



NYMNPA  
05/10/2018

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

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Email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
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**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	Cumboots Dairy Farm
Address line 1	Limestone Road
Address line 2	Burniston
Address line 3	<input type="text"/>
Town/city	Scarborough
Postcode	YO13 0PQ

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

Easting (x)	499408
Northing (y)	491895

Description

**2. Applicant Details**

Title	Mr
First name	James
Surname	Emsley
Company name	P & JR Emsley
Address line 1	Cumboots Dairy Farm, Limestone Road
Address line 2	Burniston
Address line 3	<input type="text"/>
Town/city	Scarborough
Country	<input type="text"/>

## 2. Applicant Details

Postcode	<input type="text" value="YO13 0PQ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

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

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="William"/>
Surname	<input type="text" value="Tyson"/>
Company name	<input type="text" value="Cundalls"/>
Address line 1	<input type="text" value="Cundalls"/>
Address line 2	<input type="text" value="15 Market Place"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Malton"/>
Country	<input type="text" value="North Yorkshire"/>
Postcode	<input type="text" value="YO17 7LP"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="560"/>
Unit	<input type="text" value="sq.metres"/>

## 5. Description of the Proposal

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

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.

<input type="text" value="Proposed Agricultural Building to House Dairy Cows"/>
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Has the work or change of use already started?  Yes  No

## 6. Existing Use

Please describe the current use of the site

Agricultural farmstead rearing cattle for milk and producing grass for feed.

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 in the build?

Yes  No

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

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Green preservative stain Yorkshire board style cladding above natural grey concrete infill panels between steel gable posts

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Dark grey fibre cement roof sheeting with clear poly-carbonate roof lights

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Galvanised grey diagonal feed panels between steel stanchions.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	As existing, no change
Description of proposed materials and finishes:	As existing, no change

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Hardcore and concrete yard
Description of proposed materials and finishes:	Hardcore and concrete yard

## 7. Materials

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Clear poly-carbonate roof light sheets

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Grey plastic guttering

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

Design and Access Statement, Agricultural Supporting Information and Sketch Drawings

## 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

Is vehicle parking relevant to this proposal?  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? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency 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

### 11. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

### 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, 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?

a) Protected and priority species (see guidance note):

- 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 (see guidance note):

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

c) Features of geological conservation importance (see guidance note):

- 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

Other Foul sewage will be spread on the applicants own land surrounding the proposed site

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

If Yes, please provide details:

All farm yard manure produced from the proposed building will be stored in the building until being spread on the applicants own agricultural land.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

## 16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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?  Yes  No

If you have answered Yes to the question above please add details in the following table:

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	0	0	560	560
Total	0	0	560	560

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

## 18. Employment

Will the proposed development require the employment of any staff?  Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Agricultural business producing milk from dairy cows for sale for general public consumption

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

Is any hazardous waste involved in the proposal?  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? (Please select only one)

## 22. Site Visit

- 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

## 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

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)