



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

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. Applicant Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:
 Telephone number:

Mobile number:

Town/City: Fax number:

Country:

Postcode: Email address:

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

The reinstatement of an old tea and hot food refreshments hut, which once stood on the exact same location during the 1950's. After a long consultation with NYMNP, putting forward various different and contrasting plans and proposals and discussions with the planners, it was suggested the best way forward was a simple design, similar to the previously existing facility, which once stood on the exact same site.

A proposal, which blends into the environment of a Nation Park and Conservation area, was the remit and not a colourful building normally seen in a busy seaside resort. To this end I feel the plans submitted meet these requirements.

The roof has a wave like curve sloping back orientation, to meet and blend with the coastal cliff.

The site is predominantly flat, but a 1 metre high Gabion Basket retaining wall is proposed, in order to set the facility further back from the quarterdeck and out of the direct line of sight. The Gabion Baskets will be covered in the same natural flora and fauna of the cliff behind and tapered to the same level as the Quarterdeck, creating a seamless blend.

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

NYMNP
 26/03/2018

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

On the 10th May 2017, a pre planning application meeting took place with Hillary Saunders and Hellen Webster at the offices of NYMNP. I had already submitted a detailed plan and proposal, for consideration. This was a much larger and a modern structure, of metal and glass and located on the lower Quarterdeck.

The advice given was that it was not in keeping and it was too large and modern. I then put forward several other options, one of which was 3 small beach huts, interlinked and painted in traditional seaside colours. The outcome of the meeting indicated that the only proposal which would be favourably considered by the NYMNP, would be something smaller, constructed in traditional materials and sympathetic to the surroundings. It should not brightly painted and in keeping with the style and history of Robin Hoods Bay. We feel the proposal now submitted in this application meets all those requirements.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

7. Waste Storage and Collection

There will be very little packaging waste. Most will be compressed within the tea hut and waste may be also kept in the adjacent store, for a short time, until the operative can remove it at least daily. Food waste will be kept separated from recycle waste.

The council bin storage collection area is located less than 100m of the tea hut and tea hut staff will collect and take waste there daily.

One additional new public bin will be sited to the right of the tea hut, on the applicant's land, for customers waste. All sales packaging will be biodegradable and eco-friendly.

Our aim is to use as much environmentally friendly packaging as possible and every effort will be made to meet this objective.

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

If Yes, please provide details:

Yes, they will be separated - food and recycling waste will be dealt with, as above

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The front elevation will have open access to the tea hut.

The rear of the tea hut will be 2 stepped 60cm high gabion baskets, stone filled and natural vegetation planted to grow and hang over the top.

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The door to the store and the entrance to the tea hut will be T&G boarding, within a pine frame. Both painted a neutral colour to match the surroundings.

The front of the tea hut will have 2 pairs of full height bi-fold doors, which hinge back when open, onto the solid reveals either side of the serving area.

These doors will also contain the menu and description of goods available.

The serving area itself will have a counter at 1m high and a glass refrigerated display underneath.

When the doors are closed, the colour and texture will be the same as the walls.

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Curved multi layered plywood fixed on multiple internal purlins and insulated. The curved nature of the roof has been designed to give character to the tea hut, mimicking the waves of the sea. There will be an overall covering of grey GRP, which will also have additional sand added to give texture and colour to blend into the surroundings.

Walls - description:

Description of *existing* materials and finishes:

The previously demolished Tea Hut, on the same site (removed in the 1950's) consisted of painted exterior grade Plywood. Nothing remains of this construction.

Description of *proposed* materials and finishes:

Horizontal Tanalised natural pine timber boarding on a timber framed and insulated carcass. Interior wall finish to catering grade specification.

Windows - description:

Description of *existing* materials and finishes:

9. Materials

Description of *proposed* materials and finishes:

Wooden framed traditional windows at both ends, with hinged wooden shutters, which hinge up to give protection when the tea hut is closed. When open there will be a menu of goods and prices. The window frames painted white and the exterior of the hinged shutter to match the timber walls.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning application drawings reference 2723-1 to 3
Design and Access Statement attached

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Other

See below.

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 references for the plan(s)/drawing(s):

The waste water from the tea hut will discharge directly into a chamber containing a Twin Pump Macerator Sewage Station, located at the bottom of the Quarterdeck steps, on the applicants land. This discharges via a 50mm pipe, directly connected into the spare inlet of the manhole serving Beacholme at the top of the Quarterdeck steps.

Consideration has been give to pump failure: - If one pump fails, the second backup pump automatically takes over and flags a warning. If the power fails, or both pumps fail, the tea hut cannot operate without electricity and the potable water supply will be automatically cut off to prevent further discharge.

Surface water from the roof will collected by a GRP preformed gutter, within the curved roof and discharged directly into the adjacent granite filled ditch on the applicants land, which runs into the sea.

12. 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 an appropriate 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 Main sewer Pond/lake
 Soakaway Existing watercourse

13. 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.

13. Biodiversity and Geological Conservation

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

- 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

14. Existing Use

Please describe the current use of the site:

There is no current usage of the site, which is overgrown and has not been used for a tea hut since the mid 1950's. It lies immediately behind and adjoining the concrete Quarterdeck, which is enjoyed by seaside tourists to village, to relax and view the sea; mainly at high tide when access to the beach is not possible.

There are no listed buildings on or within the curtilage of the site ownership, nor does the site directly border any listed buildings. Beacholme is the nearest listed building, separated by the SBC owned access steps.

Is the site currently vacant?

- Yes No

If Yes, please describe the last use of the site:

The exact same location was last used as a tea hut up to the mid 1950's when sea erosion and the construction of the concrete sea defences finally stopped it from being used and accessed by the wooden steps from the beach. Soon after its demolition, the concrete Quarterdeck was constructed as part of new sea defences for the village and the tea hut was completely removed. Original pictures and postcards from this era are attached to the planning application, as proof of its existence.

It was some years later, before any recreation use of the area started, when steps were installed down to the Quarterdeck, railings installed. It was used as a viewing area, with seating and further access to the beach.

Contamination of the site is extremely and highly unlikely, due to the previous nature of the topology of this site. It is a Cliffside location, which has suffered continual erosion for many years and was only halted in the late 1950's, when the concrete Quarterdeck was constructed. Since this date there is no evidence of any use of the land, which could give rise to any possibility of contamination. I am therefore happy a soil survey would not be required on this site.

When did this use end (if known) (DD/MM/YYYY)?

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

15. 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'.

16. Trade Effluent

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

Yes No

17. Residential Units

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

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A5	<input type="text" value="09:00:00"/>	<input type="text" value="18:30:00"/>	<input type="text" value="09:00:00"/>	<input type="text" value="18:30:00"/>	<input type="text" value="09:00:00"/>	<input type="text" value="18:30:00"/>	<input type="checkbox"/>

21. Site Area

What is the site area?

22. 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:

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. 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

25. Certificates (Certificate A)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: 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