North York Moors National Park
Planning Application Form

Please read the booklet
How to fill in your Planning Application
before completing this form.

For office use only

Ref: NYM/ 2006 / 0949 / FL

Admin Ref: 06/949

Date valid:

Grid ref:

SECTION 1 YOUR DETAILS

1. Applicant

Name MR A C JAWEY

Address HELYSTONES MANOR
AISLABY, WHITBY
NORTH YORKSHIRE

Post Code YO21 1SX

Tel No 01947 895217

2. Agent

Name

Address

Post Code

Tel No

3. Applicant's interest in the land

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

HELYSTONES FARM BARN BUILDINGS

NYMNPA
30 NOV 2006

5. Applicant's interest in adjoining land

FARM LAND

6. Brief description of proposed development

EXISTING BARN TO BE DEVELOPED INTO TWO HOLIDAY COTTAGES

SECTION 3 YOUR APPLICATION

7. Type of application (please tick **ONE** box only)

- ☐ **A.** Full application including building works
- ☑ **B.** Application for change of use (no building works) — *go to Question 12*
- ☐ **C.** Outline application — *go to Question 12*
- ☐ **D.** Reserved matters application — *go to Question 8*
- ☐ **E.** Removal or variation of condition — *go to Question 9*
- ☐ **F.** Renewal of temporary permission — *go to Question 10*
- *go to Question 11*

8. Outline Application

What is the area of the site ?

Please tick those details which you wish the Planning Committee to consider formally at this stage.

☐ Siting ☐ Design ☐ External appearance ☐ Means of access ☐ Landscaping ☐ None

go to Question 12

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9. Reserved Matters Application

Date of outline permission _____ Application No _____

Please tick those details which you wish the Planning Committee to consider formally at this stage.

☐ Siting ☐ Design ☐ External appearance ☐ Means of access ☐ Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed _____ Application No _____

Condition No _____

11. Renewal of temporary permission *go to Question 12*

Date permission granted _____ Application No _____

12. Use

What is the building / land used for at present ? LAND - GRAZING, BARN - STORAGE

If it is unused at present, what was its last use ? _____

and on what date did it stop being used for this ? (if known) _____

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13. Access

Does your proposal require new or altered access ? YES / NO (delete as appropriate)
If **YES**, please tick the relevant boxes:

New access to a road ☐ Vehicular ☐ Pedestrian

Altered access to a road ☐ Vehicular ☐ Pedestrian

14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:

Water Supply ☐ Mains ☑ Private existing / proposed*

Surface Water Disposal ☐ Public Surface Water Sewer ☐ River/Stream ☑ Soakaway ☐ Other existing / proposed*

Foul Sewage ☐ Public Foul Sewer ☑ Septic Tank ☐ Cesspit ☐ Other existing / proposed*

*delete as appropriate

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. Trees

Does the application involve: Felling or lopping trees / hedgerows YES / NO (delete as appropriate)
Planting trees YES / NO (delete as appropriate)

16. Materials

Walls EXISTING STONE BUILDING

Roof FROM STEEL CORRIGATION TO RED PANTILES

17. Is your application for business, retail or other commercial use ?

YES / NO (delete as appropriate)

If **NO** *go to Section 5*
If **YES** *please complete Questions 18 - 23 of Section 4 on page 4 of this form*

SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. Plans

Please list below the plans which will accompany this application.

_____

25 **Certificate of Ownership and Agricultural Holdings Certificate** NYM/ 2006 / 0949 / FL

You are required by law to complete **either** Certificate A **or** Certificate B (Ownership) **and** the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP : A

Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.

I certify that: On the 21 days before the date of the accompanying ... except the applicant, was the owner of any part of the land to wh

Signed _____ (Applicant/Agent)

* On behalf of _____ (Applicant)

Date 27.11.06

CERTIFICATE OF OWNERSHIP : B

Complete if you do not own any or all of the building / land, along with Agricultural Holdings Certificate below.

