

From:
To: [Planning](#)
Subject: FW: The Piggery, Ugglebarnby - NYM/2018/0677/FL
Date: 03 December 2018 14:39:18
Attachments:

Dear Jill

Thank you for your e-mail in respect of the above. Taking into consideration your comments and those of the statutory consultees and third parties the plans have been amended to address those concerns (see attached).

Further to your e-mail, I wondered if you might let me know the date when the publicity period expires and under which method the application will be formally determined.

The amended plans show:

1. An amended red line and therefore reduced development area.
2. The front of the proposal to be virtually in line with The Piggery.
3. The building requires no building up or raising of ground levels.
4. The means of access has been considered and will now be taken from the existing access which serves The Piggery.
5. In turn, this allows for additional soft and subtle landscaping and screening to take place to the site frontage (roadside). Together with that which already exists by way of the topography, mature hedging to the roadside and an existing front and backdrop of trees removes any 'clear views' of the proposed cabin.

With regard to the proposed scheme we would add the following comments:

1. Initial enquiries for the site with respect to buildings of a more permanent nature were not encouraged and therefore the applicant has sought to make use of land that a) is available, b) is already in recreational use and c) proposes a building of low key permanence in order that it can be removed when it is no longer needed or its life span pre-dates this. The cabin does not require permanent foundations or significant engineering works and would not be for permanent residential use.
2. Although acknowledged that it is at draft stages, the Authority has recently published policies for its new Local Plan with the suggestion that in 12 months the plan will be adopted (including the new policies). The future policy removes the current requirement for such developments to be screened by woodland for a lesser criteria that makes use of the topography, buildings or vegetation by which to 'hide' such structures.
3. The land on which the unit is proposed is already in recreational use and proposes 1 no. 'small scale' cabin development. When run alongside The Piggery and managed by the same family it is not considered to cumulatively or harmfully impact on the site. Small scale in the draft Local Plan is defined as development that 'can be harmoniously integrated into the landscape'.
4. It is considered that Points 1 – 5 of DP16 are met for a policy which will shortly be superseded for a new one. The development meets with the aspirations of the

Management Plan for encouraging new tourism proposals.

5. In summary, the proposal is of a high quality design which will complement the surroundings, it is of lightweight construction, is a 'single' unit of tourist accommodation, meets with proposed occupation conditions and proposes minimal hard surfacing for cars.

