

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input checked="" type="checkbox"/>			
	Net tradable area:	<input checked="" type="checkbox"/>			
A2	Financial and professional services	<input checked="" type="checkbox"/>			
A3	Restaurants and cafes	<input checked="" type="checkbox"/>			
A4	Drinking establishments	<input checked="" type="checkbox"/>			
A5	Hot food takeaways	<input checked="" type="checkbox"/>			
B1 (a)	Office (other than A2)	<input checked="" type="checkbox"/>			
B1 (b)	Research and development	<input checked="" type="checkbox"/>			
B1 (c)	Light industrial	<input checked="" type="checkbox"/>			
B2	General industrial	<input checked="" type="checkbox"/>			
B8	Storage or distribution	<input checked="" type="checkbox"/>			
C1	Hotels and halls of residence	<input checked="" type="checkbox"/>			
C2	Residential institutions	<input checked="" type="checkbox"/>			
D1	Non-residential institutions	<input checked="" type="checkbox"/>			
D2	Assembly and leisure	<input checked="" type="checkbox"/>			
OTHER	Please specify	<input checked="" type="checkbox"/>			
	GARAGES	<input type="checkbox"/>			
	Total				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input checked="" type="checkbox"/>			
C2	Residential Institutions	<input checked="" type="checkbox"/>			
Other	Hostels	<input checked="" type="checkbox"/>			

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 15 MAY 2008

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	—	—	—	
Proposed employees	1	2	1.5	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
				BY APPOINTMENT

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	<input checked="" type="checkbox"/>		
Non-hazardous landfill	<input checked="" type="checkbox"/>		
Hazardous landfill	<input checked="" type="checkbox"/>		
Energy from waste incineration	<input checked="" type="checkbox"/>		
Other incineration	<input checked="" type="checkbox"/>		
Landfill gas generation plant	<input checked="" type="checkbox"/>		
Pyrolysis/gasification	<input checked="" type="checkbox"/>		
Metal recycling site	<input checked="" type="checkbox"/>		
Transfer stations	<input checked="" type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input checked="" type="checkbox"/>		
Household civic amenity sites	<input checked="" type="checkbox"/>		
Open windrow composting	<input checked="" type="checkbox"/>		
In-vessel composting	<input checked="" type="checkbox"/>		
Anaerobic digestion	<input checked="" type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input checked="" type="checkbox"/>		
Sewage treatment works	<input checked="" type="checkbox"/>		
Other treatment	<input checked="" type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input checked="" type="checkbox"/>		
Storage of waste	<input checked="" type="checkbox"/>		
Other waste management	<input checked="" type="checkbox"/>		
Other developments	<input checked="" type="checkbox"/>		

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15 MAY 2008

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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 clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (kilograms):

Amount (kilograms):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

NYMNPA
 15 MAY 2008

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify that the applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

NYMNPA
15 MAY 2008

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | |
|---|--|
| 3 copies of a completed and dated application form: <input type="checkbox"/> | The correct fee: <input type="checkbox"/> |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input type="checkbox"/> | 3 copies of a design and access statement: <input type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/> |
| | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): <input type="checkbox"/> |

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15.5.08

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

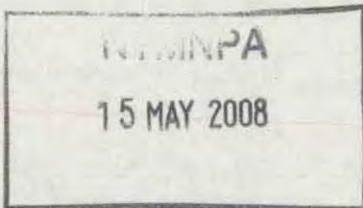
Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:



08/385

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

23/05/08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but in view of the applicant has been unable to do so.

The steps taken were:

29 MAY 2008

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30/5/08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

NYM NPA

29 MAY 2008

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | |
|--|--|---|
| <p>3 copies of a completed and dated application form: <input type="checkbox"/></p> <p>3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input type="checkbox"/></p> <p>3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/></p> | <p>3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input type="checkbox"/></p> <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | <p>The correct fee: <input type="checkbox"/></p> <p>3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/></p> <p>3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input type="checkbox"/></p> |
|--|--|---|

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

NYM / 2008 / 0385 / C J

Peter & Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

Date 15th May 2008

Mrs H. Saunders.

Planning Office

North York Moors National Park Authority

The Old Vicarage

Bondgate

Helmley

York. YO62 5BP.

Re: Planning Application for Peter Davey.

This business will be a family concern run by myself and My Son Marcus on a "appointment only basis."

We have been involved in Shooting and The Gun Trade for many years. Marcus trained as a Gamekeeper on Local estates around the Malton and Northumberland areas. He is now a general manager of a Gun Room near Malton. We are Registered Firearms Dealers.

All the security system has to be Police Vetted and regular visits are made by The Firearms Section of N.Y. Police who arrive unannounced to inspect that everything is in order.

If you need any further information please let me know.

Yours Sincerely

NYMNPA

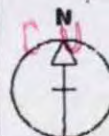
16 MAY 2008

RB

Peter Davey.



TITLE NUMBER
NYK201086 NYM / 2008 / 0 3 8 5 / C



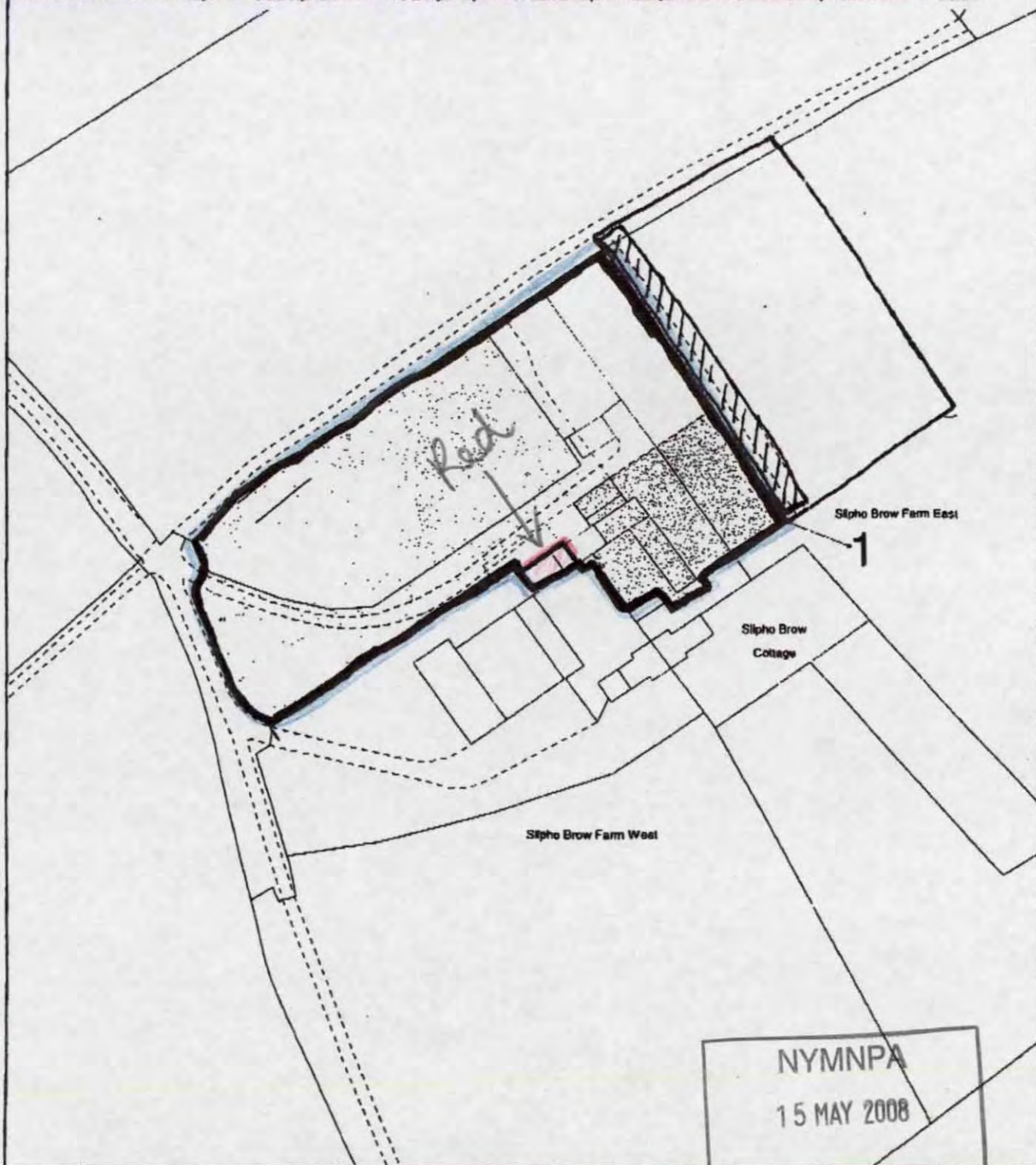
NORTH YORKSHIRE : SCARBOROUGH

ORDNANCE SURVEY MAP REFERENCE:

SE4935W

SCALE 1:1250 Enlarged from 1:2500

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 21 July 2006 at 11:34:03. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 21 July 2006.

This title is dealt with by the York District Land Registry.



1 0 6 9 0 4 2 0 0 5

NYM / 2008 / 0385 / CU

Peter & Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

27th May 2008.

Re: 08/385

Dear Wendy.

Thank you for your telephone call this afternoon.

I hope this is OK and what you needed. please let me know if I have made a mistake.

yours Sincerely

NYMNPA

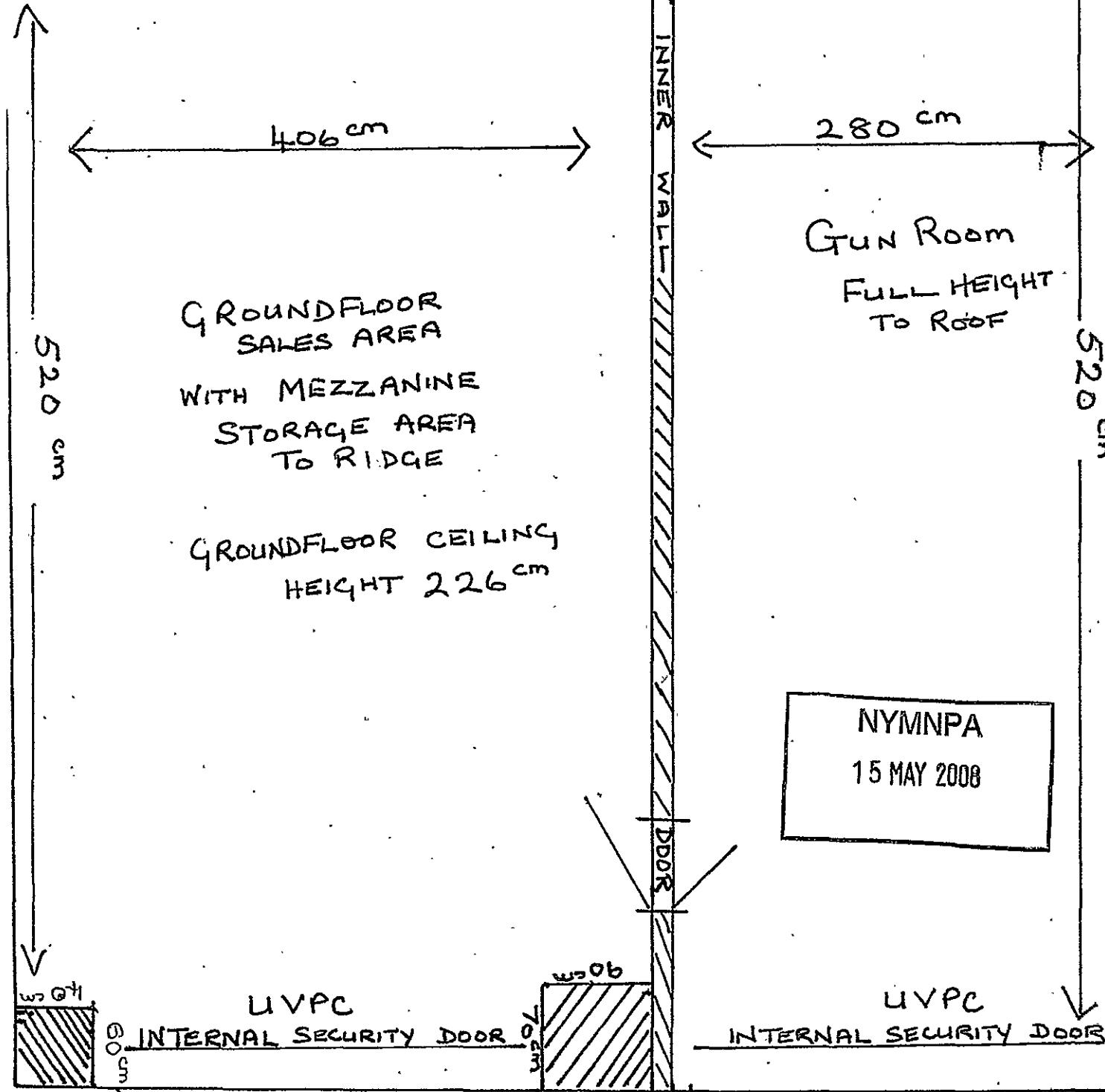
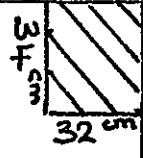
29 MAY 2008

RS

REAR EXTERNAL WALL

NYM / 2008 / 0 3 8 5 / C U

DOOR TO HOUSE



406 cm

280 cm

GROUND FLOOR SALES AREA WITH MEZZANINE STORAGE AREA TO RIDGE

GUN ROOM FULL HEIGHT TO ROOF

520 cm

520 cm

GROUND FLOOR CEILING HEIGHT 226 cm

NYMNPA 15 MAY 2008

DOOR

UVPC

INTERNAL SECURITY DOOR

UVPC

INTERNAL SECURITY DOOR

525 cm WOOD EXTERNAL DOOR HEIGHT 216 cm

525 cm WOOD EXTERNAL DOOR HEIGHT 216 cm

PETER DAVEY. SILPHO BROW FARM EAST. SILPHO Y013 OJP





NYMNP

15 MAY 200











Mr Peter Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
North Yorkshire
YO13 0JP

Your ref:

Our ref: NYM/2008/0385/NEW

Date: 22 May 2008

Dear Sir

**Application for change of use of garage/store to gun room selling specialist firearms at
The Shippon, Silpho Brow Farm East, Silpho**

Thank you for your recent planning application concerning the above matter.

I have completed a preliminary check of the documentation and plans which you have submitted and regret to inform you that the details do not meet the requirements of the Town and Country Planning Act 1990. Before I can process your application further I will require the following:-

1. ✓ Two copies of a signed agricultural holdings certificate. I enclose two forms for completion. Section A or B should be deleted and the certificate should then be signed, dated and returned to this office.
2. ✓ Two copies of Certificate A or B. I enclose two forms for completion, which should then be signed and dated and returned to this office.
3. ✓ Design and Access Statement which particularly addresses the likely number of visitors – this application is now required by law to include a design and access statement before it can be legally registered. This provision came into use on the 10th August 2006 and seeks to bolster the standards of design and accessibility for new buildings, developments and extensions.

Please provide 4 copies of your statement. The design aspect should cover the issues of the buildings context, amount of development, layout, scale and appearance. The access aspect should cover how the access for the development was decided, for small domestic developments this can simply relate to the building itself, but for larger developments this needs to take account of the wider public road network.

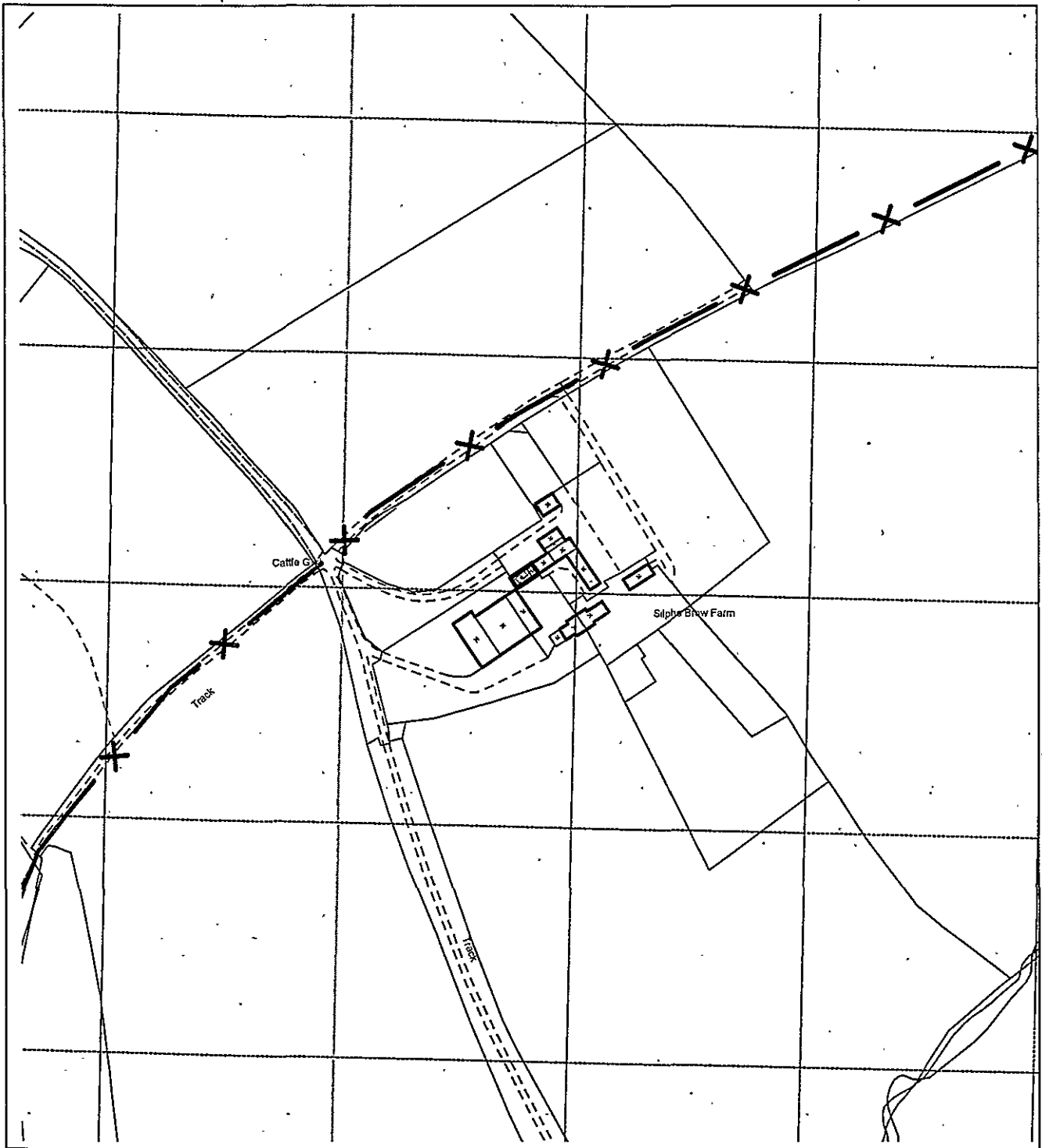
Finally, if your site involves public access, your statement should state how you have taken account of the Disability Discrimination Act.

I regret that I will not be able to progress your application until I am in receipt of the above. Please do not hesitate to contact me if there is any problem concerning the supply of the above information.

