

Our Ref:- S23/022

NYMNPA

16/05/2023



11th May 2023

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

Dear Sir,

Re: Proposed Sectional Timber Stables at Land to the rear of Thirley Cotes Cottage, Waite Lane, Harwood Dale, Scarborough, YO13 0DR.

We wish to submit on behalf of our client a planning application and enclose the following:-

1. 4 Copies of the planning forms.
2. 4 Copies of a design and access statement.
3. 4 Copies of 1:1250 location plan.
4. 4 Copies of 1:500 block plan.
5. 4 Copies of an elevations, floor plan and base detail drawing.
6. Photograph of similar block of stables.
7. Photographs of field.
8. Aerial view from 1964.
9. Cheque for fee - £924.00

I trust this is satisfactory, but if you have any queries, or require additional information, please do not hesitate to contact us. I look forward to receiving confirmation that the application has been validated.

Yours faithfully,

Paula Sedman

Design & Access Statement

Name: Mrs A Thomas
Site Address: Land to rear of Thirley Cotes Cottage, Waite Lane
Harwood Dale, Scarborough, YO13 0DR

Context

Our client wishes to erect a modest straight block of sectional timber stables for the keeping of horses, similar to the enclosed photograph. The proposed stables would be situated on her own land to the rear of the property.

Amount and Use

The proposed development would comprise of 4 no 12ft x 12ft (3.65 x 3.65m) stables and a 12ft x 12ft open hay store (3.65 x 3.55). For the avoidance of doubt, the proposed stables are intended for private use only and for no other purpose.

Scales

The proposed stable block would have a total floor area, including the 915 mm wide front roof canopy, of 85.6 square metres. The proposed stables would be constructed in our traditional style, which is well known to North Yorkshire Moors National Park, with an eaves height of 2.440 metres and a roof pitch of 15 degrees, as shown on the enclosed drawings. The stables conform to BHS recommended sizes.

Landscaping

Both the 'footprint' and location of the proposed stables have been carefully chosen so as to mitigate the amount of site preparation required (i.e. excavation) and to make the best use of existing landscaping features. As far as we are aware no public footpaths or rights of way would be inconvenienced by the proposed development, nor do we consider the local visual amenity would be compromised.

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Appearance

The proposed stables, which comprise of a series of factory finished panels which bolt together on site, are anchored down onto a traditional concrete base with a single brick plinth, as shown on the enclosed drawings.

The bulk of the materials used in our traditional timber framed construction, the style of which is well known to North Yorkshire Moors National Park, are sourced from commercially grown and sustainable forests.

The external walls would consist of horizontal 'Tanalised' (pressure treated) shiplap boarding fixed to vertical timber framing. The roof is a traditional 'apex' design with a modest 15 degree pitch, clad with Profile 6 fibre reinforced cement roof sheeting fixed to Tanalised timber purlins. Black UPVC eaves gutter would be fitted to both the front and rear.

Waste Disposal

All soiled bedding will be stored in a designated area, -adjacent to the stables and thereafter will be removed from site on a regular basis.

Access/Movement

Access to the proposed site would be via the existing domestic entrance, which we consider is entirely satisfactory as there is sufficient space to load and unload a horse from a trailer as and when necessary.

Safety and Security

Any access gates would be kept closed and/or locked at all times when not in use.



