



NYMNPA

13/12/2021

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 | <input type="text"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text" value="The Quarterdeck"/> |
| Address line 1 | <input type="text" value="Covet Hill"/> |
| Address line 2 | <input type="text" value="Robin Hoods Bay"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Whitby"/> |
| Postcode | <input type="text" value="YO22 4SN"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="495301"/> |
| Northing (y) | <input type="text" value="504812"/> |

Description

2. Applicant Details

| | |
|----------------|---|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Graham"/> |
| Surname | <input type="text" value="Kemp"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="Beacholme Covet Hill"/> |
| Address line 2 | <input type="text" value="Robin Hoods Bay"/> |
| Address line 3 | <input type="text" value="Robin Hoods Bay"/> |
| Town/city | <input type="text" value="Whitby"/> |
| Country | <input type="text" value="United Kingdom"/> |

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): | Existing outer skin of the tea hut is T&G Siberian Larch |
| Description of proposed materials and finishes: | T&G Siberian Larch to match exiting with natural sand stone where visible on the underground retaining wall sections |

| | |
|--|---|
| Roof | |
| Description of existing materials and finishes (optional): | Grey fiber glass membrane (RAL colour 7015) curved over multi layer plywood backing. |
| Description of proposed materials and finishes: | Grey fiber glass membrane (RAL colour 7015) curved over multi layer plywood backing. |

| | |
|--|---|
| Windows | |
| Description of existing materials and finishes (optional): | None |
| Description of proposed materials and finishes: | One additional roof light measuring 2m x 0.6m |

| | |
|--|---|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | Stone dry-stone facing, retained within Gabion baskets |
| Description of proposed materials and finishes: | Stone dry-stone facing, retained within Gabion baskets. |

| | |
|--|--|
| Doors | |
| Description of existing materials and finishes (optional): | Siberian Larch stable type door |
| Description of proposed materials and finishes: | Siberian Larch stable type door reused and moved to new entrance position. |

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

3029-4 Block Plan
 3029-2a Existing Plan
 10307-AW- Quarter RHB_Topology Report
 3029-3a Proposed Plan
 3029-5 Location Plan
 Design and Access Statement 2021
 Design Engineers Report
 Failing Gabions
 Fully self supporting clay behind gabions 2019
 Gabions being built 2019
 Proposed Works Behind Galley Doc01 2021
 Quarterdeck Land Drainage062
 Replanting Scheme after Stabilisation
 SG02487 - LSG - Slope Stability Analysis - Proposed - Factored Loads - 26-11-21
 Site Location plan Scale 1-1250
 Sketch Elevation of Remodeled cliff
 Tree unearthed slipped into Tea Hut

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

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

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

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 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

12. Biodiversity and Geological Conservation

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

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:

Most of our packaging and containers are specifically sourced as compostable or biodegradable, which can safely be disposed of in general waste bins. However, we also encourage environmentally conscious customers to return none-compostable material, where it is incorporated within our trade recycling bin. It is worth mentioning, since the Galley on the Quarterdeck was first opened, the Quarterdeck has much less litter and our staff are instructed to scan and collect on a daily basis. We also host on site and are custodians a beach cleaning station.

15. Trade Effluent

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

Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

All our trade waste is carried to the Scarborough Borough Council's bin storage area, on Albion Road, where we pay for our own 1100 litre blue recycling bin and a 330 litre green general waste bin. This is collected by SBC, on contract reference number CW003599

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

Please add details of the Use Classes and 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.

17. All Types of Development: Non-Residential Floorspace

| 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) |
|-------------------------|--|---|---|--|
| A5 - Hot food takeaways | 13.5 | 0 | 24.2 | 10.7 |
| Total | 13.5 | 0 | 24.2 | 10.7 |

Loss or gain of rooms

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

18. Employment

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

Existing Employees

Please complete the following information regarding existing employees:

| | |
|----------------------------|-----------------------------------|
| Full-time | <input type="text" value="2"/> |
| Part-time | <input type="text" value="6"/> |
| Total full-time equivalent | <input type="text" value="3.50"/> |

Proposed Employees

If known, please complete the following information regarding proposed employees:

| | |
|----------------------------|-----------------------------------|
| Full-time | <input type="text" value="3"/> |
| Part-time | <input type="text" value="7"/> |
| Total full-time equivalent | <input type="text" value="4.50"/> |

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

22. Site Visit

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

- The agent
 The applicant
 Other person

23. Pre-application Advice

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

Yes No

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

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Dear Mr Kemp

Many thanks for your pre-application enquiry.

I regret to advise you that due to significant planning officer shortages and a large increase in planning application submissions, we are unfortunately unable to continue to offer our normal full planning advice service. From 01 October 2021 to 16 January 2022 the Authority will be suspending its planning pre-application advice service.

During this period you may wish to refer to the policies in the Authority's adopted local plan, supplementary planning documents and planning advice notes.

We apologise for any inconvenience that may be caused by the disruption to our services and wish to reassure you that we hope to be in a position to offer this service again from 17 January 2022.

Yours sincerely

Mr Mark Hill
Head of Development Management

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.

25. Ownership Certificates and Agricultural Land Declaration

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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)