Yours sincerely

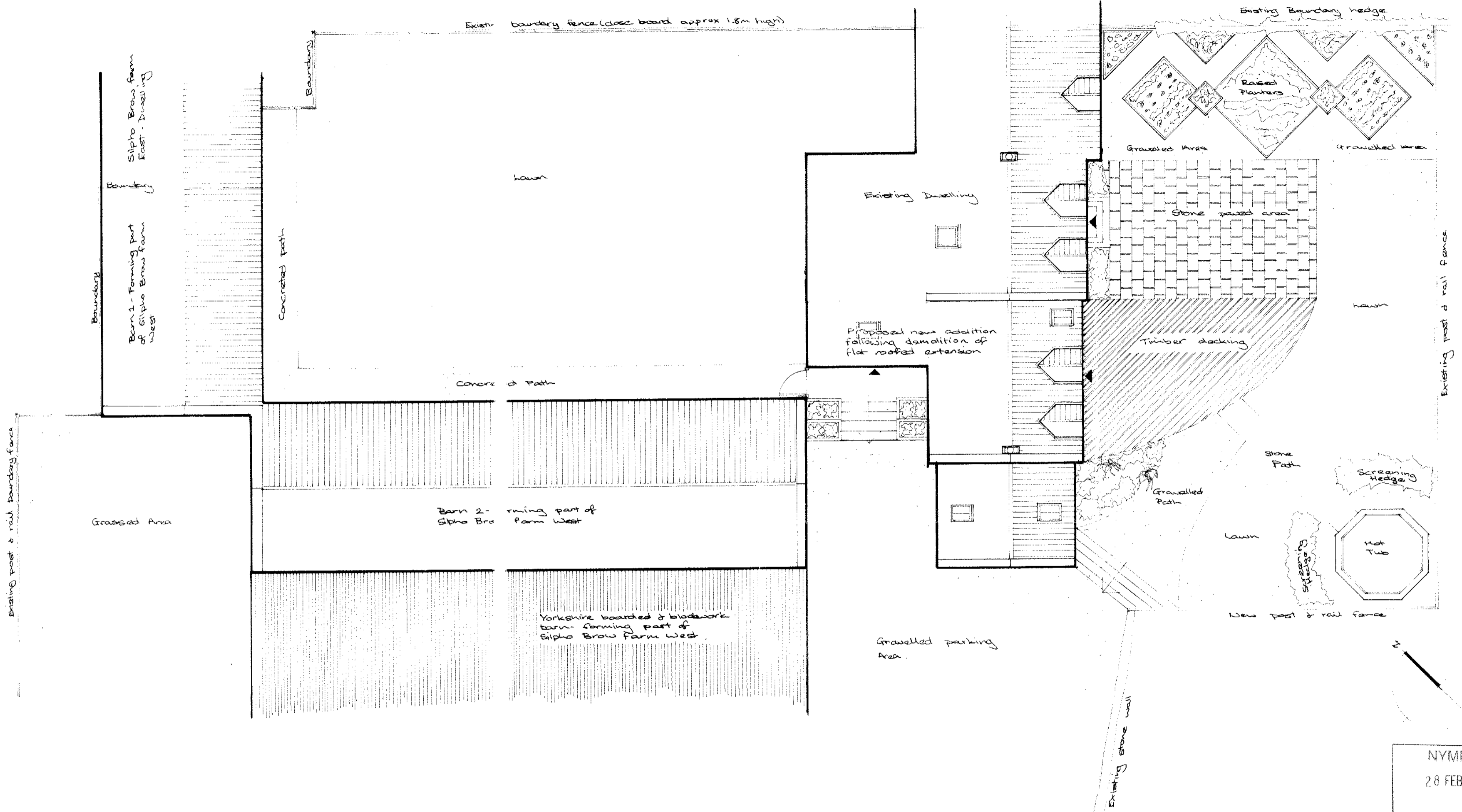
Miss W Trousdale
Planning Administration Officer

NORTHGATE SE GIS Print Template



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SITE PLAN

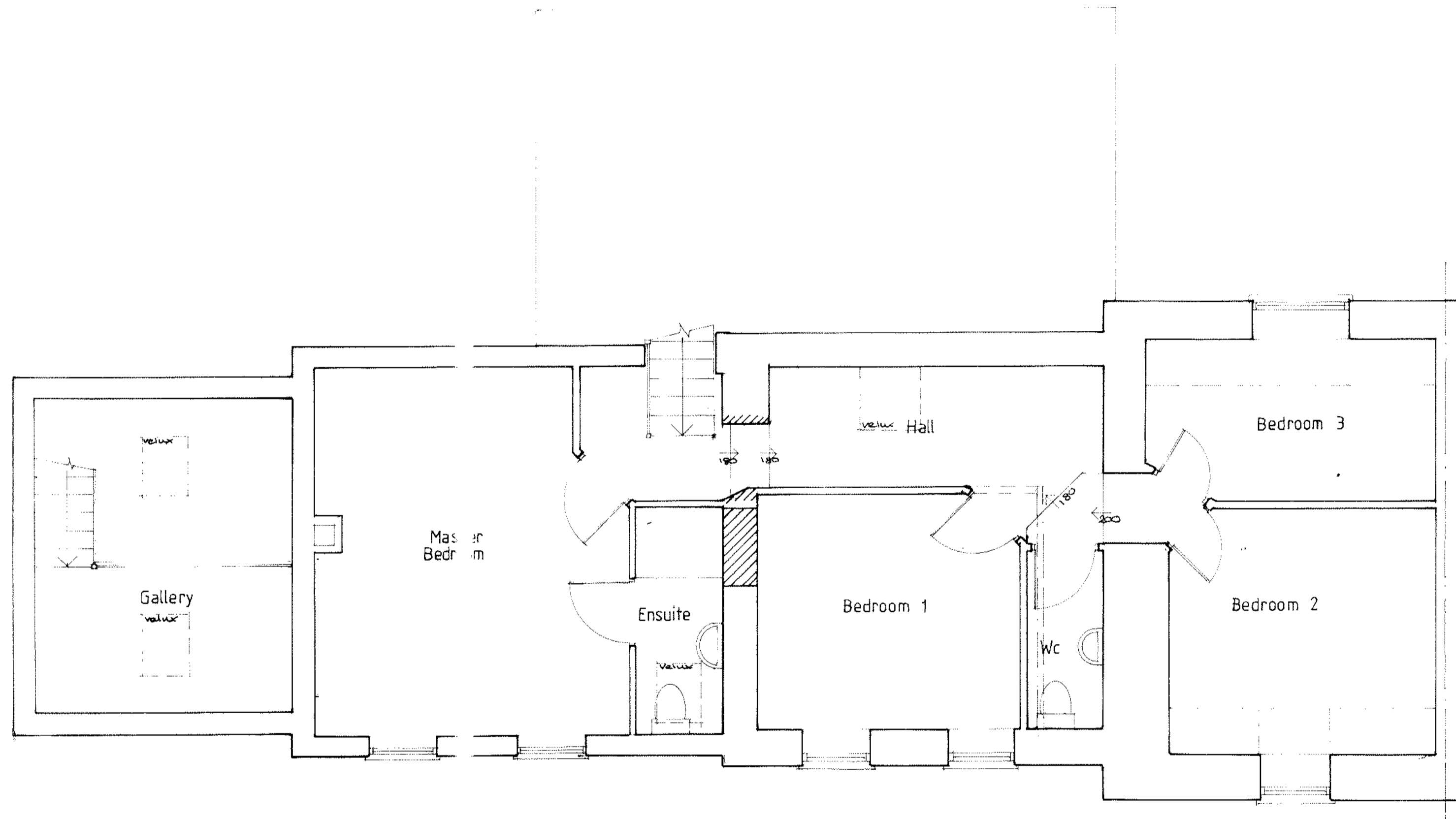
NYMNP
28 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

PROPOSED SITE PLAN

Date	Feb '08	Job no	07/09
Drawn	VW	Drg no.	04
Scale	1:100	Rev	

Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH



FIRST FLOOR PLAN

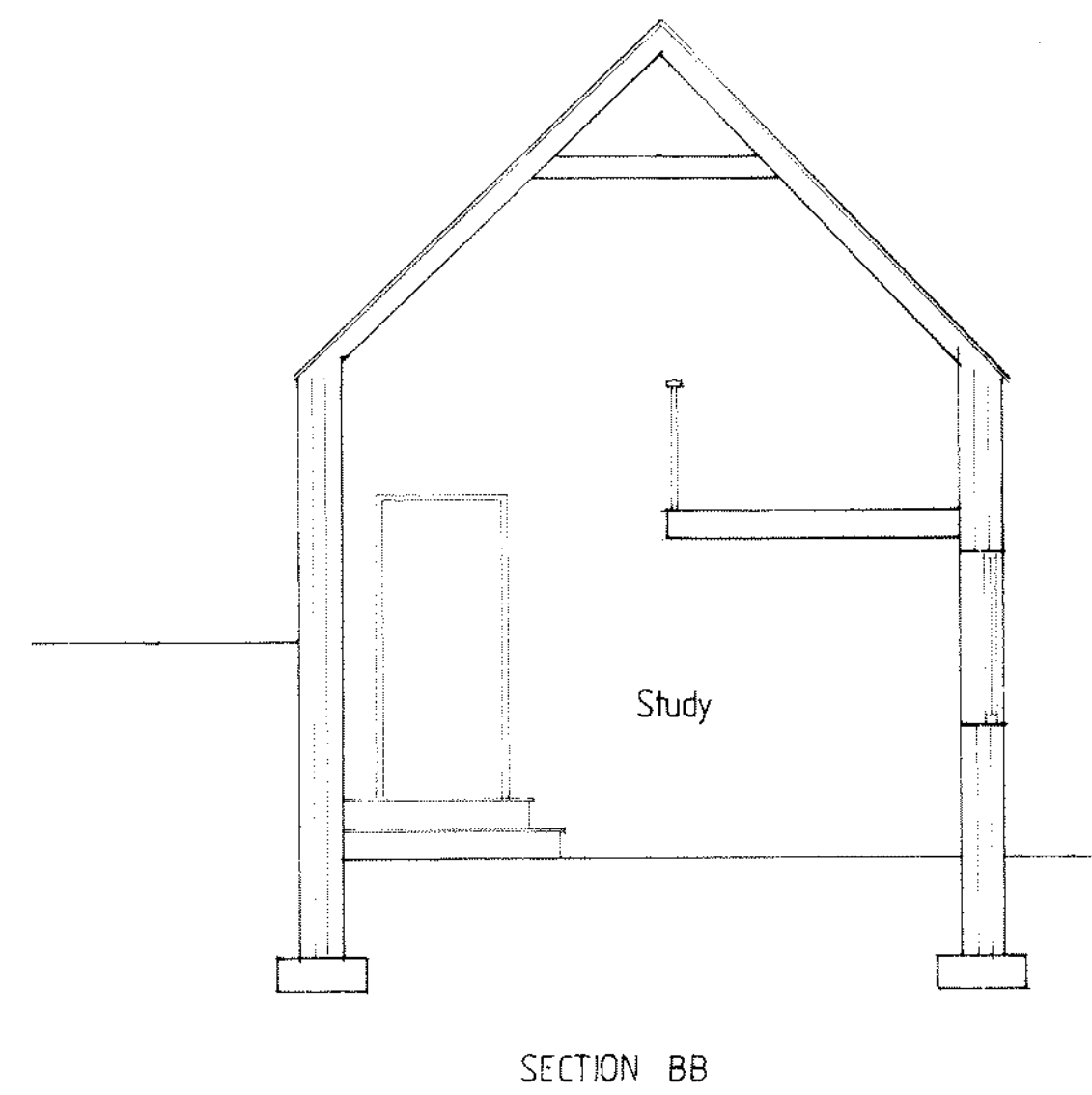
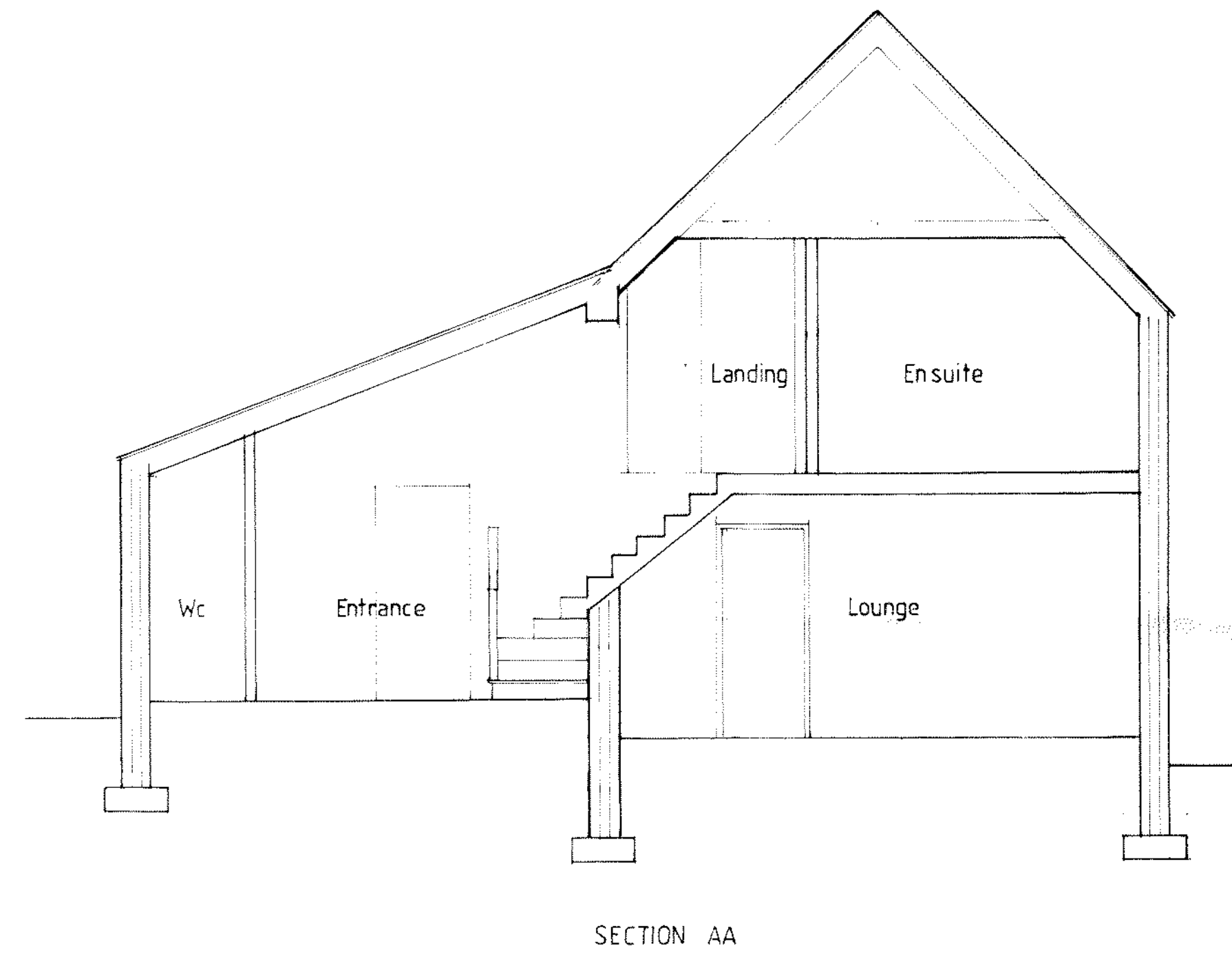
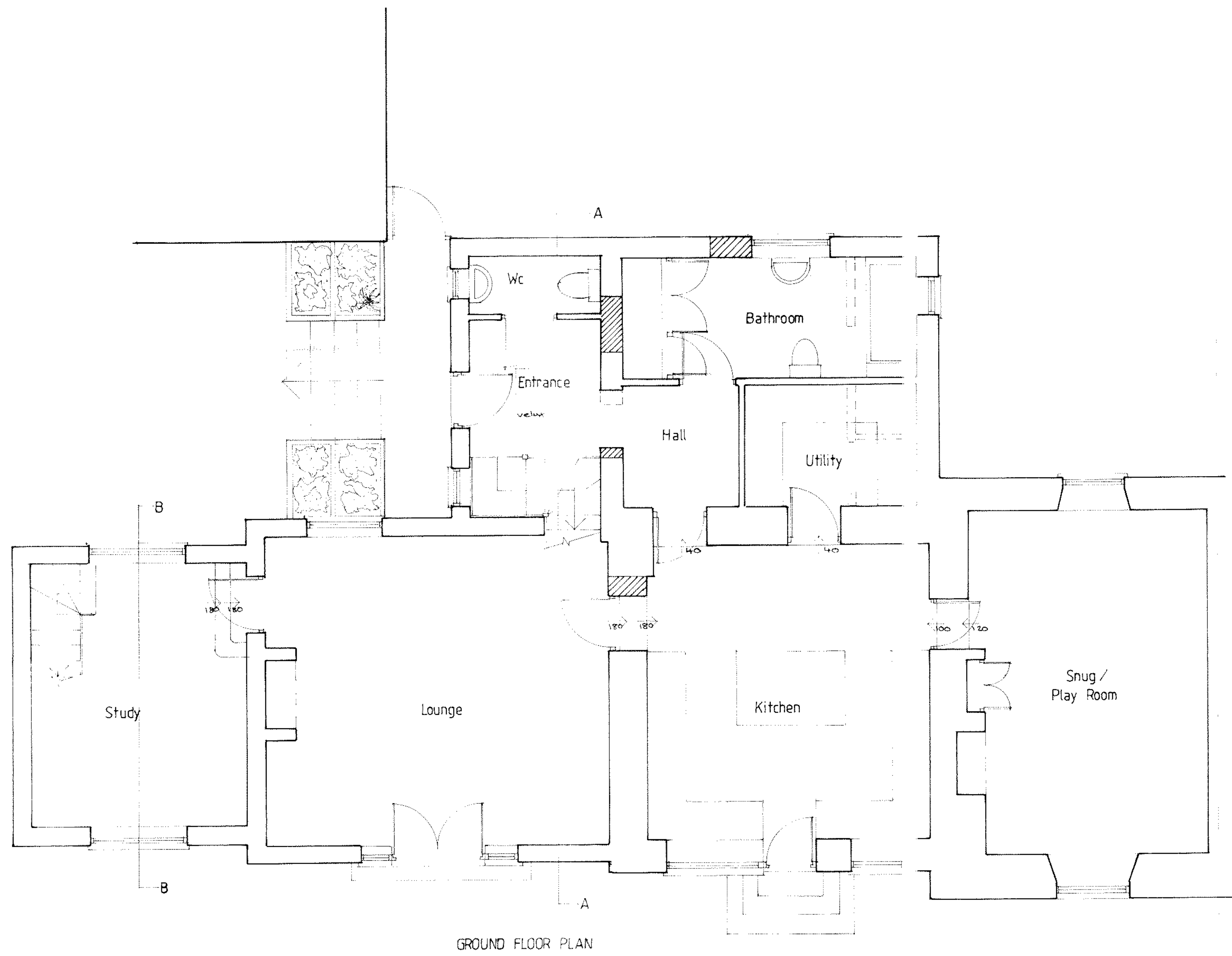
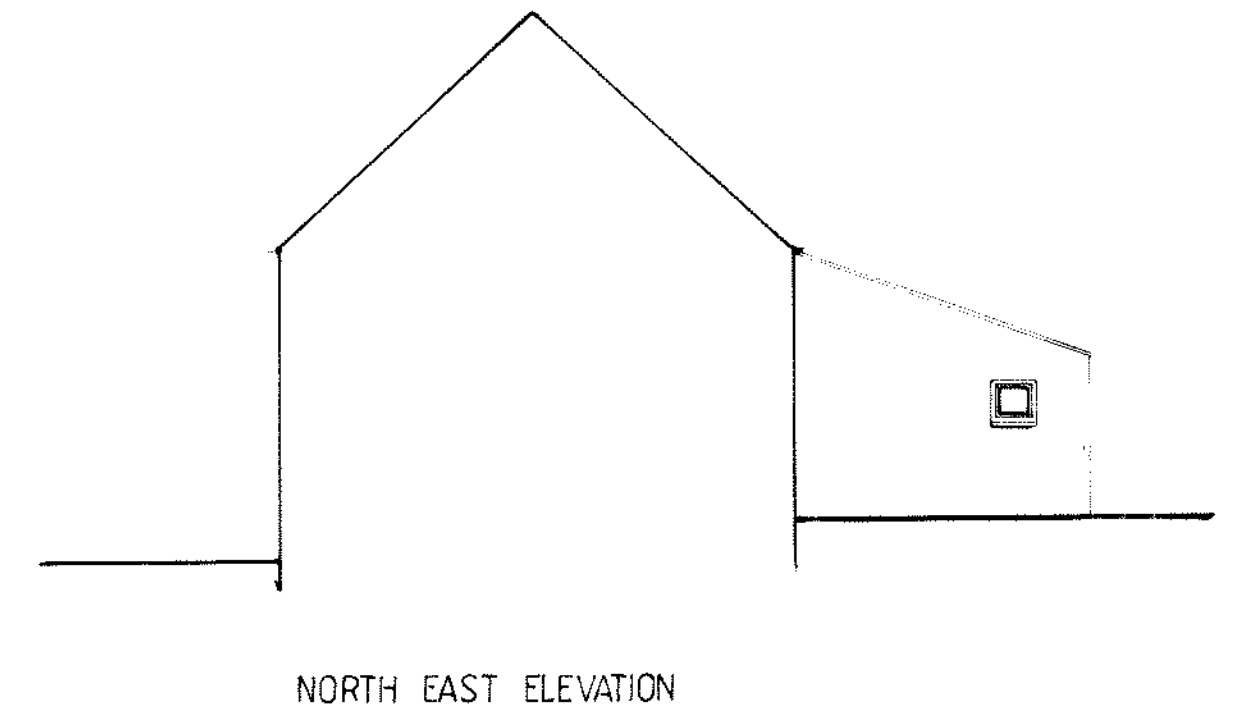
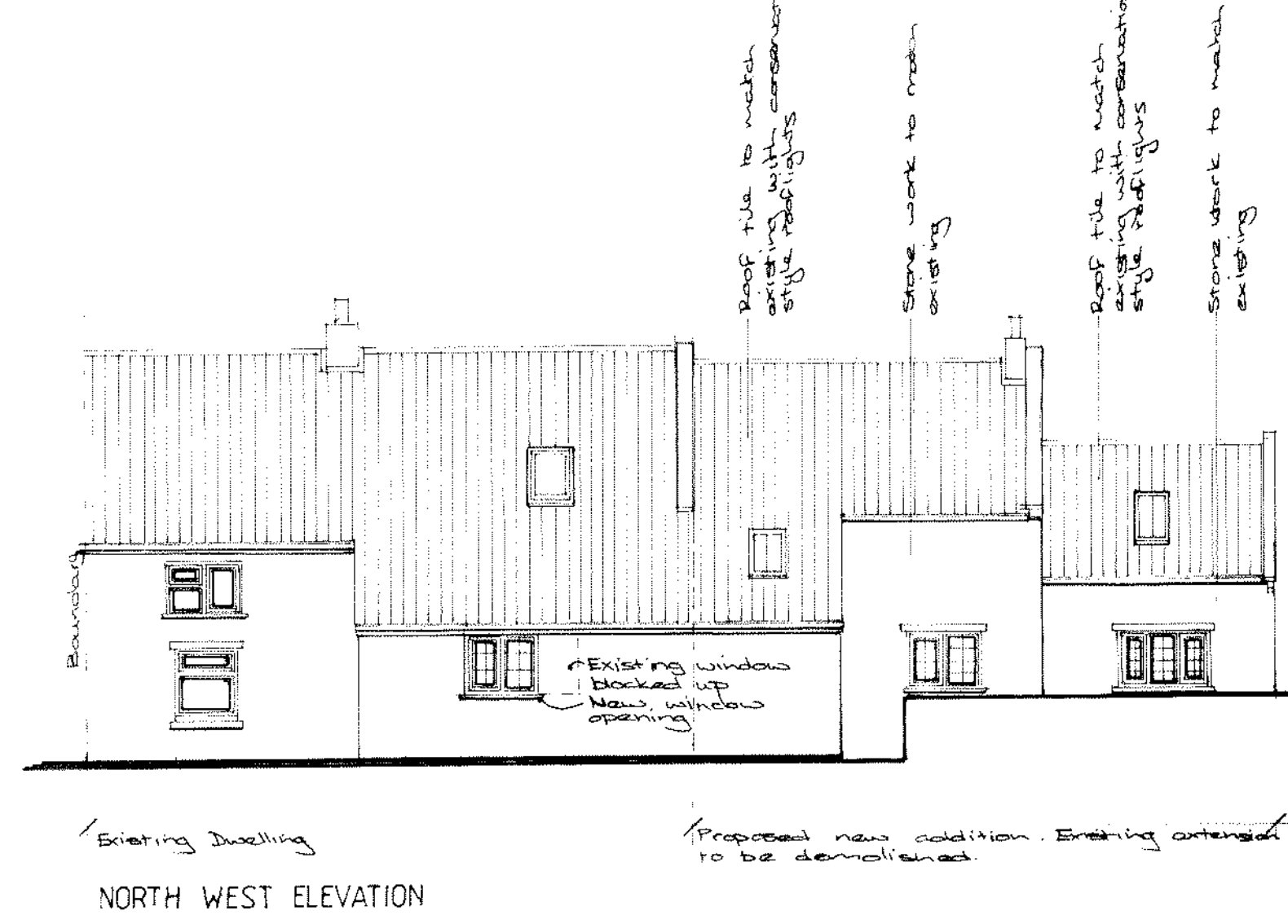
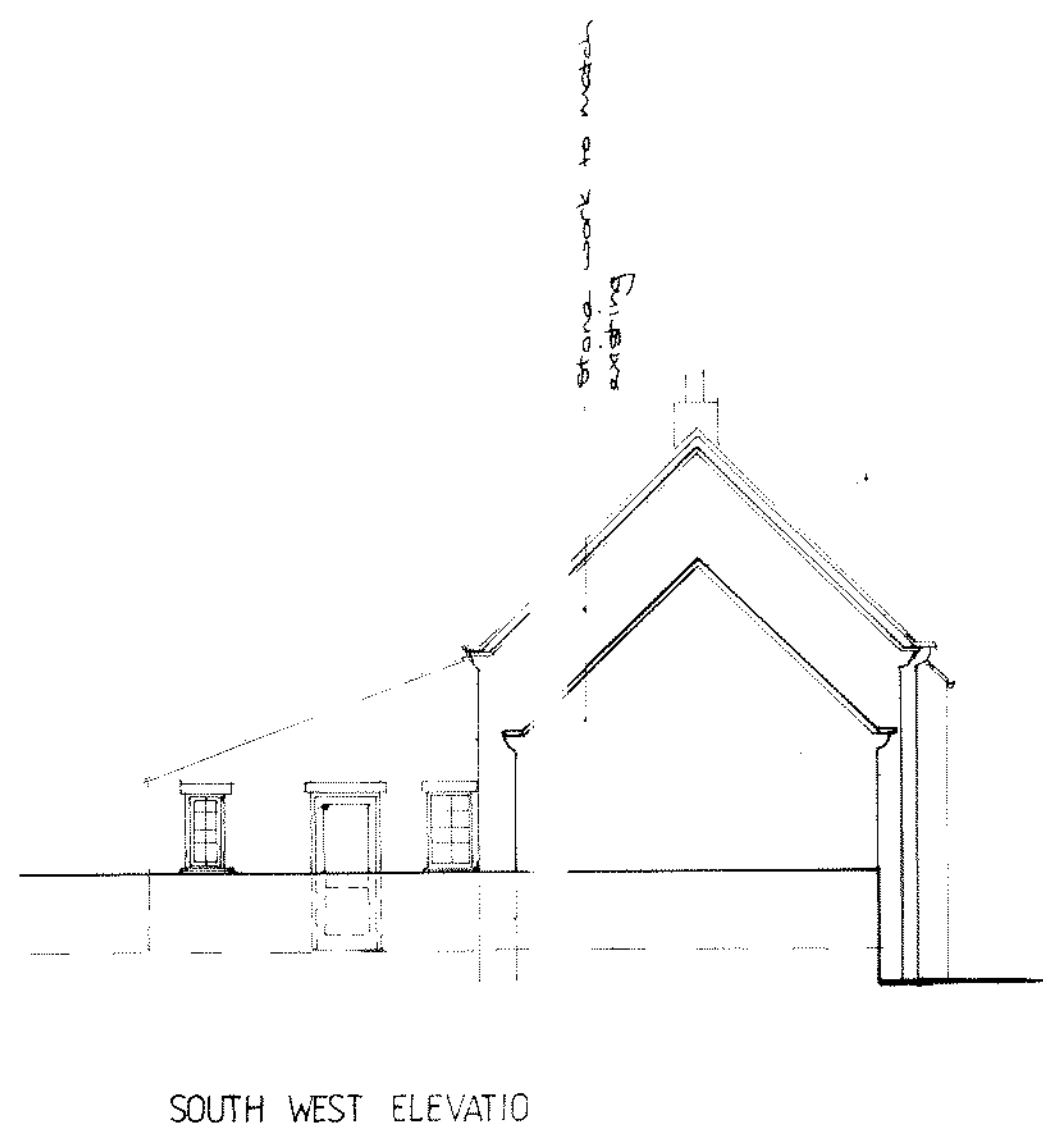
NW/NPA
20 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