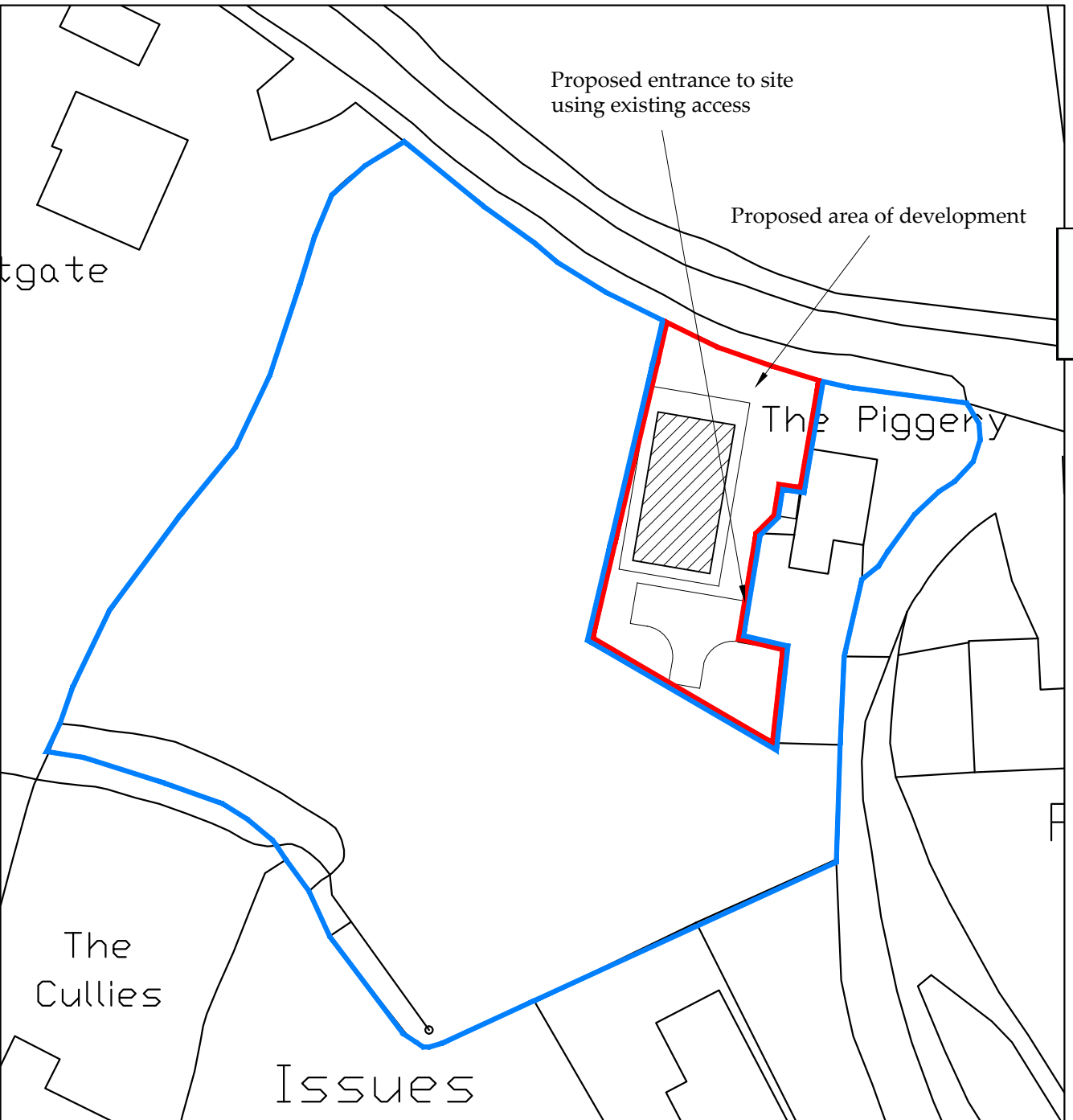
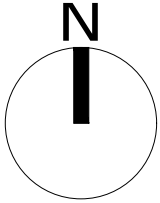
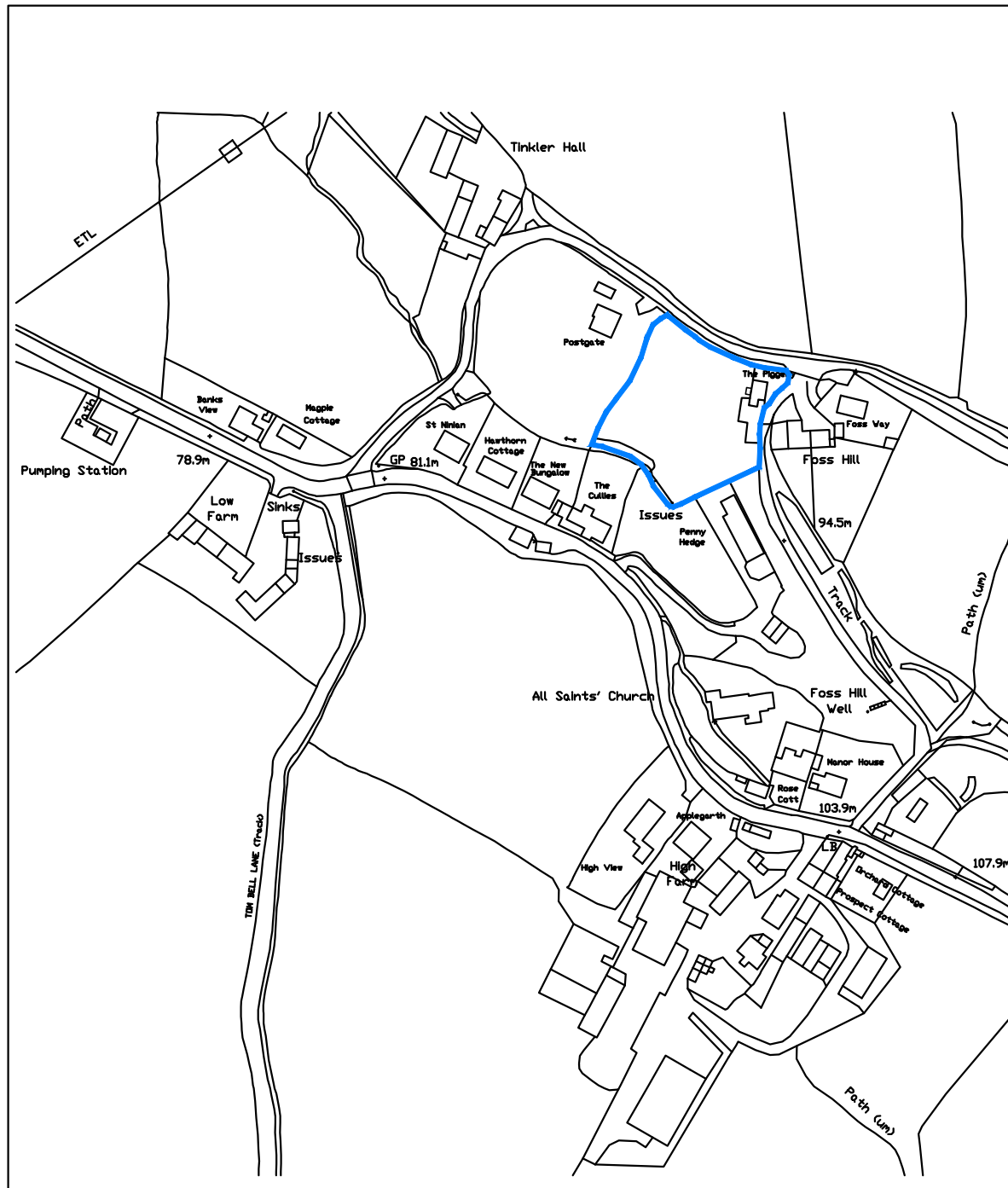
I trust that you will find the above to be useful and would be most grateful in the first instance if you could let me know the date when the publicity period expires. Assuming the amended plans will trigger a re-consultation exercise we will do all we can assist in providing further additional information.