I certify that: I have /the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name _____

Address at which notice served _____

Date on which notice was served _____

Signed _____ (Applicant/Agent)

* On behalf of _____ (Applicant)

Date _____

AGRICULTURAL HOLDINGS CERTIFICATE

This section MUST be completed. Delete **either** A **or** B and complete C.

NYMNPA 30 NOV 2006

A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.

B. I have/the applicant has given requisite notice to every person other than myself/ himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:

Name of tenant _____

Address _____

Date notice wi

C. Signed _____ (Applicant/Agent)

On behalf of _____ (Applicant)

Date 27.11.06

---

26. **I / We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans.** I / We attach:

- the necessary plans, numbered _____
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and
- the fee of £

Signed _____ (Applicant/Agent)

On behalf of _____ (Applicant)

Date 27.11.06

* delete where appropriate

SECTION 4 BUSINESS, RETAIL OR OTHER COMMERCIAL USE

18. Proposed use

Which of the following is involved in the development? ☑ Business ☐ Retail

Other (please specify) HOLIDAY COTTAGES

If industrial, please describe the process

Is the proposal part of a larger scheme? YES / NO (delete as appropriate)

19. Floor space

Please provide the measurements of the following:	Existing m^2	Proposed m^2
Total floor space of all buildings to which this application relates		
Industrial floor space		
Office floor space	SEE DRAWINGS	
Retail trading floor space		
Storage floor space		
Warehouse floor space		
Other		

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20. Employment

	Industrial	Other
a) How many staff in total will be employed on the site as a result of the proposed development ?		
b) How many of the employees will be new staff ?		
c) If staff are to be transferred from other premises, how many will be affected ?		

21. Car parking

How many car parking spaces are to be provided ?

22. Traffic

How many vehicles will be visiting the site each day ?

23. Hazardous materials

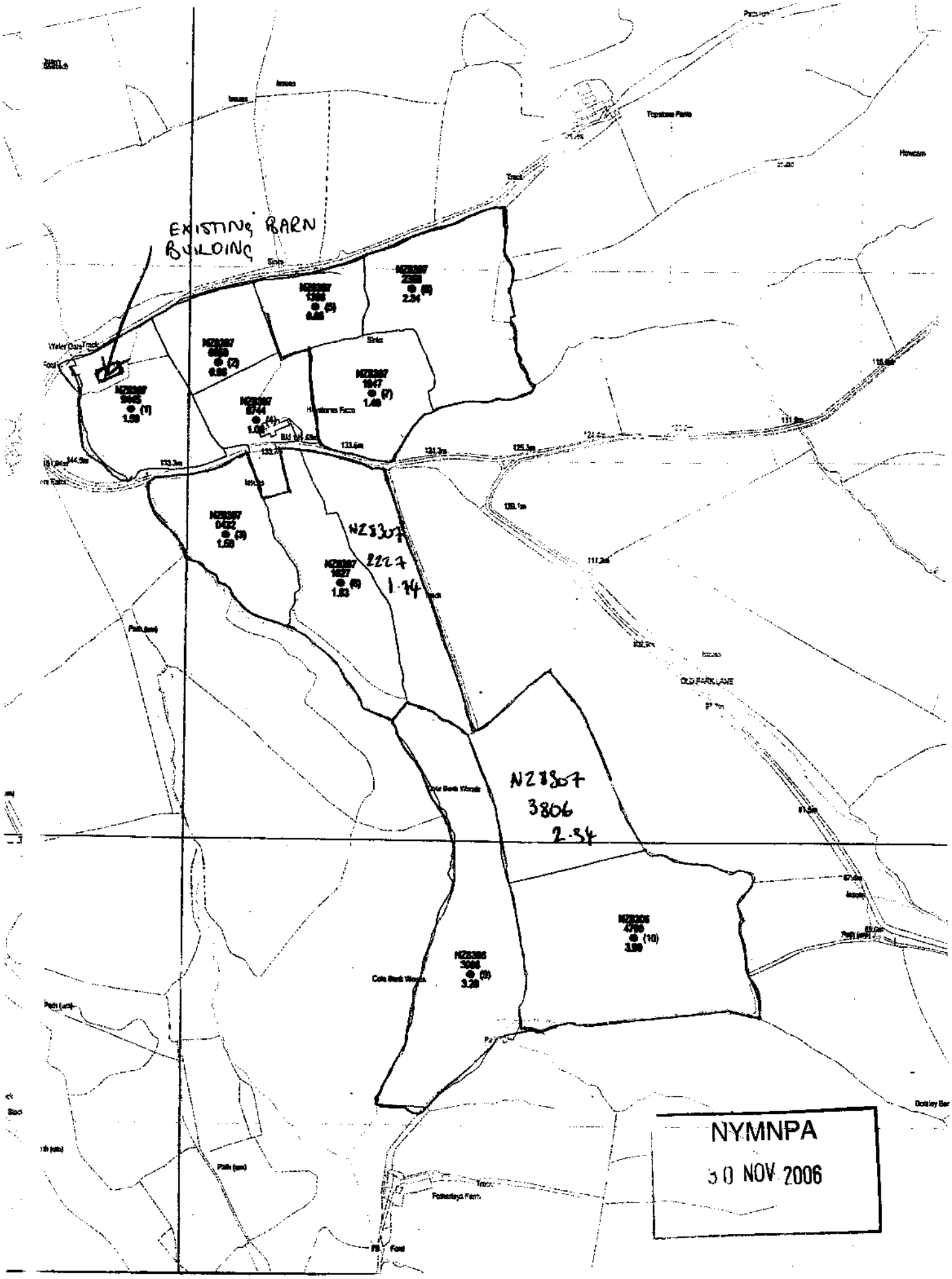
Please read Note 23 in the accompanying booklet. Does the proposal involve use or storage of hazardous materials ? YES / NO (delete as appropriate) If **YES**, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:

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

NYM/ 2006 / 0949 / FL



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30 NOV 2006

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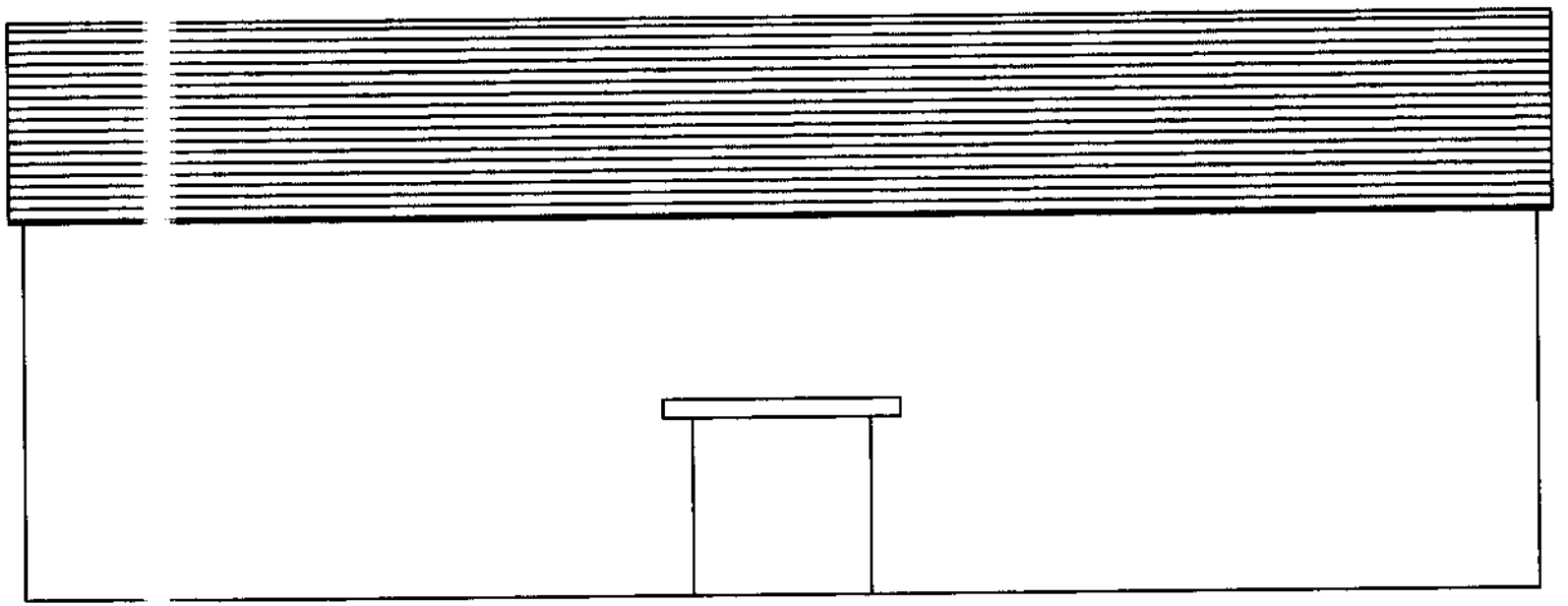
Proposed Holiday Accommodation

