



NYMNP

25/01/2024

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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Joanna

Surname

Pedley

Company Name

Address

Address line 1

Ocean View

Address line 2

Covet Hill

Address line 3

Robin Hood's Bay

Town/City

Whitby

County

Country

Postcode

YO22 4SN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

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

Unit

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

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

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)

Type:

Walls

Existing materials and finishes:

Existing grey rendered walls

Proposed materials and finishes:

Proposed rosemary clay tile wall covering Proposed stone walls Proposed rendered walls Proposed timber clad walls

Type:

Roof

Existing materials and finishes:

Existing rosemary clay tile roof covering Existing cement tile roof covering Existing bitumen roof covering

Proposed materials and finishes:

Proposed rosemary clay pantile roof covering Proposed flat roof covering system

Type:

Windows

Existing materials and finishes:

Existing UPVC framed windows

Proposed materials and finishes:

Proposed PPC aluminium framed windows

Type:

Doors

Existing materials and finishes:

Existing UPVC doors

Proposed materials and finishes:

Proposed PPC aluminium framed fixed and sliding doors Proposed hardwood doors

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing hedge planting to all boundaries

Proposed materials and finishes:

Proposed timber fencing to section of east boundary where non-native hedging is to be removed. Proposed native hedging or timber fencing, to section of east boundary where existing Leylandi to boundary is to be removed.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing access via Butt Lane - a tarmac/hardcore/grass bridleway Existing tarmac hard standing to front of property

Proposed materials and finishes:

Proposed localised tarmac surface upgrade Proposed semi-permeable driveway surface

Type:

Lighting

Existing materials and finishes:

No/limited external lighting

Proposed materials and finishes:

Limited new external down lighters to primary entrances and to external steps, for safety reasons.

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

22056-00-000 - Site Location and Site Plan; 22056-10-000 - Existing Ground, First Floor/Roof Plans, Section and Elevation; 22056-30-000 - Proposed Ground Floor and Roof Plans, Sections and Elevations; 22056-30-100; Proposed Lower Ground Floor Plan, Sections and Elevations; Design and Access Statement; Proposed Perspective Views; Proposed Architectural Model Views

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

22056-30-000 - Proposed Ground Floor and Roof Plans, Sections and Elevations; Proposed improvement works to a section of track at Braemore, Butt Lane, Robin Hood's Bay and increasing the site entrance width from the Public Bridleway.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

2

Difference in spaces:

1

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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

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

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

c) Features of geological conservation importance

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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 and state the plan(s)/drawing(s) references

22056-10-000 - Existing Ground and First/Roof Plans, Section and Elevations; 22056-30-100 - Proposed Lower Ground Floor Plan, Sections and Elevations

Waste Storage and Collection

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

Yes

No

If Yes, please provide details:

Bins stored adjacent to the NW boundary hedging as shown on 22056-30-000 - Proposed Ground and Roof Plans, Sections and Elevations

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

Yes

No

If Yes, please provide details:

Bins stored adjacent to the NW boundary hedging as shown on 22056-30-000 - Proposed Ground and Roof Plans, Sections and Elevations

Trade Effluent

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

Yes

No

Residential/Dwelling Units

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

Yes

No

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

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

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

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

Mrs

First Name

Jill

Surname

Bastow

Reference

NYM\2023\ENQ\19722

Date (must be pre-application submission)

05/06/2023

Details of the pre-application advice received

An initial pre-application consultation was carried out to review the principle of a proposal for a replacement dwelling on the site, given the poor level of existing vehicle and pedestrian access into the site and the work required to improve the access by retaining the existing dwelling. Given the poor level of the existing access into the site, the pre-application advice response confirmed that a proposal for a replacement dwelling could potentially be supported in this case, subject to the submission of a structural appraisal in relation to the condition of the existing building. Based upon this initial response, sketch design proposals for the proposed replacement dwelling were submitted for further pre-application comment. A positive response to the sketch proposals was received from the Authority. Further information is provided within Section 5.0 of the Design and Access Statement.

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

Certificate Of Ownership - Certificate D

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* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Legal searches were carried out to ascertain the legal ownership of Butt Lane when Braemore was purchased and it was not possible to confirm the ownership at that time.

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

Whitby Gazette

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

25/01/2024

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Ian

Surname

Hazard

Declaration Date

25/01/24

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ian Hazard

Date

25/01/24