



NYMNPA  
14/01/2019

## 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	High Paradise Farm, High Paradise Walkers Tea Room
Address line 1	Paradise Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Boltby
Postcode	YO7 2HT

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

Easting (x)	450318
Northing (y)	488758

Description

### 2. Applicant Details

Title	Miss
First name	virginia kate
Surname	skilbeck
Company name	high paradise farm
Address line 1	High Paradise Farm
Address line 2	high paradise farm
Address line 3	thirsk
Town/city	Boltby
Country	united kingdom

## 2. Applicant Details

Postcode	<input type="text" value="YO7 2HT"/>
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

No Agent details were submitted for this application

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="234"/>
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.

We already run a tearoom and self catered rooms. Which are all within a courtyard space. We would like to put up a freestanding wooden pergola which would be act as a structure which we could put up a marquee topping on it for events if required. We would plan to grow plants up the wooden structure straight away to make the structure in keeping. The structure would be above all doors, but below the guttering- which would mean from the outside of the courtyard the structure would not be seen.  
Our plan behind this is to allow a waterproof space for functions such as weddings, dark sky and bike events. We do not want to have a function every weekend, functions would be infrequent. High Paradise is our home as well as the business. We merely need to do this structure to develop the business in a manner which is appropriate to demand/enhance the facilities and also to enable us to pay the mortgage off.

Has the work or change of use already started?  Yes  No

## 6. Existing Use

Please describe the current use of the site

High Paradise has several uses. It is our home, as well as a tearoom, self catered rooms, campsite for Cleveland Way walkers, and its beginning to show demand for events and functions.

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):**

## 7. Materials

Other type of material (e.g. guttering) wooden pergola	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	treated timber

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

Reference 1 digital drawing of structure dimensions

## 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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	50	50	0

## 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?**

## 11. Assessment of Flood Risk

- 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

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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

There will not need to be any increased toilet requirement in addition to that which currently exists

## 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:

again, there will be no difference to the waste storage and collection.

## 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

## 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees		3	1
Proposed employees		4	2

## 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:

n/a

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

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- 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	Mrs
First name	Jill
Surname	Bastow
Reference	

Date (Must be pre-application submission)

12/12/2018

Details of the pre-application advice received

Verbally it was raised that there is some doubt as to whether or not planning would be needed for a structure which is planned to be free standing in an area that is already subject to an approved change of use application that was agreed when the tea room and courtyard were first opened. However it was agreed that it would be sensible to submit planning anyway to be on the safe side.  
At the time Mrs Bastow advised that it would be useful to give some indication of the number of events intended, and also that it would be advantageous if the cover wasn't a permanent fixture. The maximum number of events that we would consider as being of a size that would benefit from the pergola would be 15 a year. The intention is that the roof would be able to be added or removed as required.

### 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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates.

\* '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

Owner/Agricultural Tenant

## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Judith Skilbeck
Number	
Suffix	
House Name	Foresters Cottage
Address line 1	High Paradise
Address line 2	Boltby
Town/city	Thirsk
Postcode	yo72HT
Date notice served (DD/MM/YYYY)	12/12/2018

Name of Owner/Agricultural Tenant	Tony Mills
Number	
Suffix	
House Name	Foresters cottage
Address line 1	High Paradise
Address line 2	Boltby
Town/city	Thirsk
Postcode	yo72ht
Date notice served (DD/MM/YYYY)	12/12/2018

### Person role

- The applicant  
 The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Virginia Kate"/>
Surname	<input type="text" value="Skilbeck"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="13/01/2019"/>

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)