At

Haystones Manor Farm
Nr Aislaby
Whitby

for

Mr C Jowsey



North Elevation

(Existing)

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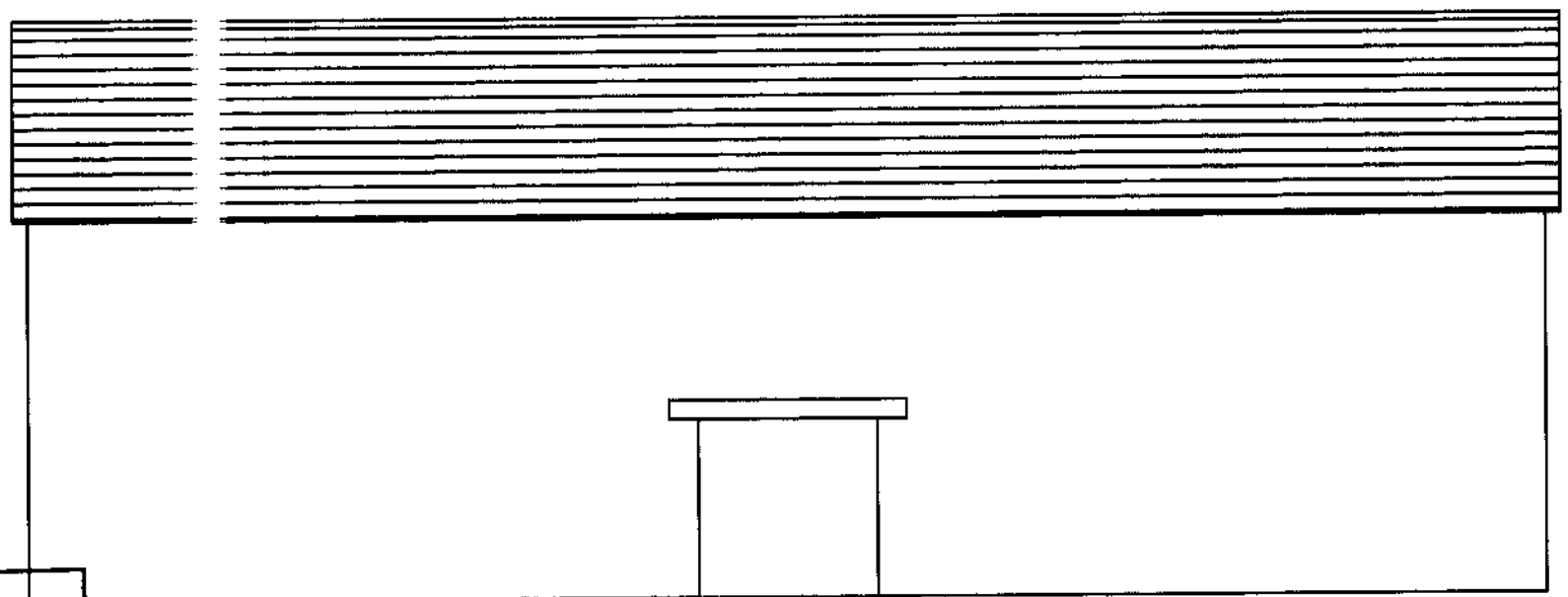
Scale: 1:100