PROPOSED FIRST FLOOR PLAN

Date	Feb '08	Job no.	07/09
Drawn	VW	Dwg no.	05
Scale	1:50	Rev.	

Miss V Wharton
Architectural Design
7 Red Scar Lane
Newby
Scarborough
YO12 5RH



NYMIPA
28 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM, SILPHO BROW,
SCARBOROUGH

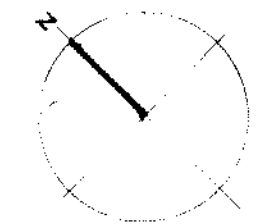
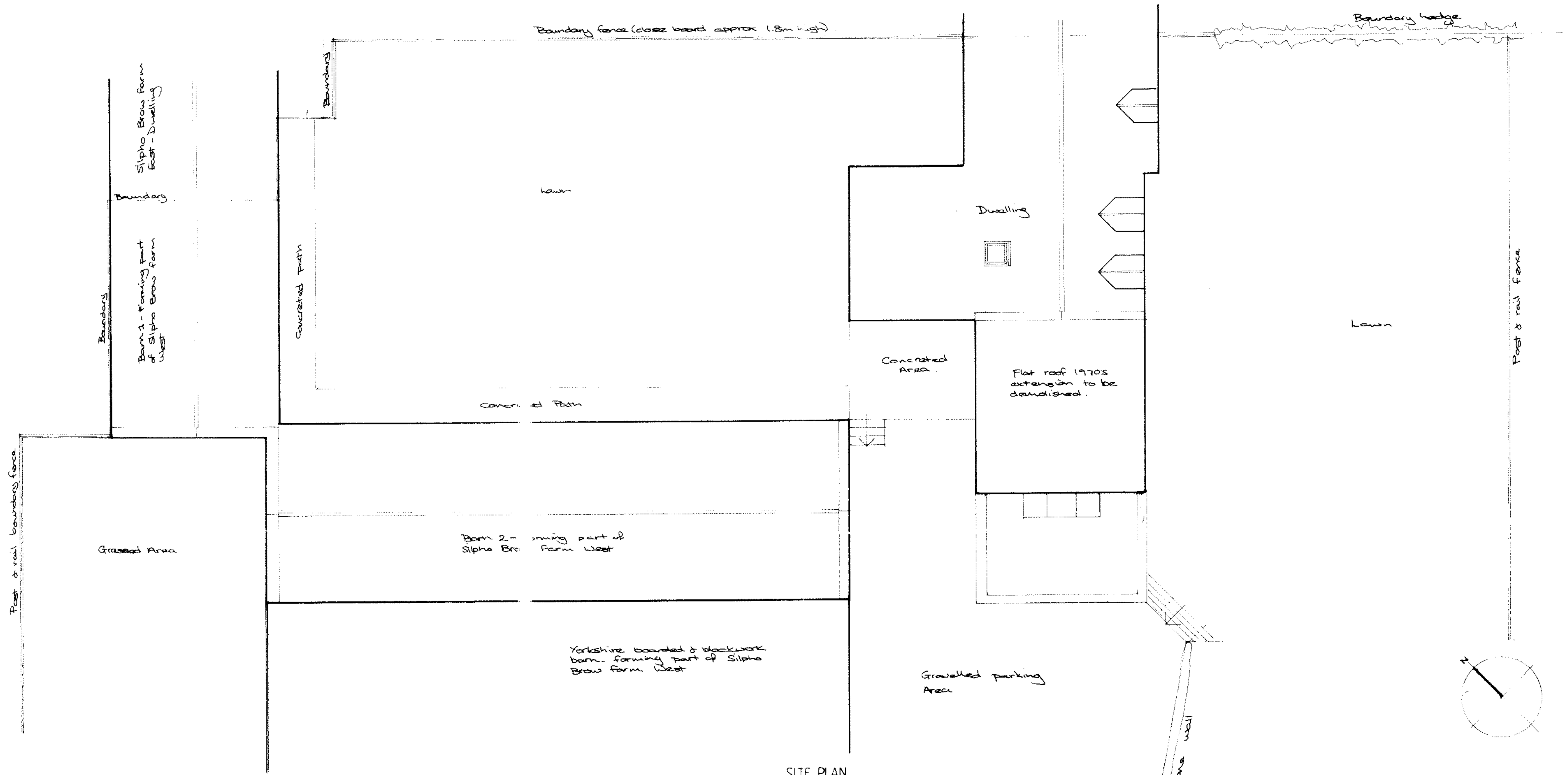
PROPOSED ARRANGEMENTS

Date Feb 08 Job no. 07109

Drawn VW Eng no. 03

Scale 1:50 1:100 Rev.

Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby
Scarborough
YO17 5RH

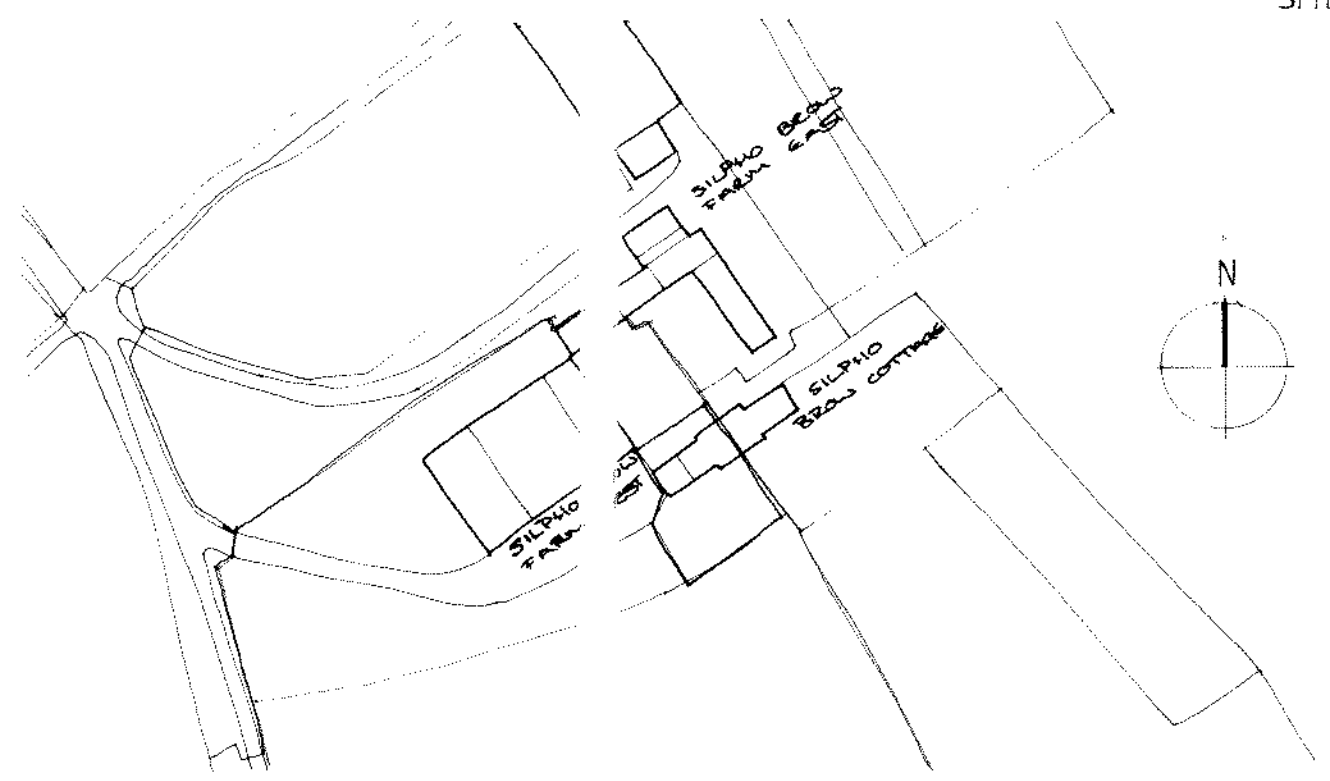


NYMNPA
28 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

EXISTING SITE & LOCATION PLANS
Date Feb '08 Job no. 07/09
Drawn VW Drg no. 01
Scale 1:100 1:1250 Rev

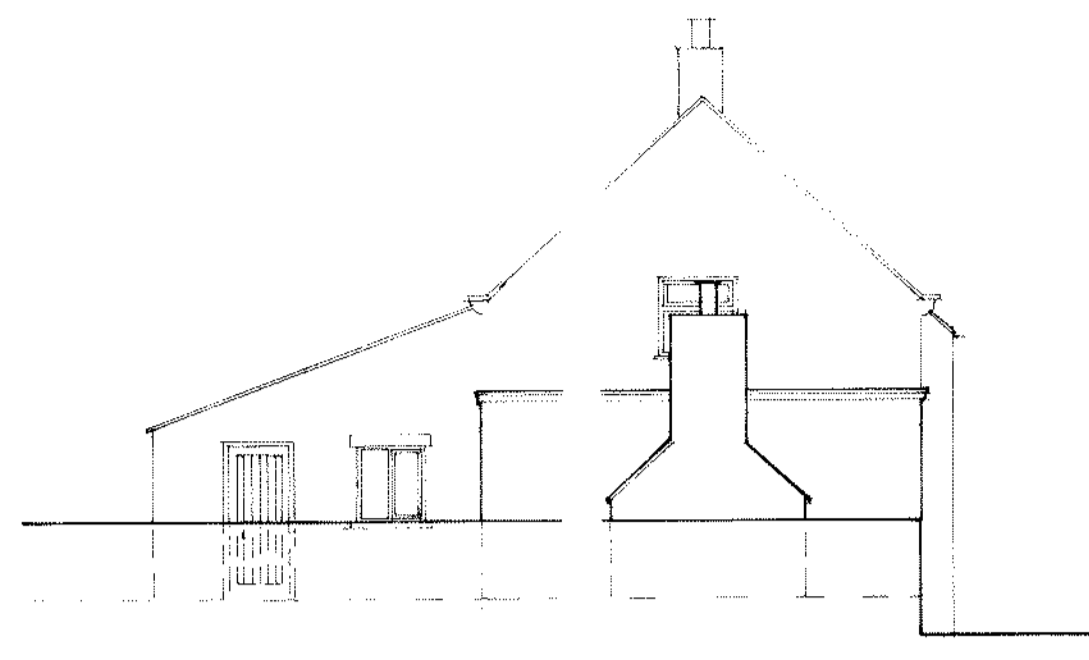
Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH



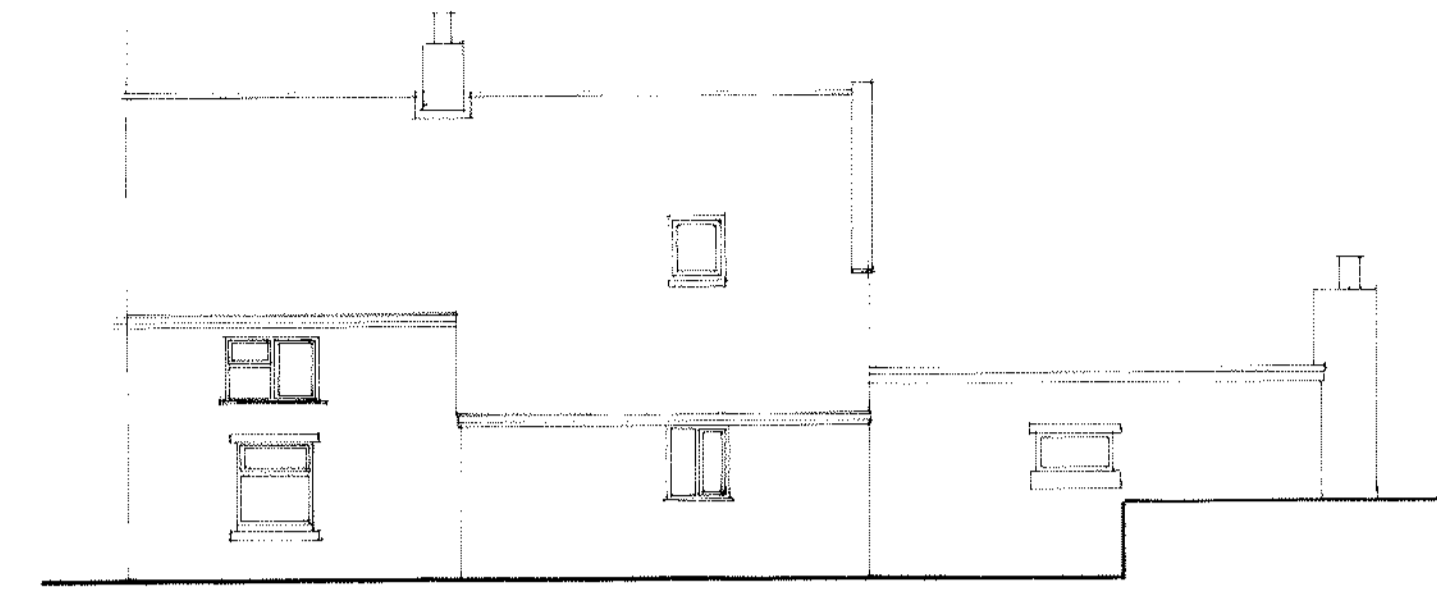
LOCATION PLAN



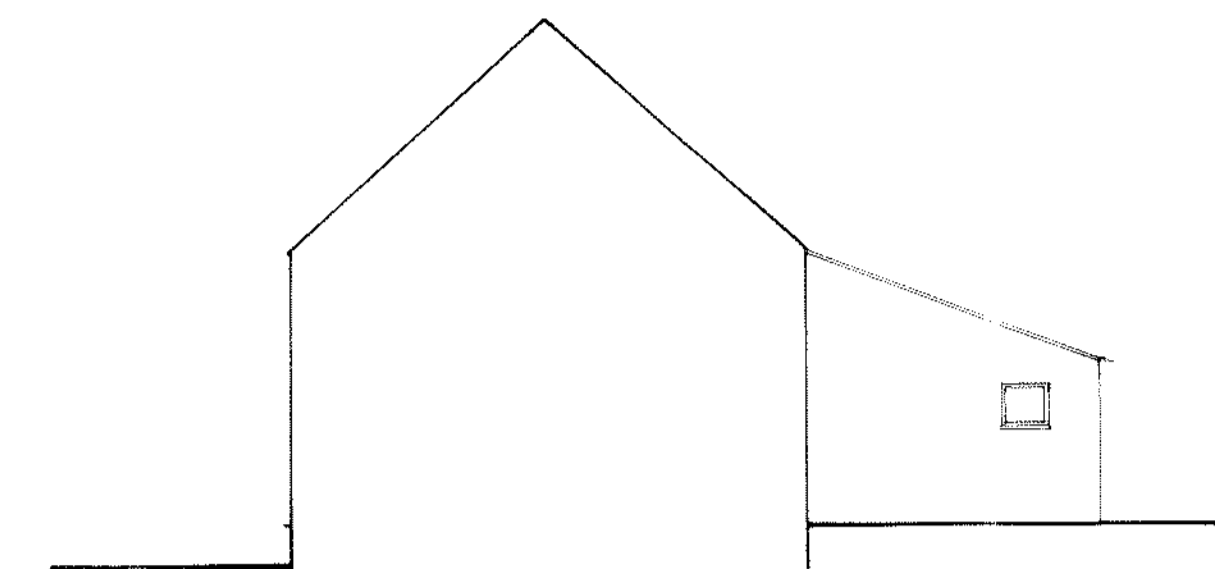
SOUTH EAST ELEVATION



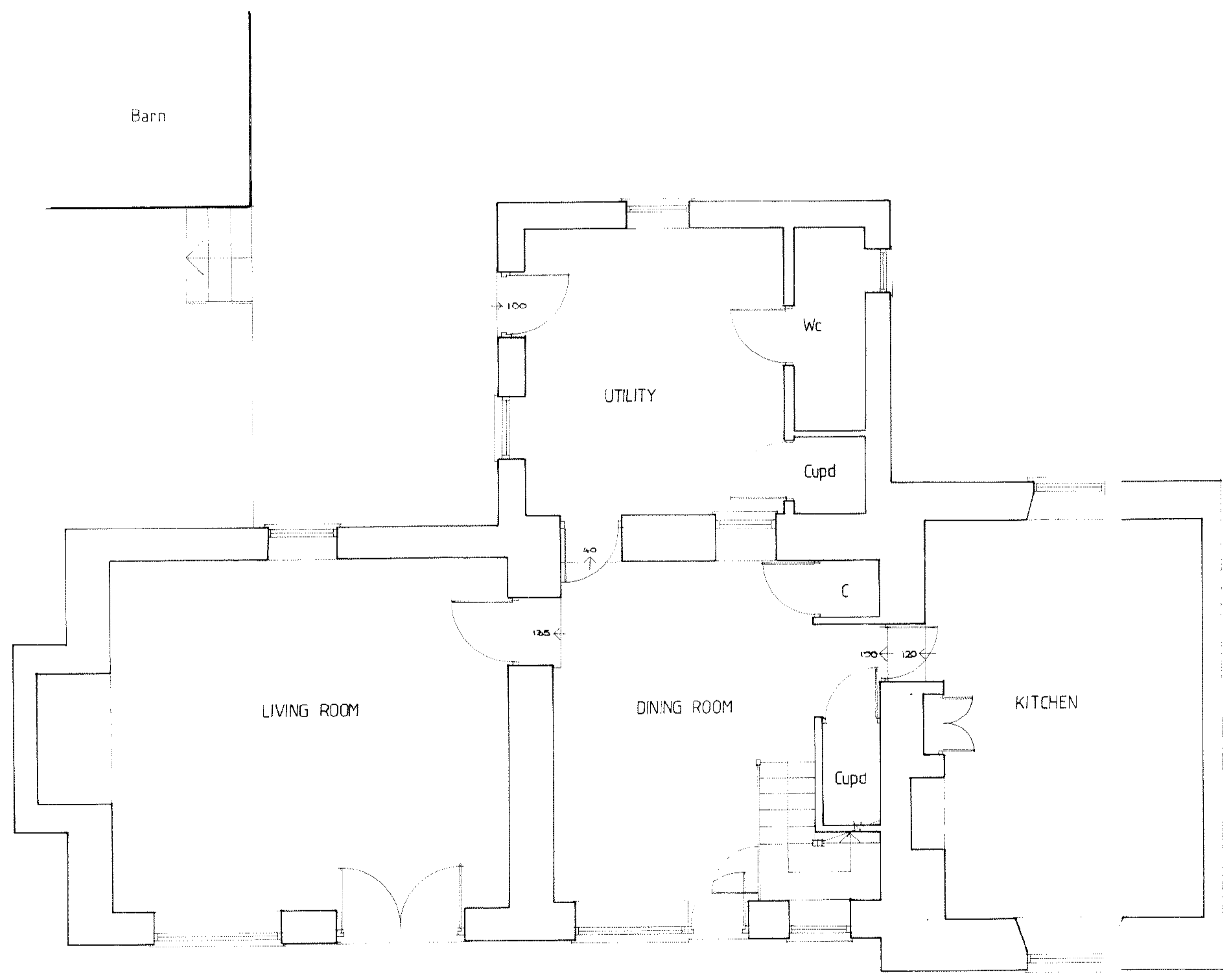
SOUTH WEST ELEVATION



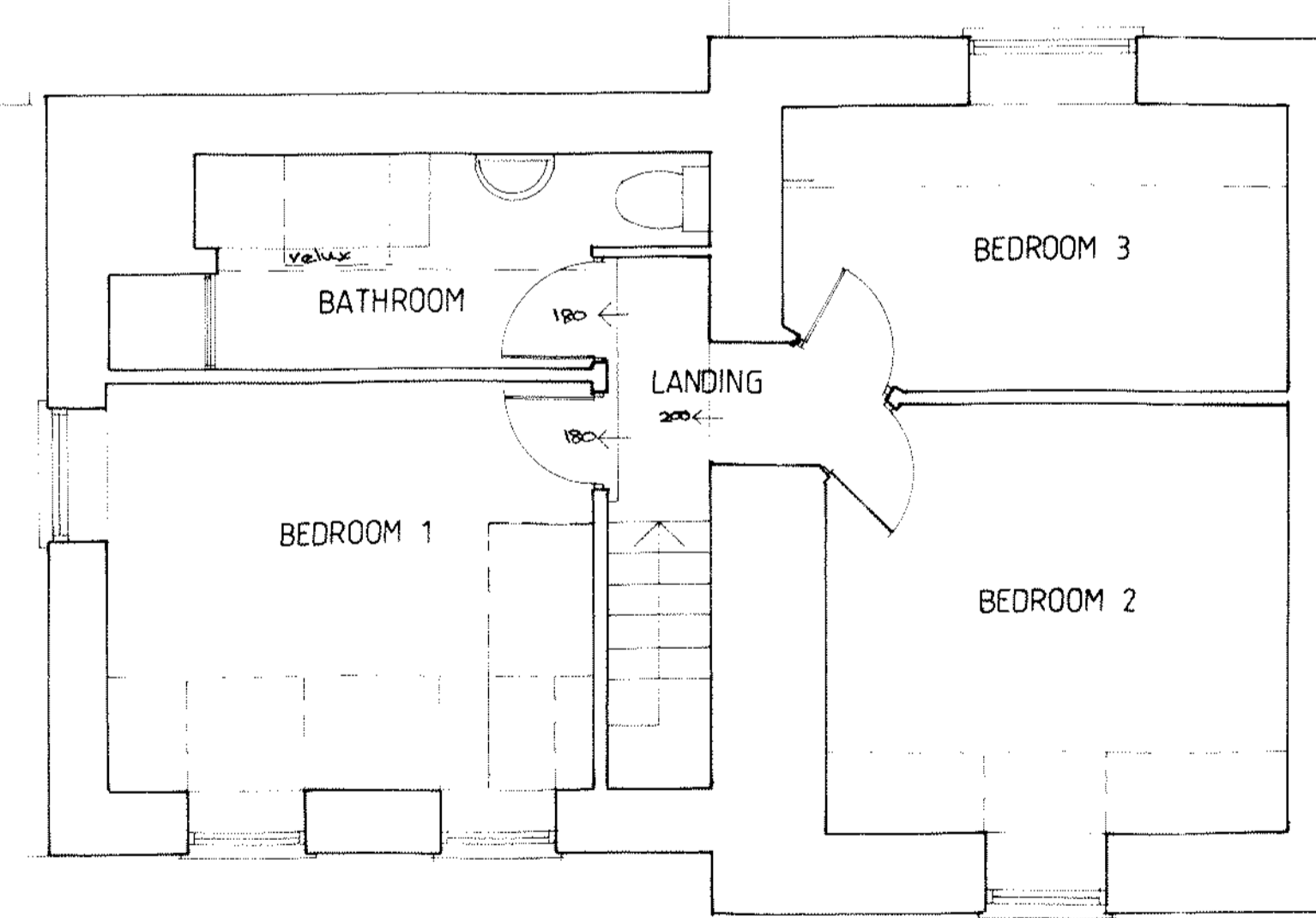
NORTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NYMNP
28 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS TO
SILPHO BROW FARM WEST, SILPHO BROW,
SCARBOROUGH

EXISTING ARRANGEMENTS
Date: Sept 07 Job no: 07/09
Drawn: VW Dwg no: 02
Scale: 1:50 1:100 Rev:

Miss V Wharton
Architectural Design
Willow Cottage,
Low Dales,
Hackness,
Scarborough
YO13 0JU



For office use only

North York Moors National Park Planning Application Form

Ref: 08/057

Admin Ref:

Date valid:

Grid ref: SE 98096, 93283

Please read the booklet
How to fill in your Planning Application
before completing this form.

PL 1

SECTION 1 YOUR DETAILS

1. Applicant

Name MR D TODD

Address SILPHO BROW FARM WEST

SILPHO BROW,

SCARBOROUGH

Post Code YO12 5TP

Tel No

2. Agent

Name MISS V WHARTON

Address 7 RED SCAR LANE,

NEWBY,

SCARBOROUGH

Post Code YO17 5DL

3. Applicant's interest in the land

OWNER

NYMINPA

28 FEB 2008

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

SILPHO BROW FARM WEST, SILPHO BROW,

SCARBOROUGH

5. Applicant's interest in adjoining land

SEE SITE PLAN

6. Brief description of proposed development

PROPOSED EXTENSION TO SIDE OF DWELING

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)

- A. Full application including building works
- B. Application for change of use (no building works)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12
go to Question 12
go to Question 8
go to Question 9
go to Question 10
go to Question 11

8. Outline Application

What is the area of the site?

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Layout
- Scale
- Appearance
- Access
- Landscaping
- None

go to Question 12

9. Reserved Matters Application

Date of outline permission Application No

Please tick those details which you wish the Planning Committee to consider formally at this stage.

Layout Scale Appearance Access Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed Application No

Condition No

go to Question 12

11. Renewal of temporary permission

Date permission granted Application No

12. Use

What is the building / land used for at present? DWELLING

If it is unused at present, what was its last use? N/A

and on what date did it stop being used for this? (if known) N/A

13. Access

Does your proposal require new or altered access? ~~YES~~ / NO (delete as appropriate)

If YES, please tick the relevant boxes:

New access to a road Vehicular Pedestrian

Altered access to a road Vehicular Pedestrian

Even if no alterations or changes are being sought, access arrangements will need to be described in the 'design and access statement'.



14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:

Water Supply Mains Private existing/~~proposed~~*

Surface Water Disposal Public Surface Water Sewer River/Stream existing/~~proposed~~*

Soakaway Other

Foul Sewage Public Foul Sewer Septic Tank Cesspit Other existing/~~proposed~~*

* delete as appropriate

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. Trees

Does the application involve: Felling or lopping trees / hedgerows ~~YES~~ / NO (delete as appropriate)

Planting trees ~~YES~~ / NO (delete as appropriate)

16. Materials

Walls STONE TO MATCH EXISTING

Roof RED CLAY PANTILE TO MATCH EXISTING

17. Is your application for business, retail or other commercial use?

~~YES~~ / NO (delete as appropriate)

If NO go to Section 5

If YES please complete Questions 18 - 23 of Section 4 on page 4 of this form

SECTION 5

WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. Plans

Please list below the plans which will accompany this application.

PLG NOS 07/09/01-05 & Design & Access Statement

5. Certificate of Ownership and Agricultural Holdings Certificate

You are required by law to complete either Certificate A or Certificate B (Ownership) and the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP : A

Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.

I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates

Signed [Signature] (Applicant/Agent)
* On behalf of MR D TODD (Applicant)
Date 26/02/08

CERTIFICATE OF OWNERSHIP : B

Complete if you do not own any or all of the building / land, along with Agricultural Holdings Certificate below.

I certify that: I have /the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name
Address at which notice served
Date on which notice was served
Signed (Applicant/Agent)
* On behalf of (Applicant)
Date

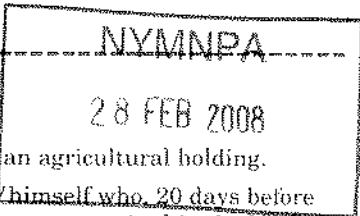
AGRICULTURAL HOLDINGS CERTIFICATE

This section MUST be completed. Delete either A or B and complete C.

- A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.
B. I have/the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:

Name of tenant
Address
Date notice was served

C. Signed (Applicant/Agent)
On behalf of MR D TODD (Applicant)
Date 26/02/08



6. I/WE hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I / We attach:

- for rural building conversion, any bat survey or structural engineer's report undertaken.
- the necessary plans numbered:
- 'design and access statement'.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.
- the fee of £ 135 - 00 by cheque/postal order no-

Signed (Applicant/Agent)
On behalf of MR D TODD (Applicant)
Date 26/02/08

* delete where appropriate

Design and Access Statement

For

**Additions & Alterations
to
Silhpo Brow Farm West,
Sipho Brow,
Scarborough**



Victoria Wharton BA Hons CAP

Design and Access Statement

The Site

The site is situated the North of Scarborough. The cottage itself is a typical stone built farm cottage with a pantile roof. The cottage is semi detached with the adjoining neighbours to the North East of the site.

The farm is made up of the cottage, two stone barns (labelled Barn 1 and 2 on the site plan Drg no. 07/09/01) and two joined dutch barns (clad with Yorkshire boarding). To the North East is the adjoined cottage and to the North West or rear is Silpho Brow Farm East, comprising the remainder of the stone barns which have been converted to form the dwelling, and a couple of dutch barns. So the main buildings are stone with pantile roofs.

The cottage at Silpho Brow Farm West has been extended at least once if not twice to the side of the original building. The last of these extension being in the 1970's judging by the style and finish of it. This has a flat roof and obviously is not in keeping with the rest of the building. Also the stone work to this building is poor, undressed and randomly walled instead of being dressed and coursed like the rest of the building.

With regard to the 1970's extension we are proposing to demolish this and rebuild with a one and half storey extension in its place. Also we are proposing to extend to the side of this with a smaller single storey extension which will have a mezzanine in the roof. To the rear we are extending the property also in order to create a new entrance, wc and circulation space.

The proposed development would create a larger family home for the applicant and his family of three children possibly four in the future.

Within the existing dwelling the layout has been reworked in order to create a better solution that works with the family.

Consultation

The proposed development has not officially been discussed with any of the neighbouring residents within the area. However the applicant has had an informal discussion with his adjoining neighbours at Silpho Brow Cottage. Also, we have consulted with the North York Moors National Park on the 17th July 2007 on site with Hilary Saunders. The outcome of this meeting was that the proposal would be acceptable subject to a sympathetic design.

The design

As the development comprises an extension to an existing dwelling we have tried to be considerate towards the host building while still achieving usable rooms within the house (first floor in particular).

The first floor obviously poses some problems as with most half storeys some of the floor area is not usable and so we have lowered the floor in the lounge

NYMNP

28 FEB 2008

which allows the floor above to also be lowered in order to give us as much space in the master bedroom as we can achieve.

Whilst doing this we have been able to lower the ridge line so the host building still remains dominant.

Again with the addition to the side of the one and half storey extension we have repeated the process and not only stepped the ridge but the internal floor as well in order to provide a mezzanine within the study.

Externally the materials will match the existing building with the walls been stone and walled in a similar manner to the host building, the roof will be red clay pantiles which should have a similar dish to the existing roof tiles.

The windows will be of a similar design to the existing windows and the same goes for the doors.

Access

The access to the site is along a tarmac road. It is a single-track road and access is obviously restricted because of this. No additional traffic will be travelling on this road due to this development.

The access to the building itself is down three or four steps at the moment and so access for disabled is not really feasible.

The steps can be made less steep and more suited to an ambulant disabled stair however because of site constraints it is unfeasible to expect disabled ramped access unfortunately.

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Evaluation

The proposed development would enhance the surrounding area and have a small impact on the appearance of the area.