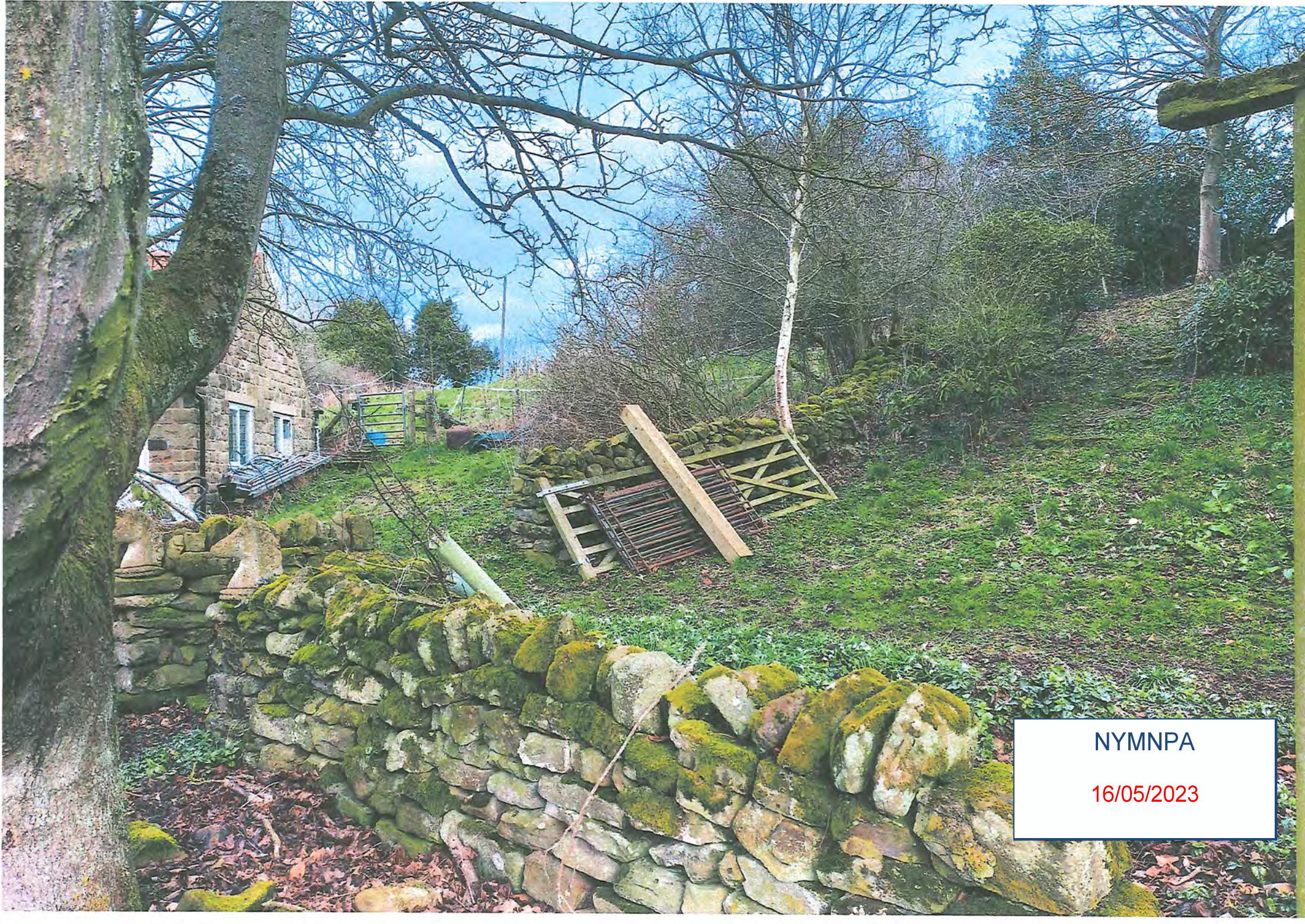
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1964 Aerial View



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c/o Anna Thomas
via email

Your ref:

Our ref: NYM\2023\ENQ\19392

Date: 14 March 2023

Dear Anna Thomas

Pre planning advice for a proposed barn at Thirley Cotes Cottage, Harwood Dale, Scarborough

Thank you for your email of 10 March with details of your amended proposal.

I am pleased to advise that the type of stable block as illustrated in the photograph from one of the suppliers would be much more preferable for this site than the American style barn originally proposed. With the lower overall height and hopefully some site excavation, the stable block should sit more comfortably in the landscape and not have an adverse impact on the setting of the cottage or the wider landscape. I have no strong preference with regards to the two possible layouts – option 2 may be less intrusive given its shorter frontage – and would suggest you take advice from the suppliers/builders as to what would work best with the land levels about the site and result in fewer trees removed. I would ask that any trees to be removed are marked on the site plan of your application along with any replacement tree planting.

I hope that the above advice is of assistance but should you have any further questions, please do not hesitate to contact the Authority.

Yours sincerely

Mrs Jill Bastow
Senior Planning Officer

NYMNPA

16/05/2023

Mark Stafford, Building Contractor
Gate Cottage
Hackness
Scarborough

Dear Mrs Thomas,

Following my visit to Thirley Cotes Cottage to assess the site of your proposed stable and the related groundworks, I consider the option 1 (stables in a straight line) is more feasible. It requires less earth removal and allows the required access to the side paddock. Option 2 (stables in an 'L' shape) would require more excavation into the bank and result in the access to the side paddock being too steep to be practical.

Kind Regards,

M Stafford.

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Attachments:

letter from Mark Stafford for planning application.jpg

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