

From:
To:
Subject: Re: NYM/2021/0477/NEW
Date: 30 June 2021 10:51:19

Hi Wendy

Thanks again for this and for your advice on the phone this morning. addressing each of your points in turn:-

1. Location Map. My mistake: I had used the wrong software! However, on checking I believe that the use of the PConline software (which I had meant to use) might not be appropriate for a planning submission where the submission isn't being made by the Parish Council. On reflection I think there might be a conflict of interest if I tried to apply in the name of the Parish Council so have decided not to go down this route. I have followed the link on the planning portal and it only allows me to select location plans for addresses listed under the postcode, which we unfortunately are not! I have followed the link to the OS web site, but I can't see anything on there that would allow us to produce a Location Plan. I note that you've said that you can provide this service for £30 so can we please follow that option. I have updated the map I sent before (attached as "Scan") to show in red the development site (the current and proposed location and size of the pavilion) and marked in blue the boundary of the land owned by the cricket club. I hope that will be sufficient information for you to produce the Location Plan.

2. Fee. Apologies for my astonishment at the size of the fee, I realise there is nothing you can do about it, but I'm still disappointed that it's going to cost so much. To be honest the cricket club doesn't have that kind of money left after we have raised the money to pay for the building, so I have transferred the funds myself. I did consider the implication of trying to apply through the Parish Council, but I believe this could create a conflict of interest, so I have paid the full fee, and also added the £30 fee in point 1 above. I have used your reference NYM/2021/0477/NEW in the payment detail.

3. Additional Plans. I have attached the additional plans showing the side (attached as "Scan 1" and rear (attached as "Scan 2") elevations. Note I have added the potential for solar panels to be fitted to the rear roof elevation. This is something we are currently still investigating.

4. Site Plan. I have attached a plan (attached as "scan 3") showing the location of the existing pavilion in relation to the boundary of the cricket field (boundary of our property) The new pavilion will be exactly where the old pavilion was, as it will be built on the same base / foundations.

5. Flood Risk Assessment. I have attached a Flood Risk Assessment, including the flood zone map. attachment "Scan 4" is the flood risk map and "Scan 5" is the text of the risk assessment.

Please let me know if you require any further information.

Thanks, Mark Hollingworth.

On Tue, Jun 29, 2021 at 9:52 AM mark hollingworth <
| Thanks for the quick reply Wendy.

wrote:

I'll get on with this asap. I'll try to call you later on to check a couple of things.

thanks, Mark

On Mon, Jun 28, 2021 at 1:34 PM <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2021/0477/NEW.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

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North York Moors
National Park

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GLAISDALE CRICKET CLUB PAVILION REBUILD PROJECT

DESIGN AND ACCESS STATEMENT

The existing pavilion has been in place for at least 60 years and is in dire need of repair. The Cricket Club has raised the funds needed for the repair to the walls and roof, but it has been found more practical to demolish the old (wooden framed) structure, and rebuild on the same footprint with a steel framed structure.

The proposal is based on a steel framed agricultural building, which will be built onto the existing concrete foundations.

The overall external dimensions and heights will be the same as existing, however the proposal will generate a much more usable internal space.

The existing structure is in a very dilapidated state, and no longer weatherproof. The roof is steel sheets in a variety of colours and conditions. The existing walls are mainly concrete panels, but with some steel sheeting and some plywood boards, again in various colours and conditions. The proposal is to construct the roof from anti condensation steel roofing sheets. Which will be painted dark green to blend in with the surroundings. The walls on three sides will also be constructed from insulated steel sheeting, again painted dark green to blend in with the surroundings. The front elevation wall will be built from blockwork and painted white. New UPVC windows and doors will be fitted, including a wider front access, to reduce congestion and aid wheelchair access.

There will be no change to access to the site, which will be over the recently repaired track, and no change to the existing car parking arrangements.

There will be no change to the areas used for cricket and other sports.

The existing steps leading up to the door will be replaced by an access ramp and steps, aiding wheelchair and pram access to the door and verandah.

FLOOD RISK ASSESSMENT - PROPOSED REBUILDING OF GLAISDALE CRICKET CLUB PAVILION

The new pavilion is planned to be built in the exact location of the current pavilion. However the new pavilion will be built with a steel frame and steel cladding, whereas the old pavilion is constructed with a steel frame and clad in a mixture of concrete panels and plywood sheets.

The attached flood map for planning shows that the site is on the edge of zone 3 indicating a risk of flooding. In fact the cricket pitch did flood at least once in the last 100 years, (approximately 20 years ago), when the River Esk surrounding the ground burst its banks. The water level covered the cricket pitch itself, but as the pavilion is built on the highest part of the ground the flood waters did not reach the pavilion. As an added precaution, when the existing pavilion was built (approximately 50 years ago) most of the building was sat on a raised platform, approximately 0.3 to 0.7m higher than the surrounding ground level. However part of the building used for storage was built at ground level

The proposal is to rebuild on the existing raised foundations, increasing the raised foundation to cover the whole area of the building therefore satisfying the requirement of minor developments that state that floor levels should be no lower than existing.