Kind regards

Cheryl Ward

Cheryl Ward Planning
MSc MRTPI

Please note: I will be away from Thurs 27 December 2018 until Mon 14 January 2019



NYMIPA
03/12/2018

AMENDED

Site Plan
Scale 1:1250

Block Plan
Scale 1:500

Ordnance Survey Licence No. 100002562

b h d partnership
Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.

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REV	DATE	BY	AMENDMENT	CHKD	APVD
D	26.11.18	RB	Minor amendments	TH	
C	25.10.18	RB	Minor amendments	TH	
B	25.10.18	RB	Minor amendments	TH	
A	04.03.17	CW	Issued for approval	TRH	

CLIENT:
Mr. D. R. Wilson

PROJECT:
The Piggery, Ugglebarnby Whitby

A3 | DRN: C. Walker | DATE: 04.03.17
SCALE: As shown | ISSUE: Planning

DRAWING TITLE:
Existing Block and Location Plan

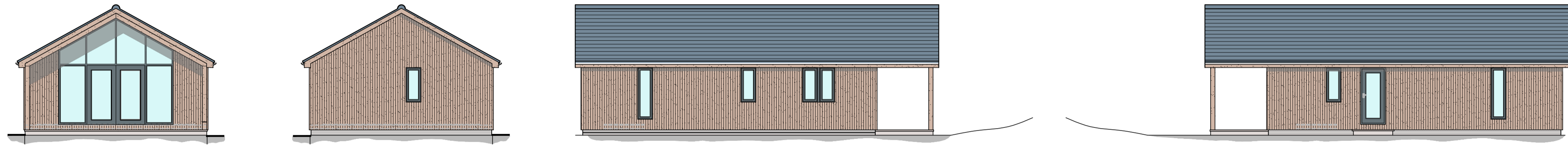
DRAWING NR:
D11153-01

REV:
D

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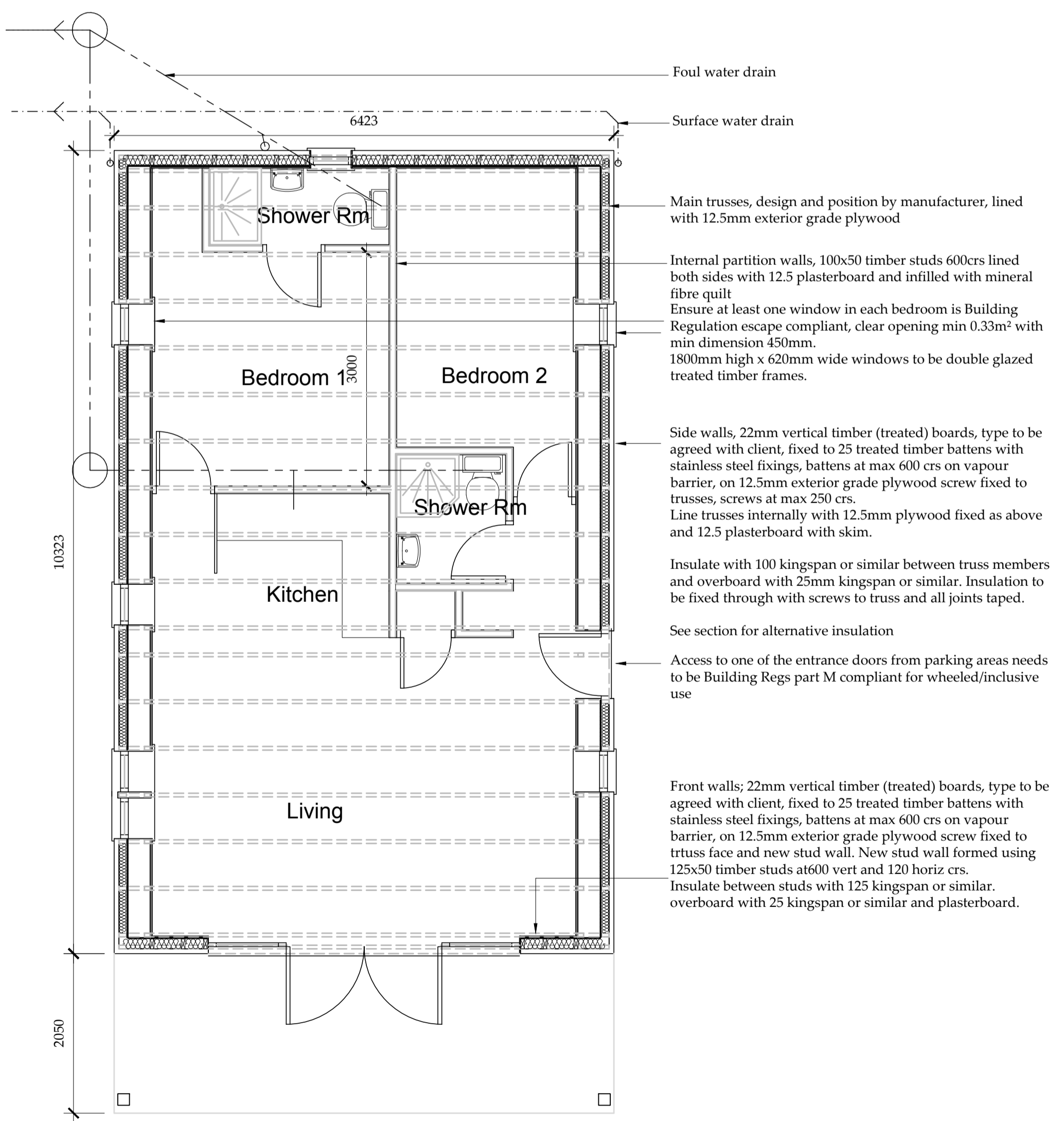
NYMNP
 03/12/2018