The cottage's appearance would certainly be improved by the demolition of the flat roof extension. This extension is both inappropriate and not particularly well done. The proposals would improve the appearance of the host building and its setting.

While we are aware the extension is quite large, we are creating a family home for the twenty-first century and thus the needs of a family have changed and evolved since this cottage was built. We are trying to create a dwelling which can still be used and thus be sustainable.

We feel the extensions would improve and enhance both the host building and its surrounding with having little impact on the neighbours and for these reasons we hope the National Parks Authority will look favourably upon them.

Mrs A L Bird
"The Mires"
The Mires
North Newbald
YORK
YO43 4SE

16/06/2021

The Planning Inspectorate

APP/W9500/C/21/3272453 – Silpho Brow farm West YO13 0JP

To whom it may concern

I am pledging my complete and total support in the above case in favour of the charity.

Having adopted a horse from here, I can honestly say that I am astounded by the decision made not to allow the permission to go ahead.

- The time I spent up there on numerous occasions – I was the only visitor to the farm
- Fields become muddy and poached. Ask any landowner with livestock. It rains – the farm is on a hillside. At no point during my visits was the lane inaccessible due to this reason
- Yes – the farmyard is slightly untidy, but unless you actually turn in (it is a no through road and the last property on the lane) are cosmetics actually an issue? Considering the restrictions that have been placed upon us all over the last 16 months and that this is a charity relying on the goodwill of volunteers, it has been extremely difficult to ask for help without breaking laws and recommendations set down by parliament

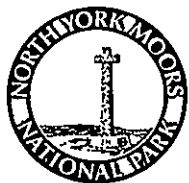
Has anyone actually thought that this is charity, whereby every last penny goes into the care and needs of the horses? Has anyone taken the time to see how well cared for and attended to these animals are? This isn't a government backed establishment that has a never ending supply of income. The main point is that the horses are living their best lives up there – for some – probably for the first time in their lives they are being shown love, compassion, not feeling hunger. Feed bills, Vet, farrier fees are not inexpensive. Anyone with an ounce of compassion would turn their head away from an untidy yard – which can easily be resolved once restrictions are lifted and concentrate on the welfare aspect instead. If this wasn't being met – then I could understand any sort of application being turned down. This whole situation seems to be a pointless waste of time and resources caused by the complainant.

We are supposed to be a nation of animal lovers

Regards

Anne Bird





NORTH YORK MOORS NATIONAL PARK AUTHORITY

HS LW CT

CASE OFFICER Mrs Hilary Saunders

08/0700

001104

A. PROPOSED DEVELOPMENT
Parish 4/26 - Harwood Dale
Applicant Mr Darren Todd
Development Change of use of existing barn to 1 no. holiday letting cottage
At Barn at Silpho Braw Farm, West Silpho, Braw

D. PROCEDURE
Plan Ref. No. NYM/2008/0700/FL
Date of Receipt 11th September 2008
Date of Validation 5th November 2008
Date for decision 31st December 2008
Acknowledged 11 November 08
Plotted 15/09/08 Initials EF
Grid Ref: SE98059, 93300
DoE Code 18
Road class
Major Application

B. DEVELOPMENT PLAN POLICIES
Relevant RSS/E.U.Dirs/H.R.A none
Relevant Local Plan Policies BES DPS
Bat / Structural / Tree Survey / FRA supplied
BROWNFIELD/GREENFIELD/AGR.CONV/NON AGR.CONV n/a
Departure no
County Matter Yes/No
EIA Schedule 1/Schedule 2 Yes/No
If Schedule 2, is statement required Yes/No

E. CONSTRAINTS
Flood plain
Conservation Area
Listed Building Grade
TPO/Hedgerow
Rights of Way Bridleways - not withi...
SSSI, Ant Mons, Nat Trust, Article 4, RAF (10.5), SPA, Section 3 Woodland, Section 3 Moorland, Historic P+G, West MOD 15/45

Table with 3 columns: Consultation Body, Date consulted, Reply by. Includes entries for Silpho Braw farm east, Silpho Braw Cott, RC with Bat NE survey, YW, and EHO.

F. SITE NOTICE POSTED 12/11/2008
Date of expiry for Site Notice 3/12/08
ADVERTISEMENT
IN Date of Expiry

SITE HISTORY GD/ENR/10/99, 40260008, A+B-CD, 40260008, A+B-NE, C-CD, 40260001-2D, 40260003, A-CD, 79S, 837, 843, 1133, 1486, 918 - enforcements, 2007/183, 2008/187, NYM0075/2007, NYM0231/2007, NYM0235/2006, NYM0232/2006

DECISION 29 DEC 2008
Date of Decision
Application Type: Outline Full Reserved Matters Others
Decision type: Approved Approved with non-statutory conditions Refused
Date of expiry 29 Dec 2011 Temporary/statutory
Recommendation of PO APPROVE

PRE-REGISTRATION

✓ if OK ? if not

Admin	Plg Officer,
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	

- 1. Forms X4 (i) Signed YES (ii) Dated YES
 - 2. Amount of fee £325
 - (i) Site Area
 - (ii) Floor Area
 - (iii) Volume (p.d.?)
 - 3. S66 Ax4 Ag Holding X4 Env Form
 - 4. Location Plan INSERT IN A2x4 Scale 1:1250
 - (i) Red Line YES (ii) Blue Line YES
 - 5. Plans (i) Existing 'ARRANGEMENTS' - A2x4, SITE PLAN - A2x4
 - (ii) Proposed 'ARRANGEMENTS' - A2x4, SITE PLAN - A2x4
 - (iii) Others
- Documents A VALIDATION CHECKLIST - A4x4
- B STRUCTURAL ENGINEERS INSPECTION - A4x4
- C
- D
- E
- F

6. Development description CHANGE OF USE OF EXISTING BARN TO HO. HOLIDAY LETTING COTTAGE

7. Do any accompanying documents need to be:
- (i) sent to consultees Yes No
 - (ii) put on Part 1 Yes No
- Send Pre-Reg acknowledgement plus paras ① Bat survey

The application is (circle number of which is applicable)

- I complete - commence processing/consultations
- II incomplete but - commence processing/consultations (can't redate)
- III incomplete but - commence processing/consultations (will redate)
- IV ④ so incomplete it is unfit, send Pre-Reg Ack letter and hold

Signed Date 15/9/08

After initial processing:

- 1) The application is now complete, send Ack and re-date
- 2) Send additional plans/documents to
- 3) Place additional plans/documents on Pt. 1

YES	NO
✓	
✓	
✓	

Signed Date 11/11/08

ADDED TO PROGRESS SHEET

2008/700

Hilary Saunders

From: Hilary Saunders
Sent: 14 February 2009 16:13
To:
Subject: Barn Conversion at Silpho Brow

Dear Darren,

Thank you for your e-mail received on 28th January 2009 regarding the above.

In response to your questions I would answer as follows:

1) The planning permission does not allow for complete demolition of this elevation - a new application will be required if you propose to undertake such work. Consequently, I would advise you that the only option under the current planning permission would be the use of tie bars to stop any further movement, and retain the existing character of the building.

2) Disconnection of your neighbours tank during building works is a civil, not a planning matter and you will need to reach an agreement with Mr & Mrs Davey regarding this.

I trust the above advice is of assistance but if you have any further queries, please do not hesitate to contact me again at the above address.

Yours sincerely,

Hilary Saunders
Senior Area Planning Officer

NYMNP

28 JAN 2009

6

From: Jd Projects
Sent: 28 January 2009 11:02
To: Hilary Saunders
Subject: darren todd holiday cottage questions

Good morning Mrs saunders,

I hope this email arrives successfully the computer thing is very new to me so i will probably ring later to make sure you receive it!!!As you now planning permission was passed 19 Dec 2008 and we are hoping to start shortly.Our neighbour Peter Davey has expressed a couple of small concerns and in order to allow access onto his land would like these answering.

1)over a period of years a small lean has appeared on the north facing wall which is now touching his oil tank.I feel we have two options to remedy this either to completely demolish the wall and rebuild or secondly place tie bars through the cottage to stop any further movement and would also help preserve the rustic appearance.Our structural report clearly states that the building is in excellent order to convert in its present condition we feel either application would satisfy Mr Davey's concerns

2)Either process would involve disconnecting the tank moving it forward approx 1 metre and temporarily reconnecting then moving back once the remedial work has been completed pretty much back to the present position.

We aim to convert the cottage fast&effiecently&amicbally and with strict guidance from building control to offer our neighbour peace of mind and assurance that the works will be completed to a satisfactory standard.I look forward to your assistance and advice on this matter.

yours sincerley
darren todd

Scanned by MailDefender - managed email security from intY - www.maildefender.net

Darren Todd

Your ref:

Our ref:

Date: 02 February 2009

This matter is being dealt with by: Hilary Saunders

Dear Sir

Holiday Cottage Enquiry

Thank you for your email regarding the above, received today.

Many enquiries require us to either research the matter or undertake a site visit.

We will endeavour to provide you with a full response to your letter within 10 working days.

In the meantime if you have any queries regarding the progress on responding to your letter please telephone this office at the above number. If the officer dealing with it is unavailable our planning administration staff would be pleased to assist you.

Yours sincerely

Mrs F Farnell
Planning Administration Officer

<u>LETTER_TITLE</u>	<u>RECIPIENT_NAME</u>	<u>RECIPIENT_ADDRESS</u>	<u>PRINT_DATE</u>	<u>ACTUAL_REPLY_DATE</u>
NYM/2008/0700/FL IncompleteAgent	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	16 Sep 08	
Worksheet2 ParishConsultForm	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13 0HN	11 Nov 08 11 Nov 08	
InternalMemo21	Internal - Ecology	The Old Vicarage Bondgate Helmsley York YO62 5BP	11 Nov 08	14 Nov 08
InternalMemo21	Internal - Ecology	The Old Vicarage Bondgate Helmsley York YO62 5BP	11 Nov 08	
SAcknowledgeAgentValid	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	11 Nov 08	
DistrictStandard	Scarborough Borough Council	Town Hall Scarborough North Yorkshire YO11 2HG	11 Nov 08	
StandardConsult	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13 0HN	11 Nov 08	

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATETIM</u>	<u>ACTUAL REPLY DA</u>
StandardConsult	Area Traffic Manager - Scarbo	Highways North Yorkshire The Garth White Leys Estate Whitby YO21 3PD	11 Nov 08	28 Nov 08
StandardConsult	Area Traffic Manager - Scarbo	Highways North Yorkshire The Garth White Leys Estate Whitby YO21 3PD	11 Nov 08	
StandardConsult	Natural England - Developmen	Natural England Government Team West Government Buildings Otley Road Lawnswood Leeds LS16 5QT	11 Nov 08	11 Dec 08
StandardConsult	Natural England - Developmen	Natural England Government Team West Government Buildings Otley Road Lawnswood Leeds LS16 5QT	11 Nov 08	
StandardConsult	Yorkshire Water Services Ltd	(Po Box 500) Land & Planning Western House, Western Way Halifax Road Bradford, BD6 2LZ	11 Nov 08	
NeighbourScarSouth	Owner/Occupier	Silpho Brow Cottage Silpho Scarborough YO13 0JP	11 Nov 08	
StandardConsult	EHO - Scarborough	Town Hall St Nicholas Street Scarborough North Yorkshire, YO11 2HG	11 Nov 08	
NeighbourScarSouth	Owner/Occupier	Silpho Brow Farm East Silpho Scarborough YO13 0JP	11 Nov 08	
StandardConsult	Yorkshire Water Services Ltd	(Po Box 500) Land & Planning Western House, Western Way Halifax Road Bradford, BD6 2LZ	11 Nov 08	12 Nov 08

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATE/TIME</u>	<u>ACTUAL REPLY DATE</u>
Standard Consult	EHO - Scarborough	Town Hall St Nicholas Street Scarborough North Yorkshire, YO11 2HG	11 Nov 08	18 Nov 08
NeighbourScarSouth	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	11 Nov 08	21 Nov 08
NeighbourScarSouth	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	11 Nov 08	08 Dec 08
Notice AcknowledgePost	Mr & Mrs J Duffy	Surgate Brow Farm Silpho Scarborough North Yorkshire. YO13 0JP	11 Nov 08 18 Nov 08	
AcknowledgePost	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	25 Nov 08	
PublicAgent	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	1 Dec 08	
PublicParish	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13 0HN	1 Dec 08	
PublicNeighbour	Mr & Mrs J Duffy	Surgate Brow Farm Silpho Scarborough North Yorkshire YO13 0JP	1 Dec 08	

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATETIM</u>	<u>ACTUAL REPLY DA</u>
PublicNeighbour	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	1 Dec 08	09 Dec 08
PublicNeighbour	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	1 Dec 08	
Ack-PreCttee	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	9 Dec 08	
DecisionApproveAgent	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	24 Dec 08	
DecisionApprove	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	29 Dec 08	
Determined	Harwood Dale Parish Council	c/o Mrs J-Marley 41 Scalby Road Burniston Scarborough YO13 0HN	5 Jan 09	
Determined	Yorkshire Water Services Ltd	(Po Box 500) Land & Planning Western House, Western Way Halifax Road Bradford, BD6 2LZ	5 Jan 09	
Determined	EHO - Scarborough	Town Hall St Nicholas Street Scarborough North Yorkshire, YO11 2HG	5 Jan 09	

LETTER TITLE

Determined

RECIPIENT NAME

Mr & Mrs.J Duffy

RECIPIENT ADDRESS

Surgate Brow Farm
Silpho
Scarborough
North Yorkshire
YO13 0JP
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

PRINT DATETIM

5 Jan 09

ACTUAL REPLY DA

Determined

Peter and Sheila Davey

5 Jan 09

NORTH YORK MOORS NATIONAL PARK

Internal Memorandum

To: VAD

From: Mrs H Saunders

File Ref: NYM/2008/0700/FL

cc:

Date:

Application for change of use of existing barn to 1no. holiday letting cottage at barn at Silpho Brow Farm, West Silpho Brow

For Mr Darren Todd, Silpho Brow Farm West
Silpho Brow
Scarborough
North Yorkshire
YO13 0JP

I enclose for your attention the file relating to the above planning application which was approved by the Planning Committee on the 11 December 2008 , regarding the access arrangements.

Amended plans have now been received and I should therefore be pleased if you would, as Chief Planning Officer, approve the issue of the decision notice, with Condition 2 being amended to

2. AP3 Original plans amended by plans received on 19 December 2008 and letter received on 10 December 2008.

Development Plan policies relevant to the decision

Local Development Framework – DP 8 Conversion of Traditional Rural Buildings

Reason for Approval

The building to be converted is a traditional stone and pantile building which is structurally sound and contributes to the character of the area. The proposed alterations to the buildings are minimal and respect its existing character and the activity levels resulting from the development would be appropriate for the area. The proposal is therefore considered to be in accordance with Development Policy 8 of the Core Strategy and Development Policies contained within the Local Development Framework.

I should be pleased if you would, as Chief Planning Officer, approve the issue of the decision notice.

Application No: 2008 / 700

Date of receipt of amended plans: 19/12/108

AMENDED PLANS CHECKLIST

Checklist to be completed by APO on receipt of amended plans before passing files to planning admin:

CHECK				YES/NO	DATE
Does DESCRIPTION need amending? If so, it should read:				NO	
Copy of plan and/or letter to Part 1?				Yes	23/12
Is redating required?				NO	
Re-consult:	14 or 21 days (comments requested)	District Part 1 (tick)	Info Only (tick) (to go with decision notice)		
District				NO	
Parish				NO	
Highways				NO	
EHO or Env Agency				NO	
Internal				NO	
Neighbours				NO	
Others				NO	
New Site Notice or Adverts?				NO	
Amended plans scanned for web and MVM?				Yes	23/12
Have plans been stamped/amended?				Yes	
Does plotting need adjusting due to amended red line?				NO	
Additional Notes				NO	

ADDITIONAL AMENDMENTS

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development - as indicated on the previous page
- Change in site boundaries
- Other (as specified below)

Victoria Wharton BA Hons CAP

7 Red Scar Lane
Scarborough
YO12 5RH

**Architectural
Design**

18th December 2008

Dear Mrs Saunders,

Proposed Alterations to Barn at Silpho Brow Farm West,

Silpho Brow, Scarborough

Your ref: NYM/2008/0700/FL

Please find enclosed revised site plan for the above works as requested I trust this will resolve all remaining issues.

If you require any further information please do not hesitate to contact me.

Yours Sincerely

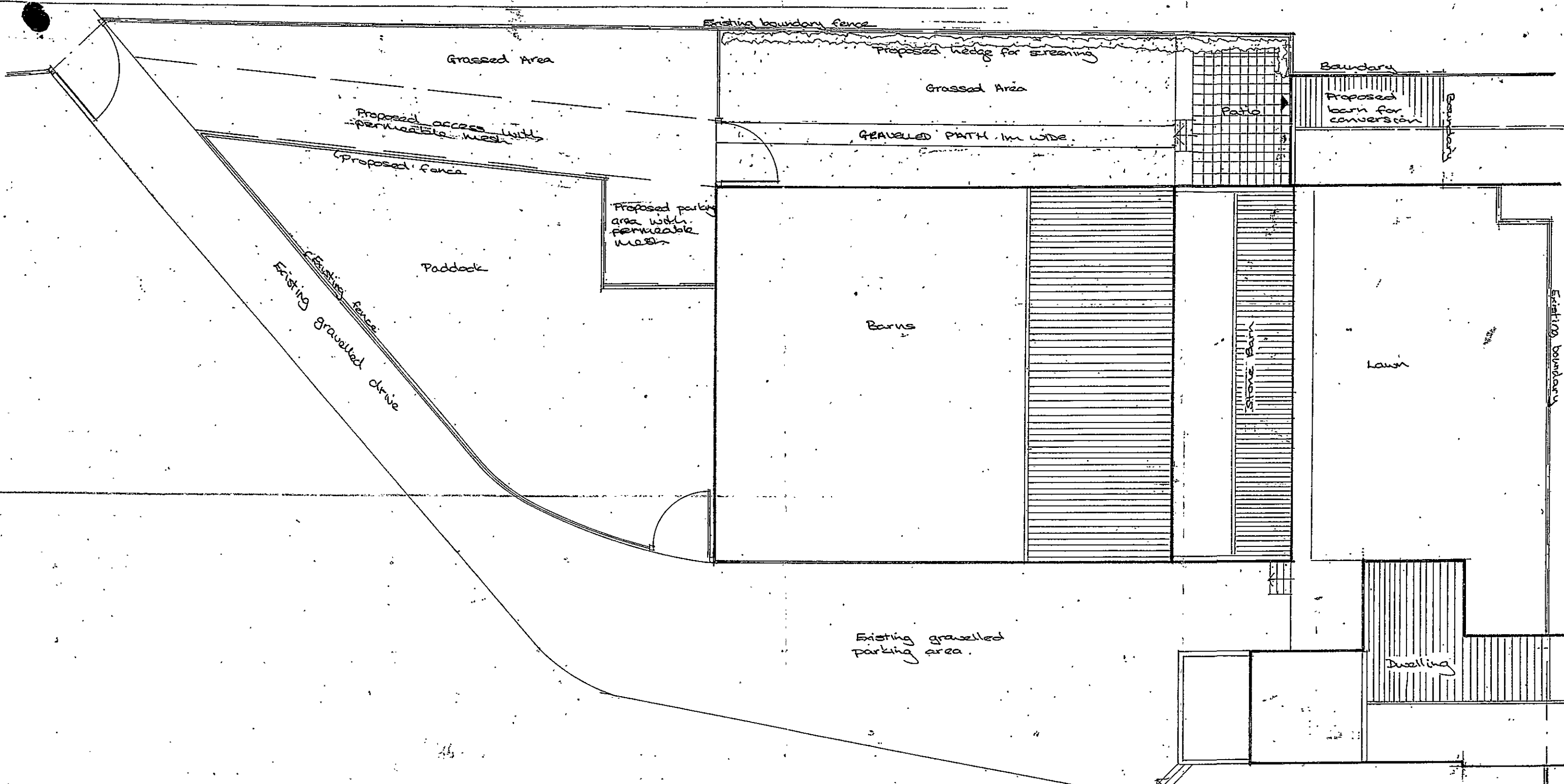
VWharton

NYMNPA

19 DEC 2008
CS

AMENDED

Notes



NYMNP
19 DEC 2008

AMENDED

Notes

**PROPOSED ALTERATIONS TO
BARN AT SILPHO BROW FARM
WEST, SILPHO BROW,
SCARBOROUGH**

REVISED SITE PLAN
SCALE 1:200 Dwg No. 05
REV A - PATH WIDTH REDUCED
VICTORIA WILKINSON
ARCHITECTURAL DESIGN
7 RED SCAR LANE, NEWBY
SCARBOROUGH YO12 6RH

Miss V Wharton
Victoria Wharton Architectural Design
7 Red Scar Lane
Newby
Scarborough
North Yorkshire
YO12 5RH

Your ref:

Our ref: HS/NYM/2008/0700/FL

Date: 15 December 2008

Dear Miss Wharton

Application for Change of Use of Existing Barn to 1 no. Holiday Letting Cottage at Barn at Silpho Brow Farm, West Silpho Brow

Thank you for the amended plans received on 10 December 2008.

