Access Statement.pdf
File name:	1527- 101A Site Location.pdf
File name:	Full SAP Calculation As Designed Building 1 less than 10 percent of whole sitepdf
File name:	Full SAP Calculation As Designed Building 2.pdf
File name:	1717-002.pdf

File name:	Plough Inn Fadmoor Bat Survey 2018 (1).pdf
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 04 09- PA validation.pdf
File name:	Full SAP Calculation Notional Building 2.pdf
File name:	1527- Former Plough Inn PH, Boonhill Rd, Fadmoor- 8.01- 2020 03 25- Heritage Statement.pdf
File name:	1527 -123C Proposed First Floor Flat 4-5.pdf
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 03 25- PA form.pdf
File name:	1527 -111C Proposed External Works Plan.pdf
File name:	1527 -127C Proposed Elevations Sheet 3 of 5.pdf
File name:	10 percent displacement of predicted CO2 emissions cover letter.pdf
File name:	1527 -151 Proposed Bin Store Enclosure Plan and Elevation.pdf
File name:	1527 -128C Proposed Elevations Sheet 4 of 5.pdf
File name:	Plough Inn Fadmoor - 2.01- Fleurets sales marketing particulars.pdf
File name:	1717-003.pdf
File name:	1527 -122C Proposed Ground Floor Flat 4-5.pdf
File name:	1527 -110C Proposed Site and Drainage Plan.pdf
File name:	SF3043 Arboricultural Survey report.pdf
File name:	Full SAP Calculation As Designed Building 4.pdf
File name:	1527 -126C Proposed Elevations Sheet 2 of 5.pdf
File name:	1527- Boonhill Rd, Fadmoor- 8.01- 2020 07 16- PA deligation report.pdf
File name:	1527- Former Plough Inn PH Boonhill Rd Fadmoor 8.01 2020 03 25 Design and Access Statement.pdf
File name:	1527 -125B Proposed Elevations Sheet 1 of 5.pdf
File name:	3043 TC01 Tree Constraints Plan.pdf
File name:	1717-001.pdf
File name:	1527 -150 Proposed Bike Store Plan and Section.pdf
File name:	cil_questions- 2020 03 25.pdf
File name:	Full SAP Calculation Notional Building 1.pdf
File name:	1527 -121C Proposed First Floor Flat 1-3.pdf
File name:	Full SAP Calculation As Designed Building 3.pdf
File name:	1527 -129C Proposed Elevations Sheet 5 of 5.pdf
File name:	1527 -124C Proposed Ground Floor Flat 6.pdf
File name:	1527 -120C Proposed Ground Floor Flat 1-3.pdf
File name:	3043 AIA01 Arboricultural Impact Assessment.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	1527- Former Plough Inn PH, Boonhill Rd, Fadmoor- 8.01- 2020 07 29- Appeal, list of appenices.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	1527 -110E Proposed Site and Drainage Plan.pdf
File name:	1527 -111E Proposed External Works Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	1527- Former Plough Inn PH, Boonhill Rd, Fadmoor- 8.01- 2020 07 29- Appeal, list of appenices.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	1527- Former Plough Inn PH, Boonhill Rd, Fadmoor- 8.01- 2020 03 25- Design and Access Statement.pdf

Completed by

MR PATRICK BARRETT

Date

29/07/2020 16:56:04