AMENDED

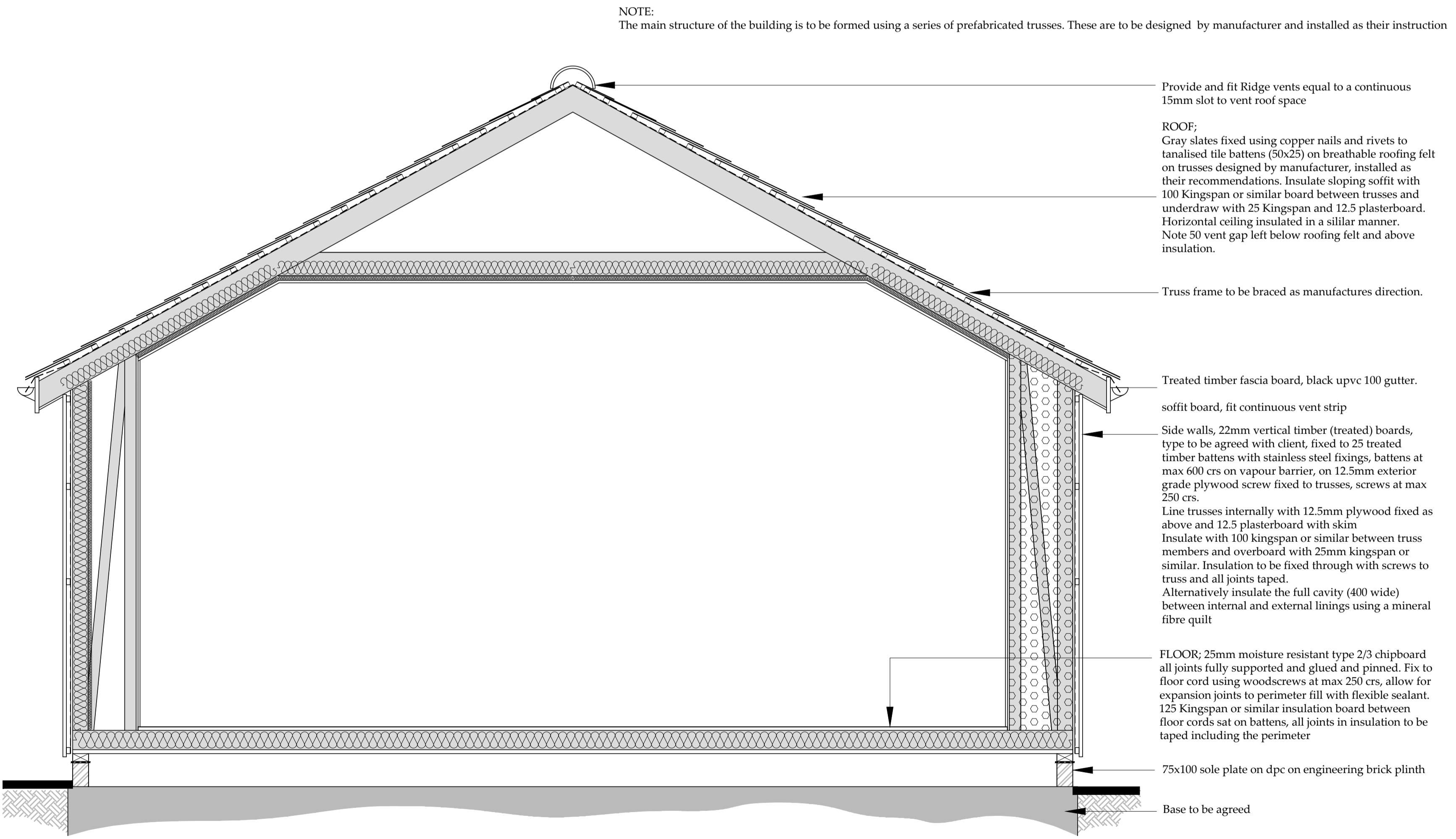


Gray slate roof
 Detail for roof overhang to match planning drawings and be approved by structural Engineer.
 Posts to support canopy.
 Timber framed windows and doors
 Vertical timber board cladding
 Existing Ground levels/conditions have not been considered, check for levels etc request further detail if required
 Foundation/bearing pads to be agreed