I would advise you that the application was considered by the Planning Committee at its Meeting on 11 December 2008. Members resolved to approve the application subject to the receipt of a further amended plan which reduced the width of the gravelled walkway to the barn conversion, to 1 metre.

I look forward to receipt of these amended plans at your earliest convenience, so that the application may be determined and the decision issued.

I trust that the above advice is of assistance but if you have any further queries, please do not hesitate to contact me again at the above address.

Yours sincerely

Hilary Saunders
Senior Area Planning Officer

C.Bell

From: Eckersley, Phil (NE)
Sent: 11 December 2008 10:00
To: Development Control
Cc: Storey, Claire (NE)
Subject: Chang of use of barn to holiday cottage Silpho Brow Farm, West Silpho Brow.
NYM/2008/0700/FL

FAO Mrs H Saunders

Cc. Claire Storey Natural England for info

Thank you for consulting Natural England on the above application which we received on 12 November 2008. I apologise for the late return of our comments and thank you for the further information supplied in the form of the bat scoping survey which we received by email on 8.12.008.

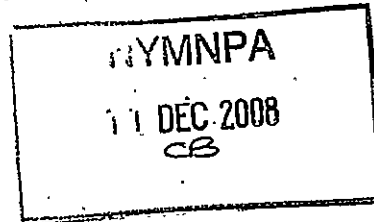
The report concludes that there is no evidence that bats are present and that the building has no potential for use by bats. Having consulted the report, Natural England is satisfied that the report has adequately assessed the building concerned and agrees with this conclusion.

Because there is always the possibility of bats being present in buildings at any time of the year it is the advice of Natural England that works to the roof and walls of the building should proceed with caution and we recommend that the following informative is placed upon any planning permission:

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement. Furthermore if appropriate contractors and other on-site workers should be made aware of any documents which describe what they should do and who they should contact for further advice in this situation. They should also be given Natural England's contact details which are: Natural England Yorkshire & Humber Government Team West. Telephone 0113 2613333'

The applicants should be informed that planning permission, if granted, does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the *Circular 06/2005*.

Phil Eckersley
Senior Specialist Enforcement
Natural England



I no longer work for Natural England's Yorkshire & Humber Government West team.

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11/12/2008

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NYMNP
11 DEC 2008

MEMBERS UPDATE SHEET

11 December 2008

Item 10 NYM/2008/0700/FL

Please see separate circulated sheet for recommendation.

HIGHWAYS - On the clear understanding that this application will be conditioned to remain ancillary to the main residence and to restrict use to holiday accommodation only, there are no highway objections to the application.

John Duffy, Surgate Brow Farm, Silpho - Additional comments - The parish had a meeting 3 days after the application was registered and therefore didn't carry out a site visit, or seek the opinion of ourselves or other neighbours. I have informed the chair of the council about my disquiet over this inappropriate method of coming to a decision.

Peter and Sheila Davey, The Shippon, Silpho Brow Farm East. - Additional comments - The Parish Council's decision appears to have been made in democratically and in haste as their comments were not made following and full committee. It transpires that two thirds of the properties affected by the proposed development are against it.

With regard to the plans there is, in addition to the existing door, a new opening to the south east elevation. Would also query whether the building is structurally sound as the north west of the granary leans on to our oil tank.

Additional Background information:

Amended plans have been submitted by the applicant's agent, omitting the vehicular access to the building and replacing this with a graveled pedestrian path to access the building. A short stretch of 'grascrete' track is proposed to provide more discrete parking at the side of the modern agricultural building.

NORTH YORK MOORS NATIONAL PARK AUTHORITY

SCARBOROUGH BOROUGH COUNCIL Parish: Harwood Dale	App Num. NYM/2008/0700/FL
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Proposal: change of use of existing barn to 1no. holiday letting cottage

Location: barn at Silpho Brow Farm, West Silpho Brow,

Applicant: Mr Darren Todd, Silpho Brow Farm, West Silpho Brow, Scarborough,
North Yorkshire, YO13 0JP

Agent: Miss Victoria Wharton, Victoria Wharton, Architectural Design, 7 Red Scar Lane,
Newby, Scarborough, North Yorkshire, YO12 5RH

Date for Decision: 31 December 2008

Grid Ref: SE 98059 93300

CHIEF PLANNING OFFICER'S RECOMMENDATION

APPROVAL subject to the following Conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on ...
3. PD01 Withdrawal of all PD Parts 1 & 2
4. RU11 Use as holiday accommodation only - outside villages
5. RU14 Holiday unit not sold or leased separately - outside villages
6. GA07 External lighting - submit details
7. DE05 Conversions - extent of rebuilding/repair work
8. MT3 Stonework to match
9. MT15 Natural clay pantiles to be used
10. MT60 Windows and doors - timber
11. MT61 Windows and doors - submit details of colour/finish
12. MT70 Guttering fixed by gutter spikes
13. MT72 Black coloured rainwater goods

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A.
3. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
4. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
5. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
6. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
7. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.

APPLICATION NO: NYM/2008/0700/FL

Reasons for Conditions (Continued)

8 & 9. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

10 to 13. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Reason for Approval

The building to be converted is a traditional stone and pantile building which is structurally sound and contributes to the character of the area. The proposed alterations to the buildings are minimal and respect its existing character and the activity levels resulting from the development would be appropriate for the area. The proposal is therefore considered to be in accordance with Development Policy 8 of the Core Strategy and Development Policies contained within the Local Development Framework.

NORTH YORK MOORS NATIONAL PARK AUTHORITY

SCARBOROUGH BOROUGH COUNCIL Parish: Harwood Dale	App Num. NYM/2008/0700/FL
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Proposal: change of use of existing barn to 1no. holiday letting cottage

Location: barn at Silpho Brow Farm, West Silpho Brow,

Applicant: Mr Darren Todd, Silpho Brow Farm, West Silpho Brow, Scarborough,
North Yorkshire, YO13 0JP

Agent: Miss Victoria Wharton, Victoria Wharton Architectural Design, 7 Red Scar Lane,
Newby, Scarborough, North Yorkshire, YO12 5RH

Date for Decision: 31 December 2008

Grid Ref: SE 98059 93300

CHIEF PLANNING OFFICER'S RECOMMENDATION

RECOMMENDATION AT MEETING

CONSULTATIONS

PARISH -

HIGHWAYS - On the clear understanding that this application will be conditioned to remain ancillary to the main residence and to restrict use to holiday accommodation only, there are no highway objections to the application.

ENVIRONMENTAL HEALTH OFFICER - No objections, subject to conditions restricting its use to holiday letting only and preventing any future use as a separate unit of permanent accommodation.

YORKSHIRE WATER - It is the developer's responsibility to ensure that an adequate supply of water can be made available and that the development will not interfere with Yorkshire Water's rights of access to apparatus. The application should also be referred to the Environment Agency or Environmental Health for comment on private treatment facilities.

SITE NOTICE EXPIRY DATE - 3 December 2008.

Mr & Mrs J Duffy, Surgate Brow Farm, Silpho - Object to the application. Our farm is located at the end of the narrow lane which provides access to the three existing dwellings here. It is becoming increasingly difficult move our livestock between our fields and buildings because of the increase in amount of traffic here. The National Park expressed concern about traffic generation when the original conversions were allowed, and it has indeed increased the volume of traffic. A holiday cottage would set a precedent for further such development as the other properties have buildings that could be converted. This would greatly increase traffic levels. In July 2008, planning permission was refused at the adjacent property, The Shippon, for the use of a building as a gun room, and this was refused on the grounds of the unsuitability of the access and a reluctance to allow such commercial development in a quiet rural location.

APPLICATION NO: NYM/2008/0700/FL

Additional comments - The parish had a meeting 3 days after the application was registered and therefore didn't carry out a site visit, or seek the opinion of ourselves or other neighbours. I have informed the chair of the council about my disquiet over this inappropriate method of coming to a decision.

Peter and Sheila Davey, The Shippon, Silpho Brow Farm East – The matter of further development at Silpho Brow Farm has been tested by the refusal of NYM2008/0385/CU in July 2005. This application for a small scale business that was to be run on a strictly appointment only basis was refused on highway safety grounds and would have generated a smaller controlled traffic flow than would be generated by a holiday cottage. The existing lane is currently struggling to cope with the current flow of traffic and unless upgraded and widened could not accommodate further traffic that would be generated by this proposal.

The proposed new entrance is onto an un-surfaced part of the road and is blind; being on the brow, there is also no turning area for vehicles. The creation of a gravel/hardcore drive also causes concern as it would be down a relatively steep slope and would cause a watercourse. The area of proposed sunken patio has been flooded on a number of occasions. A flood risk assessment is required.

There are also concerns regarding the effect the lowering the floor levels will have on the integrity of the existing internal wall between our properties. It could make it unsafe and interfere with the foundations. The existing stone boundary wall leans out and is leaning on our oil tank and would query whether it could support a new pantile roof.

Roof lights would be unacceptable as they would encroach on our privacy. There has also been no consideration given regarding how noise and light pollution can be kept to a minimum.

The application property has already got permission to substantially extend its main property and from early next year there will be 2 adults and 5 children living there, so the volume of traffic will be increased to an unsafe level even without the holiday cottage.

We feel the proposal would be an unsuitable form of development and cause the immediate infrastructure to be overstretched, and in no way enhancing the immediate surroundings.

Additional comments - The Parish Council's decision appears to have been made in- democratically and in haste as their comments were not made following a full committee. It transpires that two thirds of the properties affected by the proposed development are against it.

With regard to the plans there is, in addition to the existing door, a new opening to the south east elevation. Would also query whether the building is structurally sound as the north west of the granary leans on to our oil tank.

BACKGROUND

Silpho Brow West is situated in an isolated location and comprises one of a cluster of three dwellings; a pair of semi-detached properties and a detached dwelling that is a converted barn.

The properties are reached via a long and winding single track lane, which is also a public bridleway. Vehicular access is gained onto this lane, via a steep and narrow junction with another partly single track lane known as Waites Lane, an unclassified road which leads from Silpho to Harwood Dale and Burniston.

Silpho Brow West comprises the main house (the western half of the pair of semis) two substantial Dutch barns, and an L-shaped pair of traditional stone barns, partly roofed in pantiles and partly in asbestos sheets. To the North East of (and attached to) the asbestos clad barn, is the converted barn that comprises the adjacent property and its garaging, known as "The Shippon". This is in private ownership and the owners have written in with objections which are set out above.

APPLICATION NO: NYM/2008/0700/FL

BACKGROUND (Continued)

This application seeks permission to convert the adjoined barn (currently only partly used for domestic storage) into a two bedroom holiday cottage. The roof would be restored to Clay pantiles and good use is made of existing openings, with two rooflights being installed on the North West roofslope and one rooflight on the south east roofslope. The only access to the building would be via a door on the south west gable elevation which faces away from the neighbouring attached property. A small patio area is shown outside of this gable door with the patio giving access to a proposed gravelled parking area.

It is also proposed to create a new access to the barn from the existing entrance to Silpho Brow West, which would skirt around the northern side of the buildings, with parking being provided on what is an existing grassed area which adjoins the barn associated with the main house. The applicant has been advised that this element of the proposal is considered unacceptable and the existing access and parking facilities should be used. It is anticipated that amended plans will be available at the Meeting.

MAIN ISSUES

Development Policy 8 of the Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area; is structurally sound; is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions; is compatible in nature, scale and levels of activity with the locality; is of a high quality of design and does not require changes to the buildings curtilage or new vehicular access or parking areas.

The proposed development relates to a traditional rural building which is structurally sound and the National Park Authority's Ecologist is satisfied that no bat roosts would be harmed by the development and in design and structural terms the proposal is considered satisfactory.

However, the creation of the new access drive and parking area is considered to be contrary to Development Policy 8 as it introduces a new overly domestic element into this agricultural group of buildings and gives the appearance of the creation of a new and independent use in the group. Unless this new drive and parking area is omitted the scheme is considered to be unacceptable.

The views of the Highway Authority are also considered to be essential in considering this application; in terms of the increased use of the access from Harwood Dale that would result. It is anticipated that their comments will be available prior to the meeting.

In terms of any direct impact on neighbours this barn is alongside and attached to The Shippon with its door and amenity area on the gable away from that property. The proposed layout shows that there is no proposal to place doors or outside access adjacent to The Shippon and this could be controlled in future by conditions relating to fences and doors.

In conclusion whilst Officers consider much of the scheme is acceptable, the creation of a significant new driveway is not and this and the wider highway implications need to be resolved before a recommendation can be made at the Meeting.

APPLICATION NO: NYM/2008/0700/FL

ADDITIONAL BACKGROUND INFORMATION SINCE THE AGENDA WAS PREPARED

Amended plans have been submitted by the applicant's agent, omitting the vehicular access to the building and replacing this with a gravelled pedestrian path to access the building. A short stretch of grascrete track is proposed to provide more discrete parking at the side of the modern agricultural building.

NYM/2008/0700/FL

change of use of existing barn to 1no. holiday letting cottage at barn at Silpho Brow Farm, West Silpho Brow

Applicant: Mr Darren Todd

Agent: Miss Victoria Wharton

10/12/2008

Consultee

Area Traffic Manager – Scarborough

Replied on: 28/11/2008

EHO – Scarborough

Replied on: 18/11/2008

Harwood Dale Parish Council

Replied on:

Internal – Ecology

Replied on: 14/11/2008

Natural England – Development Control (bats)

Replied on:

Scarborough Borough Council

Replied on:

Yorkshire Water Services Ltd

Replied on: 12/11/2008

Neighbour

**Owner/Occupier
Silpho Brow Cottage
Silpho
Scarborough**

Replied on:

**Peter and Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough**

**Replied on: 21/11/2008
08/12/2008**

Unsolicited

**Mr & Mrs J Duffy
Surgate Brow Farm
Silpho
Scarborough
North Yorkshire**

**Replied on: 18/11/2008
09/12/2008**

Victoria Wharton BA Hons CAP

7 Red Scar Lane
Scarborough
YO12 5RH

**Architectural
Design**

8th December 2008

Dear Mrs Saunders,

Proposed Alterations to Barn at Silpho Brow Farm West,
Silpho Brow, Scarborough
Your ref: NYM/2008/0700/FL

Please find enclosed revised site plan for the above works, you will see from the drawing that we have screened the patio area and the access remains however we are proposing to use a permeable mesh for the driveway instead of gravel so it is less noticeable.

I believe Mr Todd has already spoken to you about the need for an access back out of the site in order for him to manoeuvre his caravan and trailer. He has also stated that there is not enough existing parking to accommodate an extra car for the holiday cottage and thus we have created parking near to the Dutch barns, again using a permeable mesh, to give the impression that this is still a paddock.

The new gravelled part of the drive would not be used by the holiday cottage vehicles, it would only be used infrequently by Mr Todd when moving the caravan or trailer.

We have left the access into the holiday cottage in the gable as this is the easiest route for holiday makers and also means they are away from the adjacent neighbours at The Shippon.

Also the patio area has been left but could be reduced in size if required. This has been left because of the new floor level to the barn, and also to provide some external amenity space for the holiday makers, again away from the neighbours. We have screened this with a hedge in order to reduce its impact.

Mr Todd has pointed out that under the grassed area to the gable is concrete and that this area was a holding yard. Also the barn itself is assumed to have originally been a cart shed in which case the floor level both internally and externally would have been lower than at present and would have been level from inside to outside.

I hope that for the above reasons you will look favourable upon this application.

If you require any further information please do not hesitate to contact me

Yours Sincerely

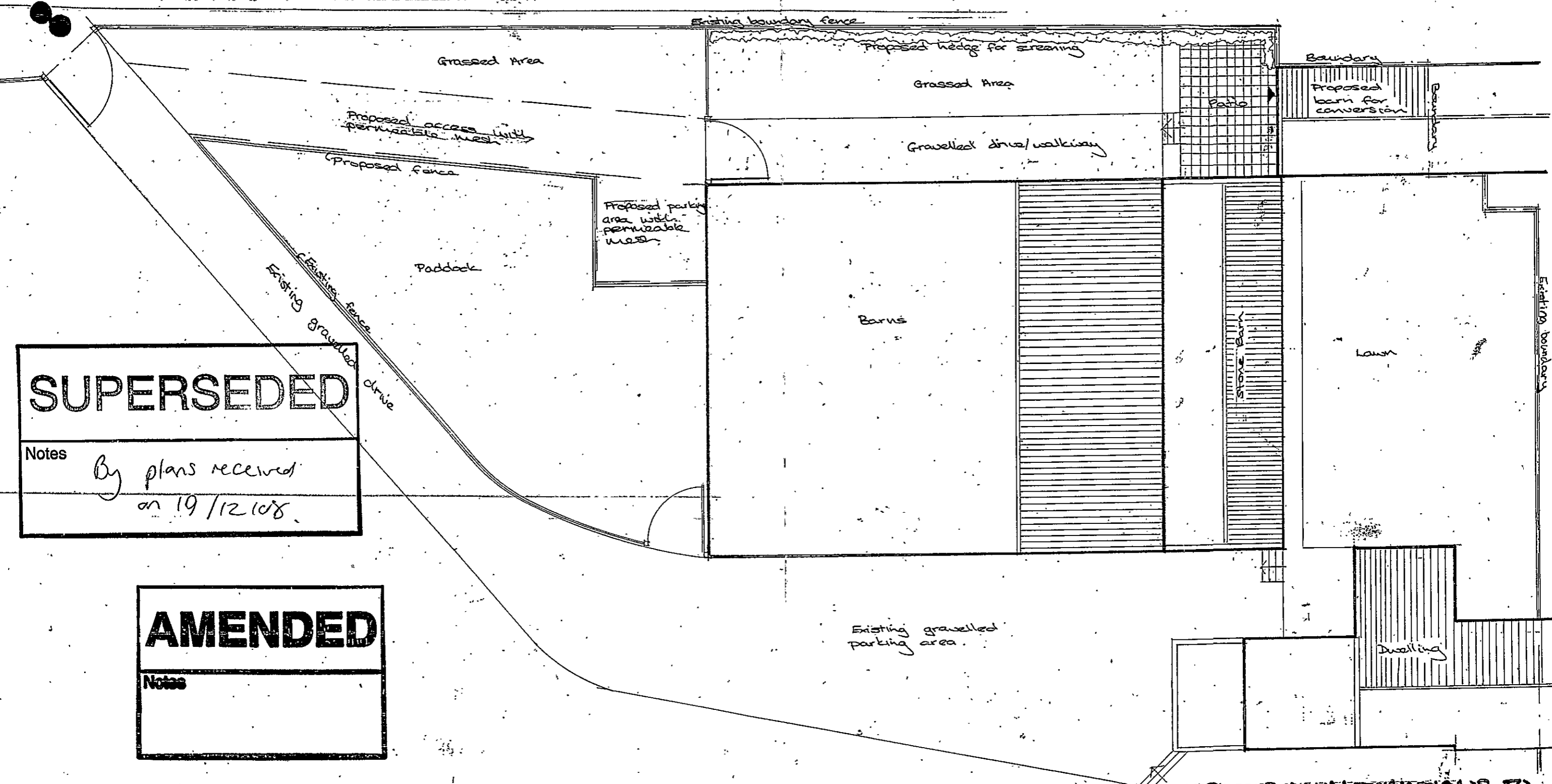
VWharton

NYMNPA

10 DEC 2008
CB

AMENDED

Notes



SUPERSEDED

Notes

By plans received
on 19/12/08.