The building is non residential and is only planned to be used in the summer months, if the cricket pitch (at a lower level by approximately 2 to 3 m) was to be flooded, there would be no requirement to use the building.

The existing site was chosen as the highest point available on the site and is therefore still considered to be the most suitable location from a flood risk point of view.

In the unlikely event of rapid flooding which covered the cricket pitch and the access track, then escape could easily be made to the field behind the pavilion, where the ground level is approximately 3m higher (and falls outside flood zone 3).

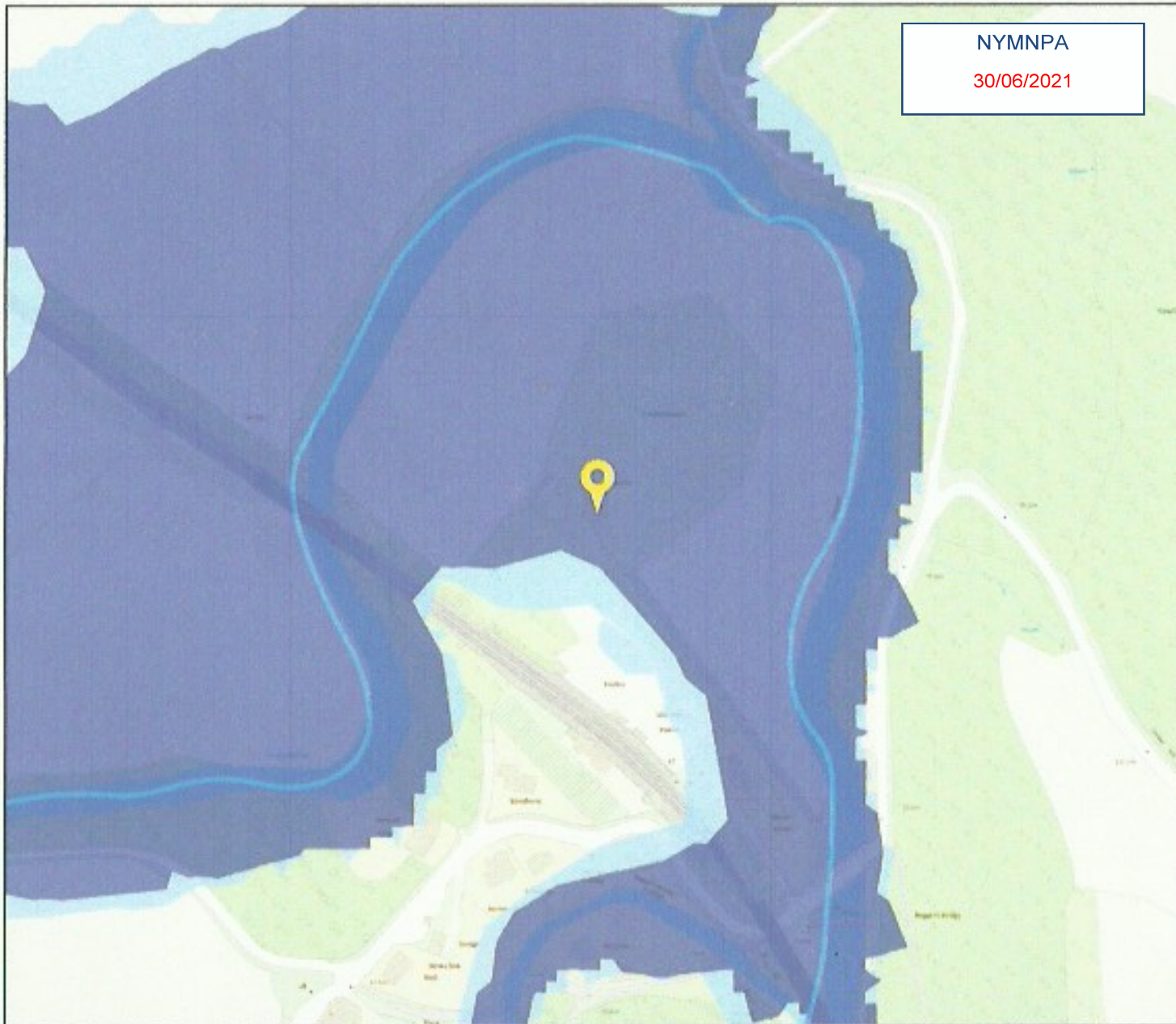
CONCLUSION

Although a flood risk exists, it is considered highly unlikely that the flood waters would reach the pavilion and if they did so the raised floor levels would offer increased protection compared to the existing structure. The materials in the new structure will be better available to resist any potential damage caused by flooding, in the extremely unlikely event that the flood waters rose above the raised foundations.

In conclusion, the proposed rebuilding is in the most suitable location available, and the flood risk will be reduced to an acceptable level by the proposed rebuild.

NYMNPA

30/06/2021



NYMNPA
30/06/2021



Flood map for planning

Your reference
Glaisdale CC

Location (easting/northing)
478327/505660

Scale
1:2500

Created
29 Jun 2021 17:46

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

