



NYMNPA
10/12/2021

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

Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
Website: www.northyorkmoors.org.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	10
Suffix	
Property name	
Address line 1	The Cliff
Address line 2	Iburndale
Address line 3	
Town/city	Whitby
Postcode	YO22 5DS

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

Easting (x)	487381
Northing (y)	507151

Description

2. Applicant Details

Title	
First name	
Surname	Rawson
Company name	
Address line 1	10
Address line 2	The Cliff
Address line 3	Iburndale
Town/city	Whitby
Country	

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

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

6. Existing Use

Please describe the current use of the site

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

7. Materials

Walls	
Description of existing materials and finishes (optional):	Asbestos
Description of proposed materials and finishes:	FSC Grade Timber

Roof	
Description of existing materials and finishes (optional):	Asbestos
Description of proposed materials and finishes:	FSC Grade Timber with roofing shingles

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Glass and wood. Windows not visible from the road.

Doors	
Description of existing materials and finishes (optional):	Nissen hut currently has open frontage
Description of proposed materials and finishes:	Wooden and glass door. Not visible from the road

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Nissen hut currently acting as the boundary
Description of proposed materials and finishes:	Retaining wall (brick and concrete) and wooden fence

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	PIR censored lighting with timer

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Concrete base under nissen hut No vehicle access to site
Description of proposed materials and finishes:	Use existing concrete base for cabin foundation

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Appendix 1 Photographs of existing site
 Appendix 2 Site Plan and Location Plan-10 The Cliff-Iburndale
 Appendix 3 Location Plan Official Copy (Title Plan) - NYK110409-10 The Cliff
 Appendix 4 Access Plan-10 The Cliff-Iburndale
 Appendix 5 Design and Access Statement
 Appendix 6 Cabin Proposal Plan - 07122021
 Appendix 7 Screening Plan-10 The Cliff-Iburndale
 Appendix 8 Utilities and Environment-10 The Cliff

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

- Is a new or altered vehicular access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or

12. Biodiversity and Geological Conservation

geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Appendix 8 Utilities plan

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes No

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

- Yes No

If Yes, please provide details:

Separate bins will be provided within the kitchen area of the proposed cabin, to collect domestic and recyclable waste e.g. glass, paper, tin etc. as part of existing domestic rubbish from 10 The Cliff

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.

Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaroud this issue.

Does your proposal include the gain, loss or change of use of residential units?

- Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

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

- Yes No

Please add details of the Use Classes and floorspace.

17. All Types of Development: Non-Residential Floorspace

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

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Timber cabin	0	0	27	27
Total	0	0	27	27

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
Other Bedroom, living space, bathroom within ancillary accommodation (timber cabin)	0	3	3

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. Site Visit

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

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	Helen
Surname	Webster
Reference	NYM\2021\ENQ\17627

Date (Must be pre-application submission)

10/04/2021

Details of the pre-application advice received

Policy UE2 is supportive of a range of small scale holiday accommodation, favouring small units of high quality design (i.e. pods, yurts, cabins, chalets, caravans and motorhomes) rather than static caravans which significantly detract from the landscape. In the open countryside, the policy advises that development will be permitted provided it is not isolated from an existing business or residential unit from which the site can be managed. In order to respect the sensitivity of the local landscape, all sites must be screened by existing topography, buildings or adequate well-established vegetation. Iburndale is not listed in the settlement hierarchy outlined in Strategic Policy B and therefore falls within the Open Countryside for planning purposes.

The proposed location is clearly very closely associated with existing buildings which are already in holiday letting use (albeit in separate ownership) and it is not isolated from your own property, from which I understand you intend to manage the site. The position is set back from the road but due to an absence of existing vegetation or other topographical screening the existing Nissen hut is visible and I expect that a replacement cabin is also likely to be visible, or at least its associated setting. Local Plan Policy UE2 does require sites for camping, glamping, caravans and cabins to be screened by well-established vegetation (which is within the applicant's control). However, the policy also considers other types of screening such as topography and existing buildings which may be relevant to your case. The proposed site is immediately adjacent to an existing building which will offer a context and a certain degree of screening in some directions. The site is also set well back from the road and in time, I expect some of the recently pruned garden vegetation will grow back to offer further screening. I would however, encourage you to consider introducing additional native hedge planting or other landscape planting at the site in order to achieve improved screening to supplement the existing.

Recommend that vertical timber cladding is proposed as this tends to be more locally distinctive. Many small-scale ancillary agricultural buildings and workshops are constructed with timber cladding and I am of the opinion it would be appropriate for this setting adjacent former agricultural buildings. I would also suggest consideration is given to a symmetrical roof pitch using a simple roofing material to maintain the rural character of the site. The blank gable wall facing the road helps to ensure the building is recessive in the main views into the site but of course, there may be the opportunity to introduce more glazing in the other gable if necessary.

*(Designs have taken into account above advice and most notably design and screening using adjacent building as screening for the smaller timber structure which will be set back into the far corner of the plot. See Appendices 5, 6 and 7).

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Rawson"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="29/11/2021"/>

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)