AMENDED

Notes

NYMNP

10 DEC 2008

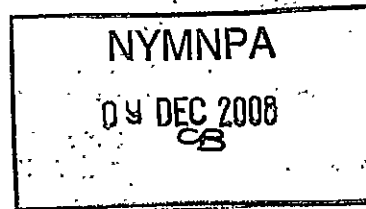
PROPOSED ALTERATIONS TO
BARN AT SILPHO BROW FARM
WEST, SILPHO BROW,
SCARBOROUGH

REVISED SITE PLAN
SCALE 1:200 Dwg No. 05

VICTORIA WHARTON
ARCHITECTURAL DESIGN
7 RED SCAR LANE, NEWBY
SCARBOROUGH YO12 5RH

Julie Cavanagh

From: Cundall & Duffy Veterinary Surgeons
Sent: 09 December 2008 13:02
To: Development Control
Cc:
Subject: NYM/2008/0700/FL



FOR THE ATTENTION OF THE PLANNING COMMITTEE
PROPOSED DEVELOPMENT AT SILPHO BROW FARM WEST

I understand that Harwood Dale Parish Council met on 14th November and provided no objection to this proposal which was only registered with yourselves on 11th November. Within such a time frame, no visit to the site was carried out, neither was any opinion sought from ourselves nor Mr. Todd's other neighbours. I have informed the chair of the council about my disquiet over this inappropriate method of coming to a decision.
I am sorry that I will be unable to attend the Planning Committee meeting on 11th December.

John Duffy

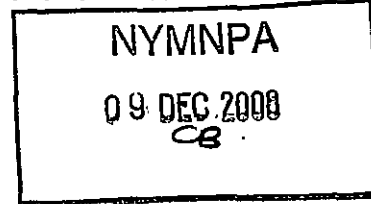
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Peter & Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

Facsimile Transmission
(Two Pages)

Mrs H Saunders
Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your ref: NYM/2008/0700/FL



Date: 9th December 2008

Dear Mrs Saunders,

Application for change of use of existing barn to 1no. holiday letting cottage at Silpho Brow Farm West, Silpho Brow

As advised in our fax dated 8th December 08, we will be unable to attend the meeting. We are in receipt of your letter/fax dated 9th December 08, together with a copy of the Committee report, which raises the following points we would ask to be brought to the Members attention.

Background, paragraph 4, "The only access to the building would be via a door on the south west gable elevation which faces away from the neighbouring attached property". Design and Access Statement advises, "The existing door on the southeast side has been dealt with in a sympathetic way" this door and a new opening to South East Elevation are shown on the submitted plans. Please clarify this issue to avoid any confusion or misinterpretation when presented to the Members.

Main Issues, Paragraph 2, "The proposed development relates to a traditional rural building which is structurally sound". This robust statement is questionable and needs to be confirmed by a surveyor, as in my letter dated 20th November 08 we advise "The existing stone boundary wall to the north west of the granary is in an unstable condition and is leaning outwards 4-0" to 4 1/2" along its length, and is now leaning on our oil tank. A risk assessment is required to see whether it wants rebuilding as in its current state it is unsafe and not suitable to support a new roof of clay pantiles or a floor". Has a survey been carried out to confirm whether or not the barn is structurally sound?

Thank you for advising that the Members will consider our views on the "update Sheet" prior to either determining or deferring the item in question and look forward to hearing the decision of the Planning Committee.

Yours sincerely,

Peter & Sheila Davey.

NYMNPA
09 DEC 2008

Peter & Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

NYMNPA

08 DEC. 2008

CB

Facsimile Transmission
(Two Pages)

Mrs H Saunders
Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley,
York
YO62 5BP

Your ref: NYM/2008/0700/FL

Date: 8th December 2008

Dear Mrs Saunders,

Application for change of use of existing barn to 1no. holiday letting cottage at barn at Silpho Brow Farm West Silpho Brow

Thank you for advising that the above proposal is to be determined by the Planning Committee on Thursday 11th December 2008 at 10.00 am. Regrettably we will not be able to attend this meeting, to verbally express our views, Therefore we wish to submit our further views for consideration as follows.

With regard to the Parish Councils comments, we received your notification of the above proposal on 12th November 2008, when we spoke to Julie Marley Clerk to the Parish Council early the following week, we were advised that they had a meeting on the 14th November 2008 and made a decision that they could see no objections to the proposal and advised you accordingly, it was too late for any one to make comments, this was not the full committee because of illness. They had taken no time to seek representations from involved parties for their views or visit the site. The Parish Councils decision appears to have been made un-democratically and in haste. It transpires that a majority (two thirds) of the properties affected by the proposed development are against it.

We look forward to hearing the Planning Committee's decision in due course. In the meantime, should you require any further information whatsoever please do not hesitate to contact us.

Yours sincerely,

NYMNPA
08 DEC 2008

Peter & Sheila Davey.

NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES
HIGHWAY AUTHORITY RECOMMENDATION



Application No:	08/0700/FL		
Proposed Development:	Application for change of use of existing barn to 1 no. holiday letting cottage at barn		
Location:	Silpho Brow Farm, West Silpho Brow		
Applicant:	Mr Darren Todd		
CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/21/58B	Tel:	
County Road No:	C207	E-mail:	

On the clear understanding that this application will be conditioned to remain ancillary to the main residence and to restrict use to holiday accommodation only, there are no highway objections to the application.

NOTE TO PLANNING OFFICER:-

Although there are no objections to the proposed single holiday cottage, the Highway Authority has serious concerns regarding the county access road which is narrow with limited opportunities to pass. The Highway Authority would not wish to see any further increase in the development at this site without improvements to the highway leading to the site.

NYMNP
 28 NOV 2008
 CB

Date:	27 November 2008	Approved
To:	NYMNP	Signed:
FAO:	Hilary Saunders	
Copies to:		
Issued by:	Highways & Transportation, Area 3 - Whitby Office, The Garth, White Leys Estate, Whitby YO21 3PD	

For Corporate Director for Business and Environmental Services

For office use only	Application Category	Agreements	Off site drainage	Structures	Cycle Parking	
	A					

Agenda

10

11 December 2008

List Number 10

NORTH YORK MOORS NATIONAL PARK AUTHORITY

SCARBOROUGH BOROUGH COUNCIL Parish: Harwood Dale	App Num. NYM/2008/0700/FL
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Proposal: change of use of existing barn to 1no. holiday letting cottage

Location: barn at Silpho Brow Farm, West Silpho Brow,

Applicant: Mr Darren Todd, Silpho Brow Farm, West Silpho Brow, Scarborough,
North Yorkshire, YO13 0JP

Agent: Miss Victoria Wharton, Victoria Wharton Architectural Design, 7 Red Scar Lane,
Newby, Scarborough, North Yorkshire, YO12 5RH

Date for Decision: 31 December 2008

Grid Ref: SE 98059 93300

CHIEF PLANNING OFFICER'S RECOMMENDATION

RECOMMENDATION AT MEETING

Approval subject to conditions

CONSULTATIONS

PARISH -

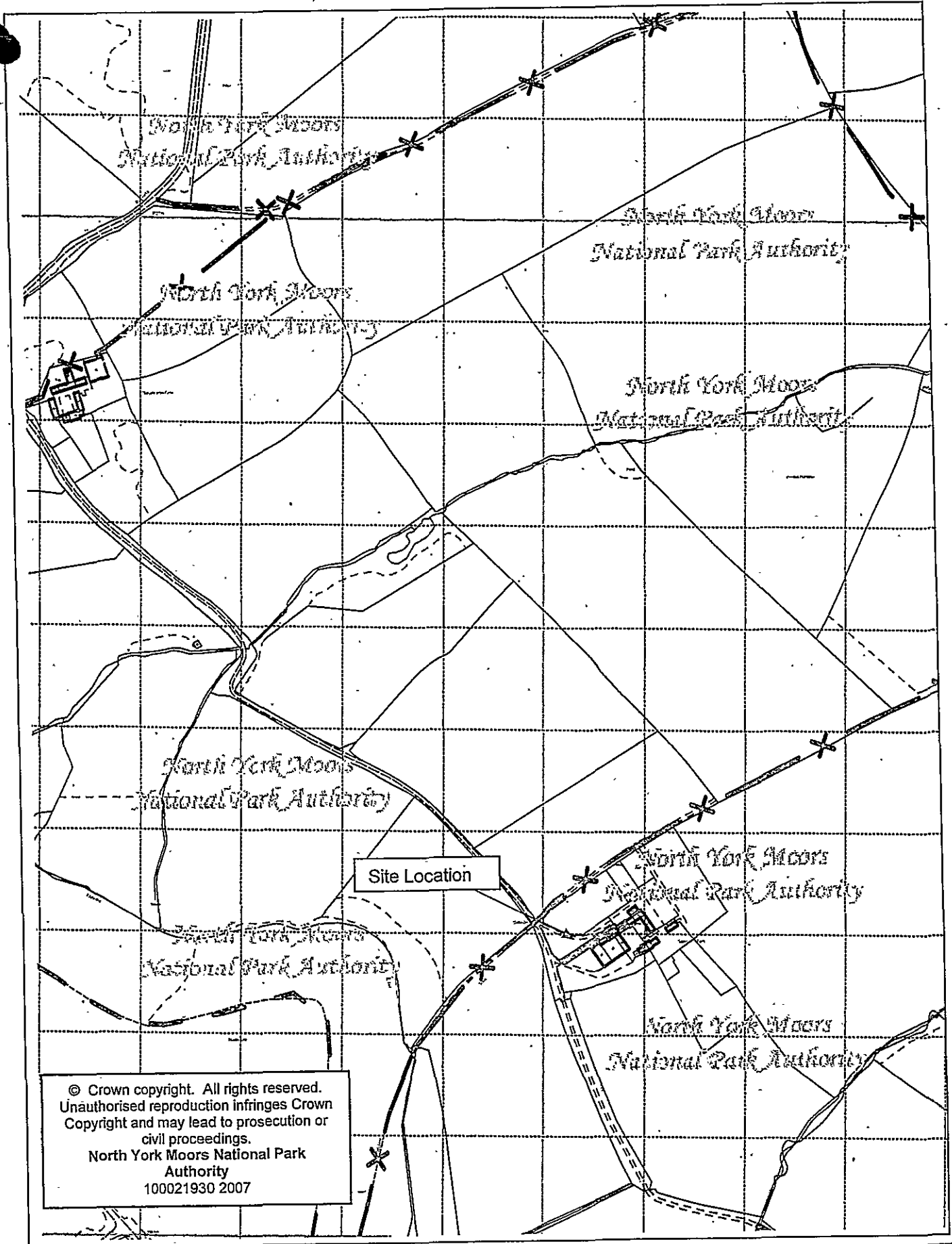
HIGHWAYS - 25/11/2008

ENVIRONMENTAL HEALTH OFFICER - No objections, subject to conditions restricting its use to holiday letting only and preventing any future use as a separate unit of permanent accommodation.

YORKSHIRE WATER - It is the developer's responsibility to ensure that an adequate supply of water can be made available and that the development will not interfere with Yorkshire Water's rights of access to apparatus. The application should also be referred to the Environment Agency or Environmental Health for comment on private treatment facilities.

SITE NOTICE EXPIRY DATE - 3 December 2008.

Mr & Mrs J Duffy, Surgate Brow Farm, Silpho - Object to the application. Our farm is located at the end of the narrow lane which provides access to the three existing dwellings here. It is becoming increasingly difficult move our livestock between our fields and buildings because of the increase in amount of traffic here. The National Park expressed concern about traffic generation when the original conversions were allowed, and it has indeed increased the volume of traffic. A holiday cottage would set a precedent for further such development as the other properties have buildings that could be converted. This would greatly increase traffic levels. In July 2008, planning permission was refused at the adjacent property, The Shippon, for the use of a building as a gun room, and this was refused on the grounds of the unsuitability of the access and a reluctance to allow such commercial development in a quiet rural location.



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 North York Moors National Park
 Authority
 100021930 2007



North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley
 York
 YO62 5BP
 Tel: 01439 770657

Application No:
 NYM/2008/0700/FL

Scale: 1:5000



APPLICATION NO: NYM/2008/0700/FL

Peter and Sheila Davey, The Shippon, Silpho Brow Farm East – The matter of further development at Silpho Brow Farm has been tested by the refusal of NYM2008/0385/CU in July 2005. This application for a small scale business that was to be run on a strictly appointment only basis was refused on highway safety grounds and would have generated a smaller controlled traffic flow than would be generated by a holiday cottage. The existing lane is currently struggling to cope with the current flow of traffic and unless upgraded and widened could not accommodate further traffic that would be generated by this proposal.

The proposed new entrance is onto an un-surfaced part of the road and is blind; being on the brow, there is also no turning area for vehicles. The creation of a gravel/hardcore drive also causes concern as it would be down a relatively steep slope and would cause a watercourse. The area of proposed sunken patio has been flooded on a number of occasions. A flood risk assessment is required.

There are also concerns regarding the effect the lowering the floor levels will have on the integrity of the existing internal wall between our properties. It could make it unsafe and interfere with the foundations. The existing stone boundary wall leans out and is leaning on our oil tank and would query whether it could support a new pantile roof.

Roof lights would be unacceptable as they would encroach on our privacy. There has also been no consideration given regarding how noise and light pollution can be kept to a minimum.

The application property has already got permission to substantially extend its main property and from early next year there will be 2 adults and 5 children living there, so the volume of traffic will be increased to an unsafe level even without the holiday cottage.

We feel the proposal would be an unsuitable form of development and cause the immediate infrastructure to be overstretched, and in no way enhancing the immediate surroundings.

BACKGROUND

Silpho Brow West is situated in an isolated location and comprises one of a cluster of three dwellings; a pair of semi-detached properties and a detached dwelling that is a converted barn.

The properties are reached via a long and winding single track lane, which is also a public bridleway. Vehicular access is gained onto this lane, via a steep and narrow junction with another partly single track lane known as Waites Lane, an unclassified road which leads from Silpho to Harwood Dale and Burniston.

Silpho Brow West comprises the main house (the western half of the pair of semis) two substantial Dutch barns, and an L-shaped pair of traditional stone barns, partly roofed in pantiles and partly in asbestos sheets. To the North East of (and attached to) the asbestos clad barn, is the converted barn that comprises the adjacent property and its garaging, known as "The Shippon". This is in private ownership and the owners have written in with objections which are set out above.

This application seeks permission to convert the adjoined barn (currently only partly used for domestic storage) into a two bedroom holiday cottage. The roof would be restored to Clay pantiles and good use is made of existing openings, with two rooflights being installed on the North West roofslope and one rooflight on the south east roofslope. The only access to the building would be via a door on the south west gable elevation which faces away from the neighbouring attached property. A small patio area is shown outside of this gable door with the patio giving access to a proposed gravelled parking area.

APPLICATION NO: NYM/2008/0700/FL

BACKGROUND (Continued)

It is also proposed to create a new access to the barn from the existing entrance to Silpho Brow West, which would skirt around the northern side of the buildings, with parking being provided on what is an existing grassed area which adjoins the barn associated with the main house. The applicant has been advised that this element of the proposal is considered unacceptable and the existing access and parking facilities should be used. It is anticipated that amended plans will be available at the Meeting.

MAIN ISSUES

Development Policy 8 of the Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area; is structurally sound; is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions; is compatible in nature, scale and levels of activity with the locality; is of a high quality of design and does not require changes to the buildings curtilage or new vehicular access or parking areas.

The proposed development relates to a traditional rural building which is structurally sound and the National Park Authority's Ecologist is satisfied that no bat roosts would be harmed by the development and in design and structural terms the proposal is considered satisfactory.

However, the creation of the new access drive and parking area is considered to be contrary to Development Policy 8 as it introduces a new overly domestic element into this agricultural group of buildings and gives the appearance of the creation of a new and independent use in the group. Unless this new drive and parking area is omitted the scheme is considered to be unacceptable.

The views of the Highway Authority are also considered to be essential in considering this application, in terms of the increased use of the access from Harwood Dale that would result. It is anticipated that their comments will be available prior to the meeting.

In terms of any direct impact on neighbours this barn is alongside and attached to The Shippon with its door and amenity area on the gable away from that property. The proposed layout shows that there is no proposal to place doors or outside access adjacent to The Shippon and this could be controlled in future by conditions relating to fences and doors.

In conclusion whilst Officers consider much of the scheme is acceptable, the creation of a significant new driveway is not and this and the wider highway implications need to be resolved before a recommendation can be made at the Meeting.

NYM/2008/0700/FL

change of use of existing barn to 1no. holiday letting cottage at barn at Silpho Brow Farm, West Silpho Brow

Applicant: Mr Darren Todd

Agent: Miss Victoria Wharton

Consultee

Area Traffic Manager – Scarborough

Replied on: 28/11/2008

EHO – Scarborough

Replied on: 18/11/2008

Harwood Dale Parish Council

Replied on:

Internal – Ecology

Replied on: 14/11/2008

Natural England - Development Control (bats)

Replied on:

Scarborough Borough Council

Replied on:

Yorkshire Water Services Ltd

Replied on: 12/11/2008

Neighbour

Owner/Occupier
Silpho Brow Cottage
Silpho
Scarborough

Replied on:

Peter and Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough

Replied on: 21/11/2008

Unsolicited

Mr & Mrs J Duffy
Surgate Brow Farm
Silpho
Scarborough
North Yorkshire

Replied on: 18/11/2008

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATE/TIME</u>	<u>ACTUAL REPLY DATE</u>
NYM/2008/0700/FL Incomplete Agent	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	16 Sep 08	
Worksheet2 Parish Consult Form	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13 0HN	11 Nov 08 11 Nov 08	
Internal Memo 21	Internal - Ecology	The Old Vicarage Bondgate Helmsley York YO62 5BP	11 Nov 08	
Internal Memo 21	Internal - Ecology	The Old Vicarage Bondgate Helmsley York YO62 5BP	11 Nov 08	14 Nov 08
SAcknowledge Agent Valid	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	11 Nov 08	
District Standard	Scarborough Borough Council	Town Hall Scarborough North Yorkshire YO11 2HG	11 Nov 08	
Standard Consult	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13 0HN	11 Nov 08	

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATE/TIME</u>	<u>ACTUAL REPLY DATE</u>
Standard Consult	Area Traffic Manager - Scarbo	Highways North Yorkshire The Garth White Leys Estate Whitby YO21 3PD	11 Nov 08	
Standard Consult	Natural England - Developmen	Natural England Government Team West Government Buildings Otley Road Lawnswood Leeds LS16 5QT	11 Nov 08	
Standard Consult	Yorkshire Water Services Ltd	(Po Box 500) Land & Planning Western House, Western Way Halifax Road Bradford, BD6 2LZ	11 Nov 08	
Standard Consult	EHO - Scarborough	Town Hall St Nicholas Street Scarborough North Yorkshire, YO11 2HG	11 Nov 08	
NeighbourScarSouth	Owner/Occupier	Silpho Brow Cottage Silpho Scarborough YO13 0JP	11 Nov 08	
Standard Consult	EHO - Scarborough	Town Hall St Nicholas Street Scarborough North Yorkshire, YO11 2HG	11 Nov 08	18 Nov 08
NeighbourScarSouth	Peter and Sheila Davey	The Shippon Silpho Brow Farm East Silpho Scarborough YO13 0JP	11 Nov 08	21 Nov 08
Standard Consult	Yorkshire Water Services Ltd	(Po Box 500) Land & Planning Western House, Western Way Halifax Road Bradford, BD6 2LZ	11 Nov 08	12 Nov 08
NeighbourScarSouth	Owner/Occupier	Silpho Brow Farm East Silpho Scarborough YO13 0JP	11 Nov 08	
Notice			11 Nov 08	

LETTER TITLE

RECIPIENT NAME

RECIPIENT ADDRESS

PRINT DATETIM

ACTUAL REPLY DA

AcknowledgePost

Mr & Mrs J Duffy

Surgate Brow Farm
Silpho
Scarborough
North Yorkshire
YO13 0JP

18 Nov 08.

AcknowledgePost

Peter and Sheila Davey

The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

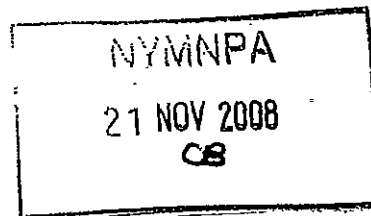
25 Nov 08

Peter & Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 0JP

Mrs H Saunders
Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your ref: NYM/2008/0700/FL

Date: 20th November 2008



Dear Mrs Saunders,

Application for change of use of existing barn to 1no. holiday letting cottage at barn at Silpho Brow Farm West Silpho Brow

Grid Reference 98059 93300

In your letter dated 11th November 2008, you request any comments with regard to the above development be made to you within 21 days of the date of this letter. We wish to make the following comments.