5.000

Holiday Accommodation at
Heystones Manor Farm

NYM / 2006 / 0949 / FL



South Elevation

(Existing)

NYMNPA
30 NOV 2006

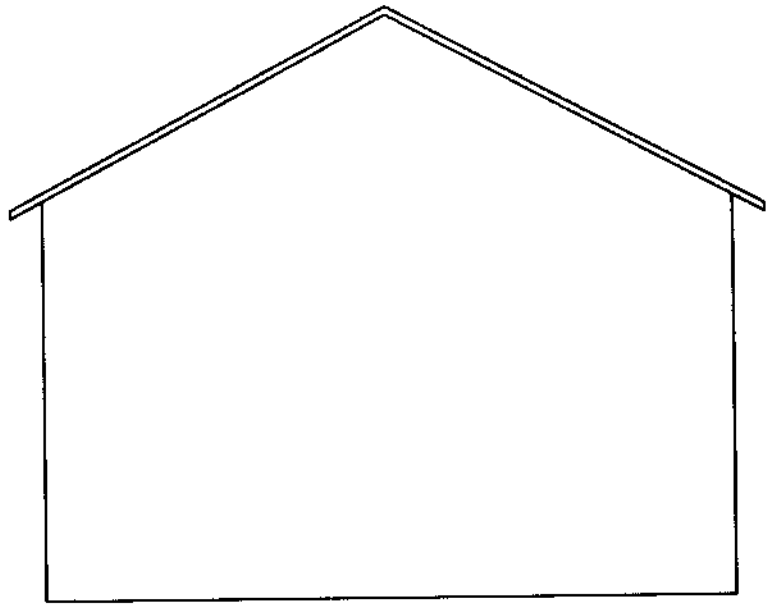
5.000

Scale: 1:100

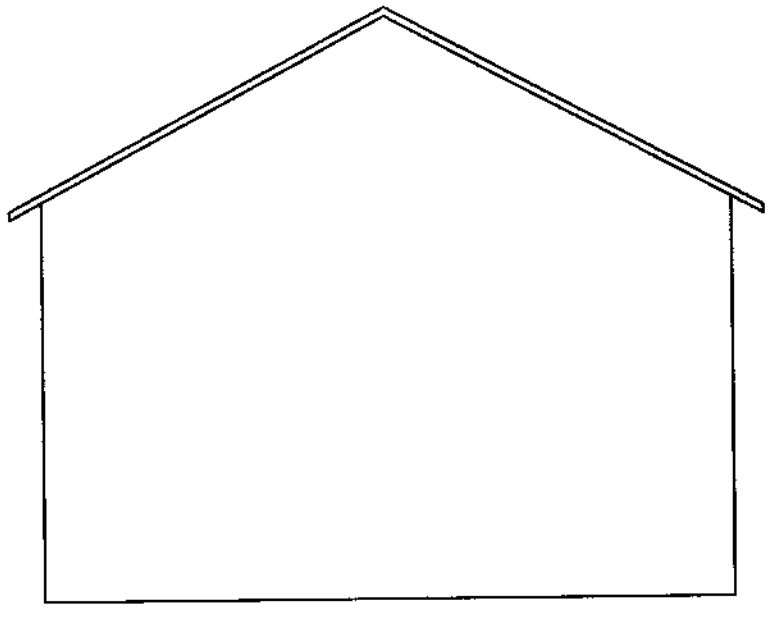
Holiday Accommodation at
Heystones Manor Farm

NYM/2006/0949/F

NYM/ 2006 / 0 9 4 9 / F L



West Elevation
(Existing)