Elevations
 SCALE: 1:100 @ A1



Floor Plan
 SCALE: 1:50 @ A1



Section
 SCALE: 1:20 @ A1

NOTE:
 The main structure of the building is to be formed using a series of prefabricated trusses. These are to be designed by manufacturer and installed as their instruction

Provide and fit Ridge vents equal to a continuous 15mm slot to vent roof space
 ROOF:
 Gray slates fixed using copper nails and rivets to tanalised tile battens (50x25) on breathable roofing felt on trusses designed by manufacturer, installed as their recommendations. Insulate sloping soffit with 100 Kingspan or similar board between trusses, and underdraw with 25 Kingspan and 12.5 plasterboard. Horizontal ceiling insulated in a similar manner. Note 50 vent gap left below roofing felt and above insulation.
 Truss frame to be braced as manufactures direction.
 Treated timber fascia board, black upvc 100 gutter.
 soffit board, fit continuous vent strip
 Side walls, 22mm vertical timber (treated) boards, type to be agreed with client, fixed to 25 treated timber battens with stainless steel fixings, battens at max 600 crs on vapour barrier, on 12.5mm exterior grade plywood screw fixed to trusses, screws at max 250 crs.
 Line trusses internally with 12.5mm plywood fixed as above and 12.5 plasterboard with skim
 Insulate with 100 kingspan or similar between truss members and overboard with 25mm kingspan or similar. Insulation to be fixed through with screws to truss and all joints taped.
 Alternatively insulate the full cavity (400 wide) between internal and external linings using a mineral fibre quilt
 FLOOR: 25mm moisture resistant type 2/3 chipboard all joints fully supported and glued and pinned. Fix to floor cord using woodscrews at max 250 crs, allow for expansion joints to perimeter fill with flexible sealant. 125 Kingspan or similar insulation board between floor cords sat on battens, all joints in insulation to be taped including the perimeter
 75x100 sole plate on dpc on engineering brick plinth
 Base to be agreed

B	26.11.18	RB	Minor amendments
A	04.09.18	RB	First issue
REV	DATE	BY	AMENDMENT

bhd
 partnership
 Architecture + Engineering
 Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: Mr. D. R. Wilson
 PROJECT: The Piggery Ugglebarnby