The matter of further development at Silpho Brow Farm has been tested as Decision No NYM/2008/0385/F/CU dated 25th July 2008. When a small-scale business development to existing barns was refused, which would have generated a smaller controlled traffic flow as this was to be run on a strictly by appointment only basis, than the above proposal to create a two bedroom holiday cottage letting business, you can't dictate to holiday makers what time they can use the road. Policies, E2, G1, C1, and GP3 of the North York Moors Local Plan.

This development would result in an unsustainable form of development in this isolated location and would have a detrimental impact on the special qualities of this part of the National Park and amenities of neighbours by reason of increased traffic and activity levels. Beacon Brow Road which serves four dwellings is a single-track road with no nominated passing places and at present is struggling to cope with the current flow of traffic; there are ten vehicles being used daily by the present occupants, plus use of horse/cattle trailers, utilities, farm traffic, movement of cattle and sheep, walkers and horse riders, congestion and safety is a problem and unless upgraded it can not accommodate further traffic. The above-proposed development would be contrary to the safe access provisions of Local Plan Policy GP3.

The proposed new entrance is on an un-surfaced part of the road and is blind; there being a brow, immediately before the proposed joint entrance, also there is no turning for vehicles shown on the plans, only gravelled parking for two cars, would vehicles have to reverse out or in?

The creation of a gravel/hardcore drive causes concern as it would be down a relatively steep slope and would cause a watercourse; the area of the proposed sunken patio has been flooded on a number of occasions in the past when the drains have been overwhelmed, causing water to flow through the existing barns. A Flood Risk Assessment is required, especially as there are plans to lower the floor level in the conversion as well as the patio, which may take it below or interfere with the current surface water drains and their working, and could cause water damage to our property by acting as a sump.

There are also concerns the effect of lowering the floor level will have on the integrity of the existing internal wall between our properties, it could make it unsafe and interfere with the foundations if there are any. A risk assessment should be carried out and insurance cover agreed to cover any damage or inconvenience caused, this wall must meet or exceed all building regulation with special regard to fire risk, sound pollution, damp and structural integrity. The existing stone boundary wall to the north west of the granary is in an unstable condition and is leaning outwards 4-0" to 4-1/2" along its length, and is now leaning on our oil tank. A risk assessment is required to see whether it wants rebuilding as in its current state it is unsafe and not suitable to support a new roof of clay pantiles or a floor. Rooflights to this elevation are not acceptable as they would only be at eye level looking from Beacons Brow Road and encroach on our privacy; they are for bedrooms and bathroom! There has been no consideration shown, with regard to how noise and light pollution can be kept to a minimum, thereby lessening the detrimental impact to neighbours who share boundaries. Permission would have to be sought for access to our property to enable work to be carried out to the roof and northwest wall and as yet we have not been approached.

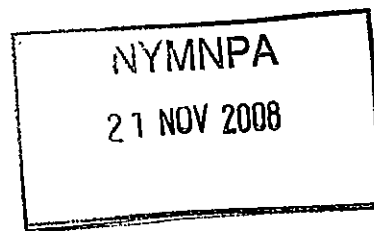
NYMNPA

21 NOV 2008

Silpho Brow Farm West has already gained permission to enlarge their principle dwelling to almost double its current floor space and from early next year there will two adults and five children living there, the volume of traffic on Beacons Brow Road, will be increased to unsafe level even without the holiday cottage. What if emergency services are required?

We feel the proposed conversion would be an unsustainable form of development and cause the immediate area's infrastructure to be over stretched and to be damaged irreparably. Having a detrimental impact on the special qualities of this part of the National Park and amenities of neighbours by reason of increased traffic and activity levels. And in no way enhance the immediate surroundings.

Yours sincerely,



Peter & Sheila Davey.

1h 1/2

Miss V Wharton
Victoria Wharton Architectural Design
7 Red Scar Lane
Newby
Scarborough
North Yorkshire
YO12 5RH

Your ref:

Our ref: HS/NYM/2008/0700/FL

Date: 18 November 2008

Dear Miss Wharton

Application for Change of Use of Existing Barn to 1 no. Holiday Letting Cottage at Barn at Silpho Brow Farm, West Silpho Brow

I refer to the above planning application registered on 5 November 2008.

I would advise you that, having given the proposal some consideration, the proposed new access track to serve the barn is considered to be unacceptable, as it would be detrimental to the rural character of the area and the setting of the building. I would suggest that access to the barn should be via the existing driveway to the applicants dwelling, with parking being accommodated within the existing parking area serving the property. Pedestrian access to the proposed cottage could then be along the existing concrete path and through the existing doorway on that elevation (i.e. keep it as a door rather than change it to a window. I would also suggest that it would be more appropriate to retain the grassed area as a lawn, rather than laying this out as a hard surfaced patio.

I would advise you also that I have received an objection to the proposal, on the basis of the increased use of the access lane. However, I have not yet received the view of the Highway Authority.

On the basis of the above, I would request that amended plans be submitted to this Authority before 2 December, in order that the proposal can receive further consideration.

I trust that the above advice is of assistance but if you have any further queries, please do not hesitate to contact me again at the above address.

Yours sincerely

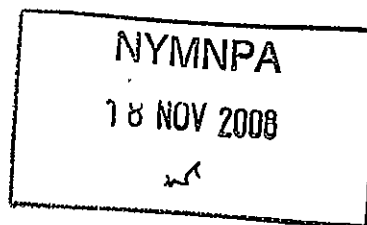
Hilary Saunders
Senior Area Planning Officer

47HS505V

08/0700

Surgate Brow Farm
Silpho
Scarborough
North Yorkshire
YO130JP

Mrs V A Dilcock
Chief Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



16th November 2008

R.E: Application for change of use of an existing barn to a holiday letting cottage, at Silpho Brow Farm West, Silpho Brow.

Application ref. NYM/2008/0700/FL

We write to strongly oppose the proposed conversion of a barn to a holiday cottage at Silpho Brow Farm West.

Our farm is situated at the end of the narrow lane which provides access to the three dwellings at Silpho Brow Farm. Our land is on either side of this lane and we need to drive livestock along it in order to move them between our fields and farm buildings. This is becoming increasingly difficult due to an increase in the amount of traffic using the lane.

When planning permission was originally sought for the former farm and buildings at Silpho Brow Farm to be converted into three separate dwellings, the National Parks Authority expressed concern about the increased level of traffic which would be using the access road. This lane is a single track road bounded by banks and hedges, there is a blind double bend where the lane crosses a stream and this is prone to flooding in severe

weather. There is only one passing place. The lane is also extensively used by walkers, cyclists and horse riders.

The creation of three dwellings at Silpho Brow has indeed increased the volume of traffic greatly. Each dwelling has two or three cars and school taxis, delivery vans etc add to the business of the lane and the difficulty of farming the fields adjoining it. However with mutual cooperation, the safety of a rather difficult access road is preserved, mainly because use of the lane is limited to drivers who are familiar with it and have prior knowledge of possible hazards.

The proposal to create a holiday cottage at Silpho Brow Farm West risks setting a precedent which would allow much greater development at Silpho Brow as a whole and thus greatly increase traffic levels on the access road, the very thing which the National Parks Planning Authority was initially anxious to avoid. It should be realised that, as the three dwellings were originally created from an existing farm, plus a mixture of traditional and modern farm buildings, all three dwellings have old farm buildings which could potentially be converted into holiday cottages. Indeed in July 2008 the National Parks planning department refused permission for a former store building at The Shippon, Silpho Brow Farm East to be turned into a gunroom, on the grounds of the unsuitability of the access road, and a reluctance to allow commercial development in a quiet rural location. If the proposal under consideration is approved, it will be very difficult for the planning authority to refuse similar applications from the other dwellings at Silpho Brow in the future.

We realise that there is a tendency to allow redundant farms to be converted into several dwellings and that this policy helps to maintain a viable rural population. We feel, however, that in the case of Silpho Brow Farm, redevelopment has already been allowed, when the original farm was divided to make three dwellings. We oppose the creation of any more dwellings at the site, as the access road is unsuitable for any further increase in traffic.

Yours sincerely

Mr. and Mrs. J Duffy

NYMNP

18 NOV 2008

08/0700

enray Trousdale

From: Roger Bickerstaff
Sent: 18 November 2008 08:00
To: Development Control
Subject: Planning Application : Silpho Brow Farm West, Silpho Brow

Your ref : NYM/2008/0700/FL

For the attention of Mrs. H. Saunders

Application for change of use of existing barn to 1no. holiday letting cottage at barn at Silpho Brow Farm West, Silpho Brow.

I refer to your letter dated 11 November, 2008, asking for comments on the above application and can confirm I have no objections to the proposals, subject to conditions restricting its use to holiday letting only and preventing any future use as a separate unit of permanent accommodation.

Roger Bickerstaff
Environmental Health Technician
Environmental Services
Scarborough Borough Council

NYMNPA
10 NOV 2008
W1

web.wwww.scarborough.gov.uk

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08/0700

Wendy Trousdale

From: Rona Charles
Sent: 14 November 2008 16:32
To: Hilary Saunders
Cc: Wendy Trousdale
Subject: RE: NYM/2008/0700/FL - Silpho Brow Farm West, Slpho

NYMNPA
14 NOV 2008
WS

Hilary

The bat report for this application revealed no signs of bats and very little potential, other than a few wall crevices. No concerns about conversion, but re-pointing, if done at all, should be left until after the end of March. If pointed, bat boxes, as suggested in 8. Conclusions, should be provided. Also, if there are few suitable ledges for swallows to nest on in the other buildings, swallow nest boxes could also be provided.

Rona





Hilary Saunders

From: Rona Charles
Sent: 14 November 2008 16:32
To: Hilary Saunders
Cc: Wendy Trousdale
Subject: RE: NYM/2008/0700/FL - Silpho Brow Farm West, Slpho

Hilary

The bat report for this application revealed no signs of bats and very little potential, other than a few wall crevices. No concerns about conversion, but re-pointing, if done at all, should be left until after the end of March. If pointed, bat boxes, as suggested in 8. Conclusions, should be provided. Also, if there are few suitable ledges for swallows to nest on in the other buildings, swallow nest boxes could also be provided.

Rona

Helen Webster

From:

Sent: 12 November 2008 13:58

To: Development Control

Subject: Fw: Barn at Silpho Brow Farm West, Silpho Brow - Change of use of existing barn to holiday letting cottage

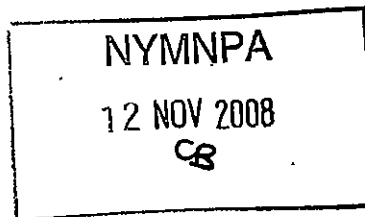
--- Forwarded by Jim McGlade/Customer & Contract Services/YWS/Yorkshire Water on 12/11/2008 13:57 ---

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

Land & Planning
Yorkshire Water Services Ltd
PO Box 500
Western House
Western Way
Halifax Road
Bradford
BD6 2LZ

Your Ref: NYM/2008/0700/FL

Our Ref: J009640



12th November 2008

Dear Sir/Madam,

Barn at Silpho Brow Farm West, Silpho Brow - Change of use of existing barn to holiday letting cottage

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

It is the developer's responsibility to ensure that an adequate supply of water can be made available and that the development will not interfere with Yorkshire Water's rights of access to apparatus.

Waste Water

This proposal is in an area not served by the public sewerage system, the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.

It is important that Yorkshire Water is informed of the local planning authority's decision on this application.

Please send me a copy of the decision notice.

Yours faithfully

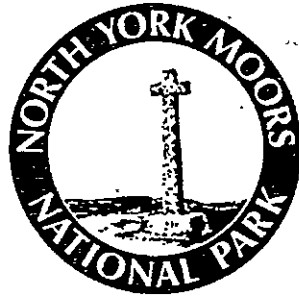
13/11/2008

Stephanie Walden
Planning Manager

NYMNP
12 NOV 2008

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATE/TIME</u>	<u>ACTUAL REPLY DATE</u>
NYM/2008/0700/FL IncompleteAgent	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	16 Sep 08	
Worksheet2 ParishConsultForm	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13-0HN	11 Nov 08 11 Nov 08	
InternalMemo21	Internal - Ecology	The Old Vicarage Bondgate Helmsley York YO62 5BP	11 Nov 08	
SAcknowledgeAgentValid	Miss Victoria Wharton	Victoria Wharton Architectural Design 7 Red Scar Lane Newby Scarborough North Yorkshire YO12 5RH	11 Nov 08	
DistrictStandard	Scarborough Borough Council	Town Hall Scarborough North Yorkshire YO11 2HG	11 Nov 08	
StandardConsult	Harwood Dale Parish Council	c/o Mrs J Marley 41 Scalby Road Burniston Scarborough YO13 0HN	11 Nov 08	
StandardConsult	Area Traffic Manager - Scarbo	Highways North Yorkshire The Garth White Leys Estate Whitby YO21 3PD	11 Nov 08	

<u>LETTER TITLE</u>	<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>PRINT DATETIM</u>	<u>ACTUAL REPLY DA</u>
StandardConsult	Natural England - Developmen	Natural England Government Team West Government Buildings Otley Road Lawnswood Leeds LS16 5QT	11 Nov 08	
StandardConsult	Yorkshire Water Services Ltd	(Po Box 500) Land & Planning Western House, Western Way Halifax Road Bradford, BD6 2LZ	11 Nov 08	
StandardConsult	EHO - Scarborough	Town Hall St Nicholas Street Scarborough North Yorkshire, YO11 2HG	11 Nov 08	
NeighbourScarSouth	Owner/Occupier	Silpho Brow Cottage Silpho Scarborough YO13 0JP	11 Nov 08	
NeighbourScarSouth	Owner/Occupier	Silpho Brow Farm East Silpho Scarborough YO13 0JP	11 Nov 08	
Notice			11 Nov 08	



PLANNING NOTICE

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 NOTICE UNDER ARTICLE 8

Applicant Mr Darren Todd

Site Address barn at Silpho Brow Farm West, Silpho Brow

Proposal Change of use of existing barn to 1no. holiday letting cottage

Members of the public may inspect the application including plans at the National Park Offices during normal office hours or on the Authority's website www.moors.uk.net or at the offices of Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, YO11 2HG, by appointment. Please note you are advised to inspect the plans carefully to assess any impact on you as the description can only cover the main parts of the development. Any comments on the application should be sent to me at the address below within 21 days of the date given below quoting the application reference NYM/2008/0700/FL. Comments may also be submitted using the on-line form on the Authority's website. If you have any queries on the application please contact the National Park Office.

Under the provisions of the Freedom of Information, Access to Information and Environmental Information Acts any comments received are available for public inspection. They will also be forwarded to the Secretary of State for Communities and Local Government in the event of an appeal. If you do not wish your views to be treated in this way please make this clear in your reply.

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP

Web site www.moors.uk.net
E-mail dc@northyorkmoors-npa.gov.uk
Tel 01439 770657

Date of Notice:

This notice may be removed 21 days after the above date.

REASON FOR CONSULTATION CHECK SHEET

REASON	YES	NE/EA
The site falls within a Special Protection Area/SAC/SSSI		
The application is accompanied by a Bat Scoping Survey	✓	NE
The application is accompanied by a Environmental Impact Assessment		
The site falls within a high flood risk area		
The development falls within a potentially contaminated site		
The development involves a new waste management operation		
Proposed new cemetery/crematorium		
Proposed fish farm		

CORRESPONDENCE ACTION SLIP

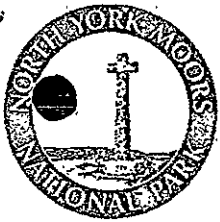
to



Comments/instructions

File Away

(This slip to be destroyed
when item is filed unless
marked with instruction to
the contrary.)



08/0700

Application for Planning Permission. Town and Country Planning Act 1990

L335 # 8931
11/9/08

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: DARREN

Last name: TODD

Company (optional): N/A

Unit: House number: House suffix:

House name: SILPHO BROW FARM WEST

Address 1: SILPHO BROW

Address 2:

Address 3:

Town: SCARBOROUGH

County: N. YORKS

Country:

Postcode: YO13 0JP

2. Agent Name and Address

Title: MISS First name: VICTORIA

Last name: WHARTON

Company (optional): VICTORIA WHARTON ARCHITECTURAL DESIGN

Unit: House number: 7 House suffix:

House name:

Address 1: RED SOAR LANE

Address 2: NEWBY

Address 3:

Town: SCARBOROUGH

County: N. YORKS

Country:

Postcode: YO12 5RH

3. Description of Proposed Works

Please describe the proposed works:

CHANGE OF USE - BARN CURRENTLY USED AS STORE TO BE CONVERTED INTO HOLIDAY COTTAGE (2 BEDROOMED)

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Has building or works already been carried out or use of land already started? Yes No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): (date must be pre-application submission)

Have the works been completed or change of use already occurred? Yes No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: **NYM / 2003** House number: **700** / House suffix: **F**

House name: **BARN AT SILPHO BLOW FARM WEST**

Address 1: **SILPHO BLOW**

Address 2:

Address 3:

Town: **SCARBOROUGH**

County: **N. YORKS**

Postcode (optional): **YO13 0SP**

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: **MRS HILARY SAUNDERS**

Reference:

Date (DD/MM/YYYY): **17/07/07**
(must be pre-application submission)

Details of pre-application advice received?
SITE VISIT - DISCUSSED APP. POSITIVE TO CONVERSION OF BARN TO HOLIDAY LET & CREATION OF NEW OPENINGS TO HOUSE SIDE OF BARN (SOUTH-EAST ELEVATION). NO FORMAL WRITTEN ADVICE

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

Is a new or altered vehicle access proposed to or from the public highway? Yes No Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

NEW DRIVE TO BARN ENTRANCE FROM ROAD. SEE LOCATION PLAN!

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No Unknown

If Yes, please provide details:

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

If Yes, please provide details:
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8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes please provide details:
Informal discussion with neighbours by client.

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	NYM / 2008 / 0700 / F I Proposed-	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	STONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof	ASBESTOS	PANTILE TO MATCH EXISTING ON BARN 2 & HOUSE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	TIMBER & GLAZING	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	POST & RAIL		<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	GRAVEL / HARDCORE	GRAVEL / HARDCORE	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drwg nos 07/13/01-04 & design & Access Statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0 for Barn	2 spaces created	2 new spaces
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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