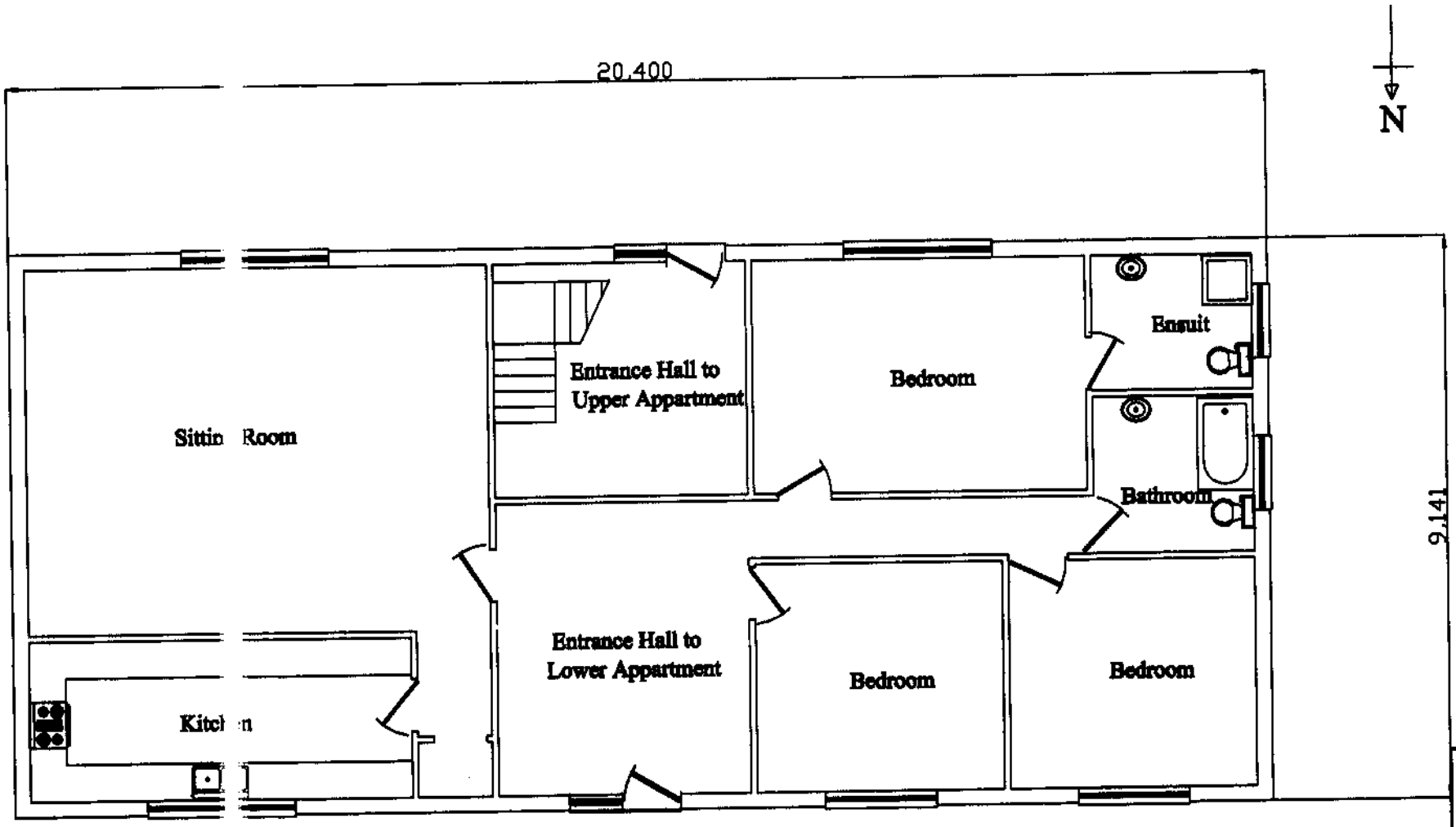


East Elevation
(Existing)

Sca e: 1:100

5,000

Holiday Accommodation at Heystones Manor Farm



Ground Floor Plan

(Proposed)