Drawing: Proposed Log Cabin

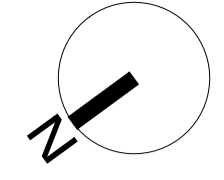
DRAWING STATUS: Preliminary

DRAWN: R. Braithwaite CHECKED: TH

SCALE @ SIZE: As shown @ A1 DATE: 04.09.18

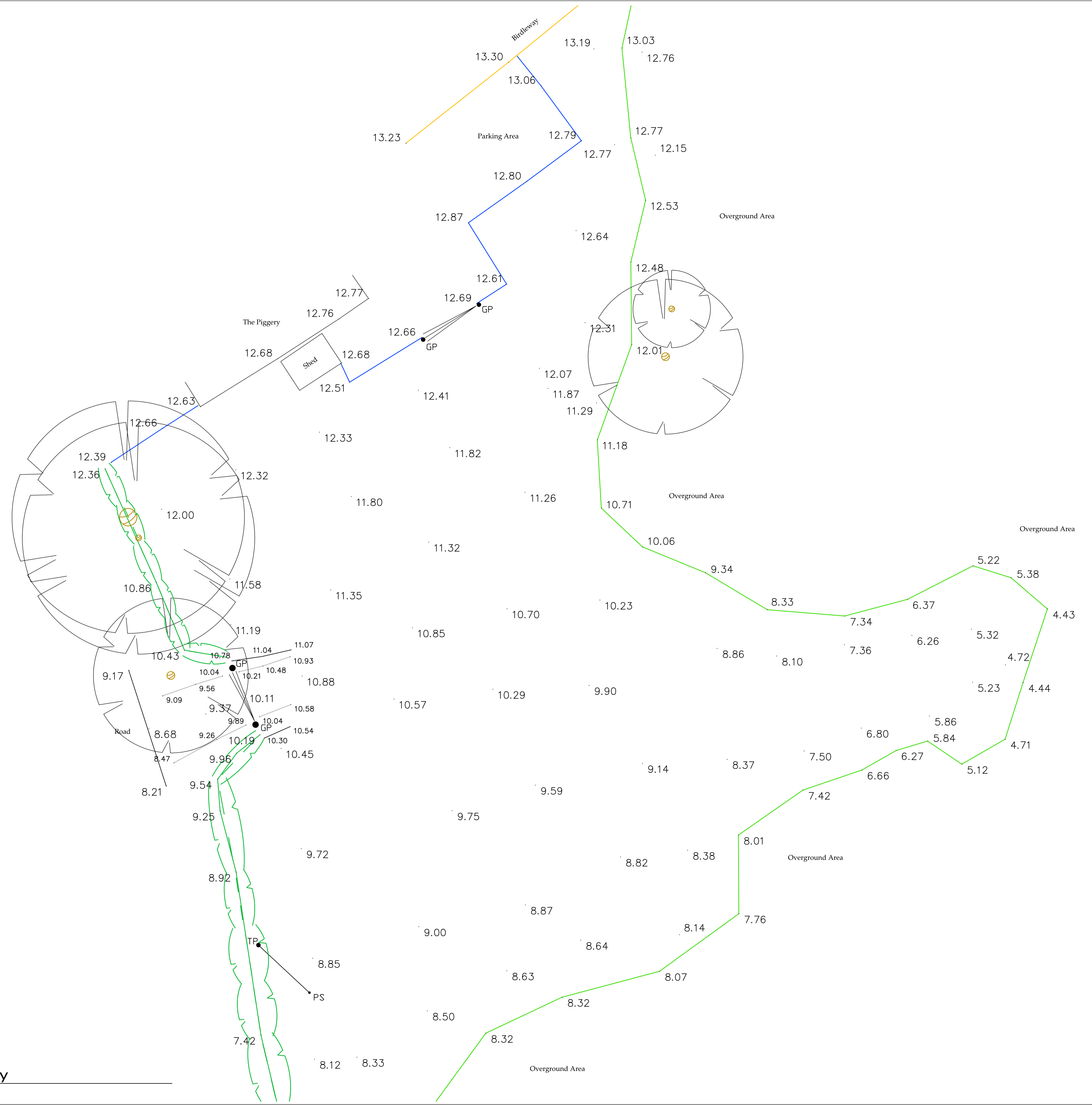
DRAWING No: 11153-02 REV: B

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03/12/2018

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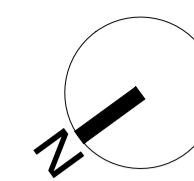


Topography Survey
 Scale 1:100

REV	DATE	BY	AMENDMENT
A	19.09.18	RB	First issue

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partnership
 Architecture + Engineering
 Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT:	Mr. D. R. Wilson
PROJECT:	The Piggery, Ugglebarnby
Drawing:	Topography Survey
DRAWING STATUS:	Preliminary
DRAWN:	R. Braithwaite
CHECKED:	TH
SCALE @ SIZE:	As shown @ A1
DATE:	19.09.18
DRAWING No:	D11153-03
REV:	A

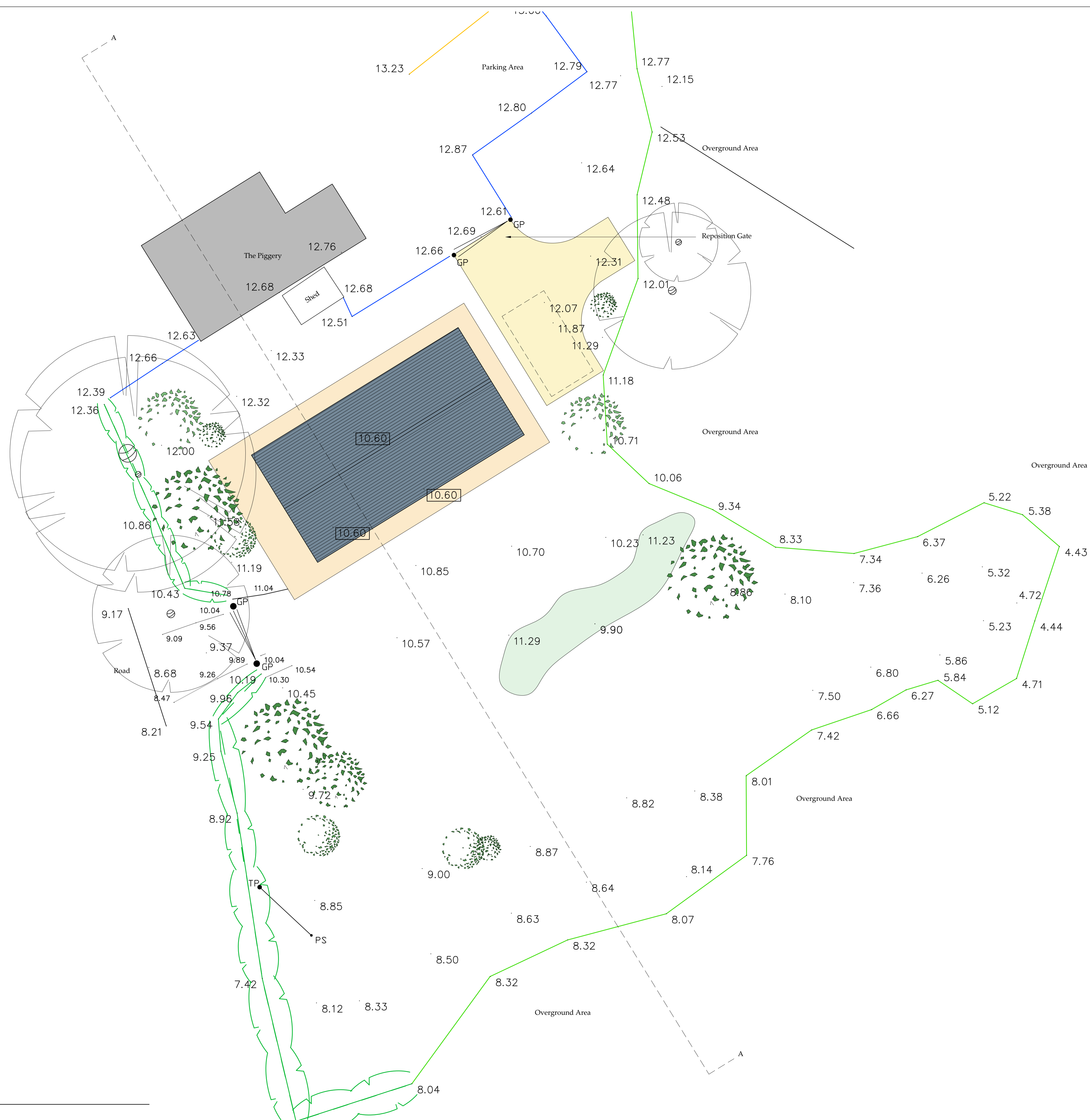


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03/12/2018

AMENDED



Block Plan
Scale 1:100

REV	DATE	BY	AMENDMENT
B	26.11.18	RB	Minor amendments
A	19.09.18	RB	First issue

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Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
Whitby, N. Yorks. YO21 1QB.