Scale: 1:100

5.000

Holiday Accommodation at
Heystones Manor Farm

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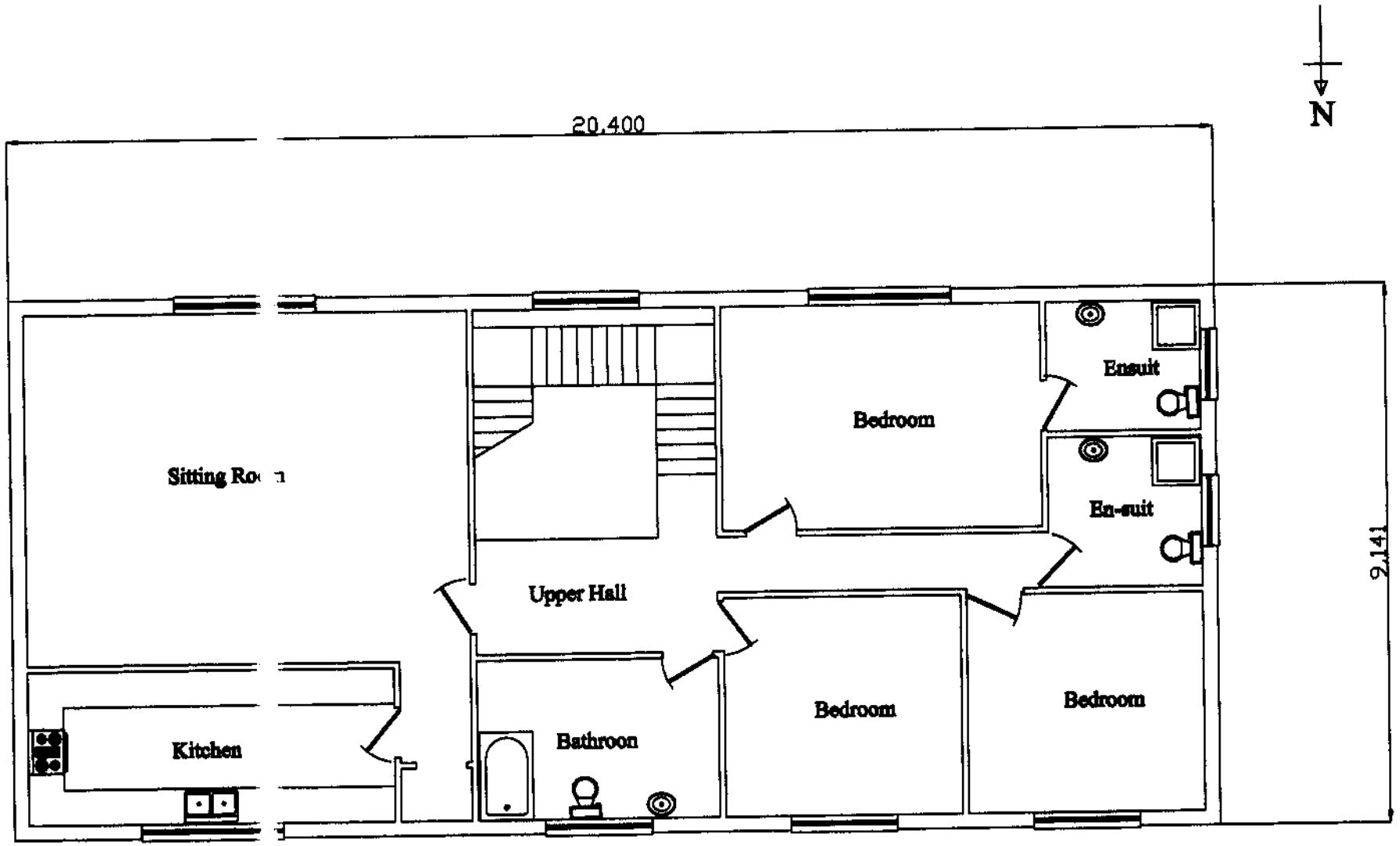