CLIENT: **Mr. D. R. Wilson**

PROJECT: **The Piggery, Ugglebarnby**

Drawing: **Proposed Block Plan**

DRAWING STATUS: **Preliminary**

DRAWN: **R. Braithwaite** CHECKED: **TH**

SCALE @ SIZE: **As shown @ A1** DATE: **19.09.18**

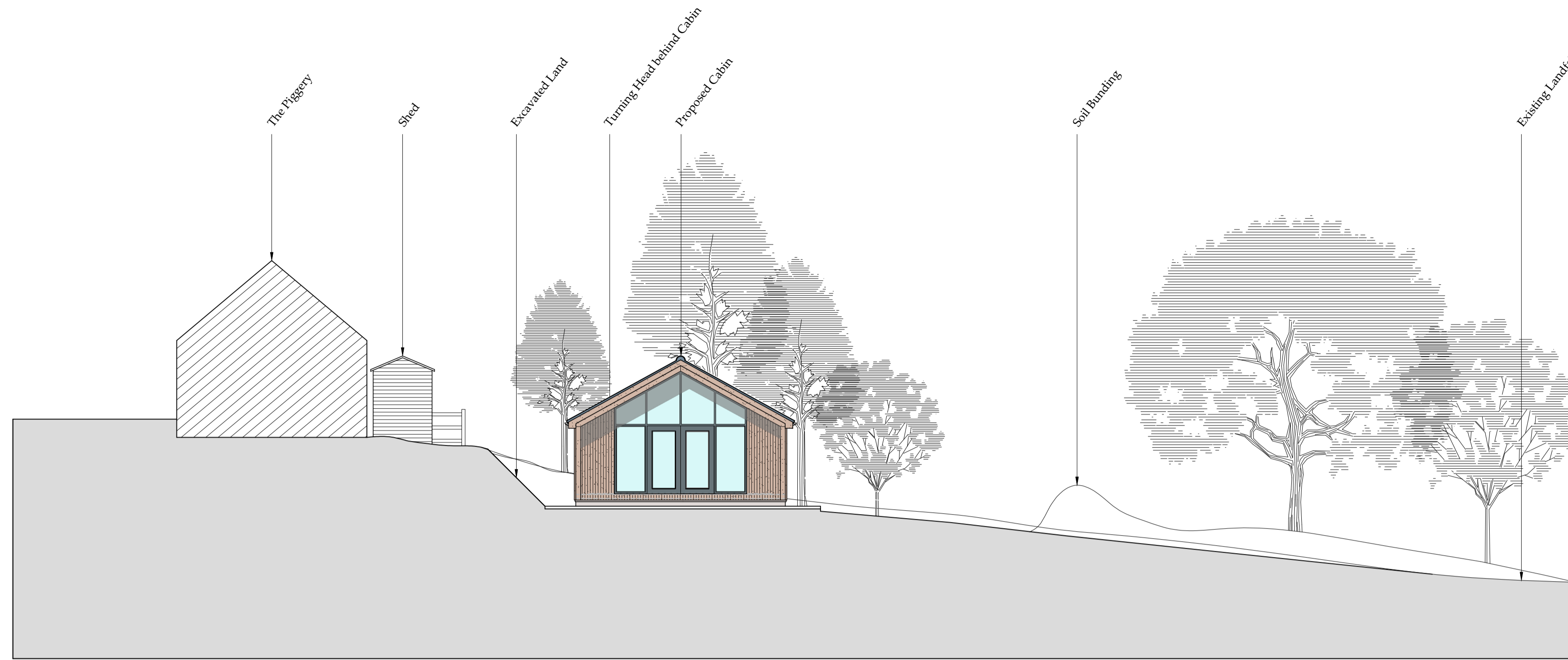
DRAWING No: **D11153-04** REV: **B**

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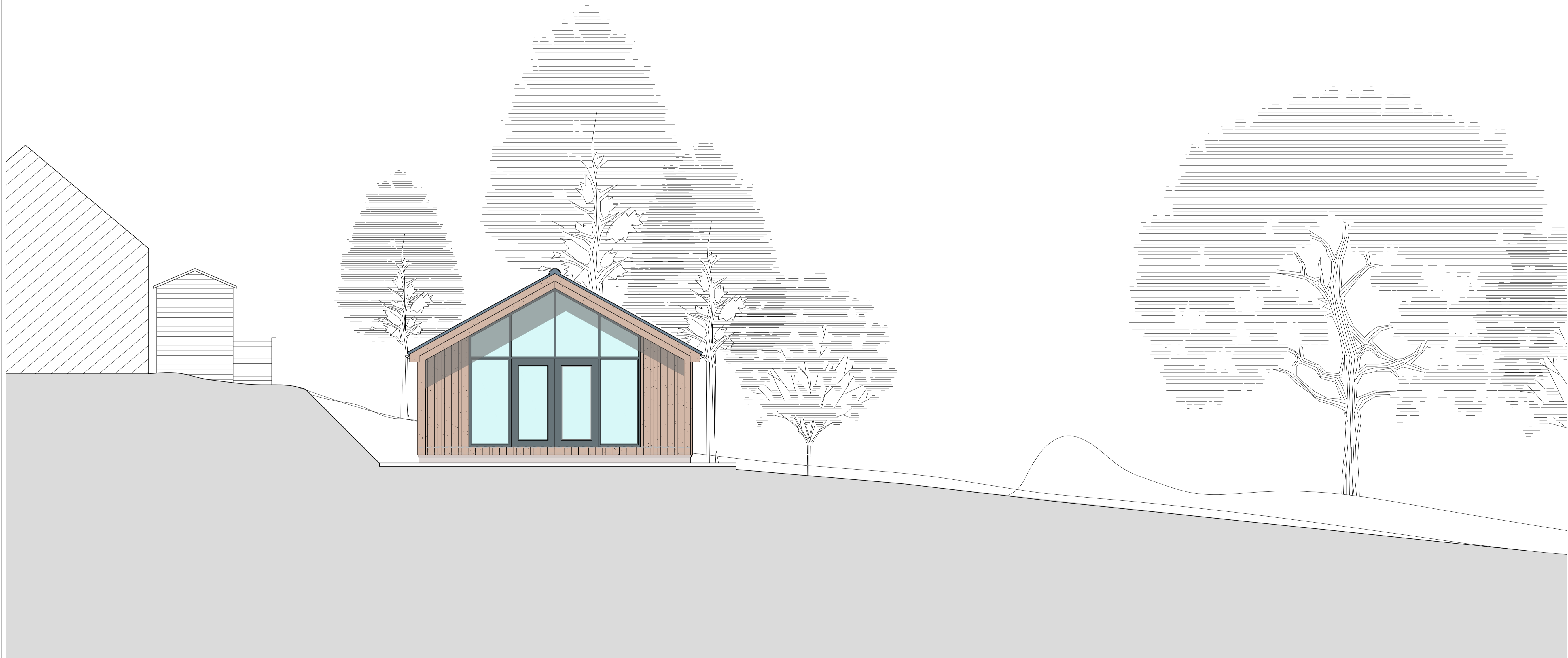
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03/12/2018

AMENDED



Section A-A
Scale 1:100



Section A-A
Scale 1:50

B	26.11.18	RB	Minor amendments
A	19.09.18	RB	First issue

REV DATE BY AMENDMENT

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Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
Whitby, N. Yorks. YO21 1QB.

CLIENT: Mr. D. R. Wilson

PROJECT: The Pigery, Ugglebarnby

Drawing: Proposed Section Through Site

DRAWING STATUS: Preliminary

DRAWN: R. Braithwaite CHECKED: TH

SCALE @ SIZE: As shown @ A1 DATE: 19.09.18

DRAWING No: D11153-06 REV: B