NYM/2006/0949/FL

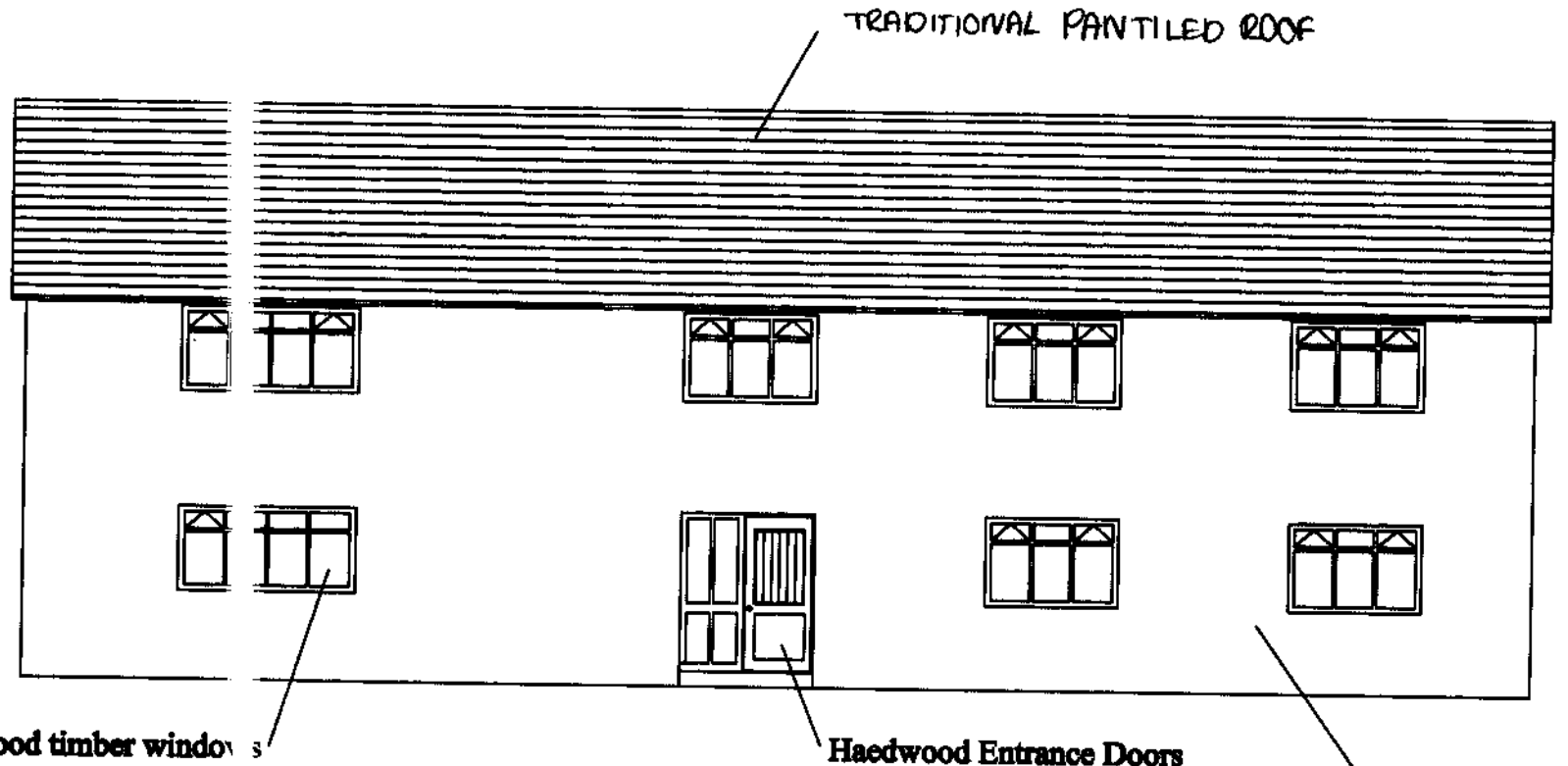
NYMNPA
30 NOV 2006

First Floor Plan
(Proposed)

Scale: 1:100

5.000

Holiday Accommodation at
Heystones Manor Farm



North Elevation

(Proposed)

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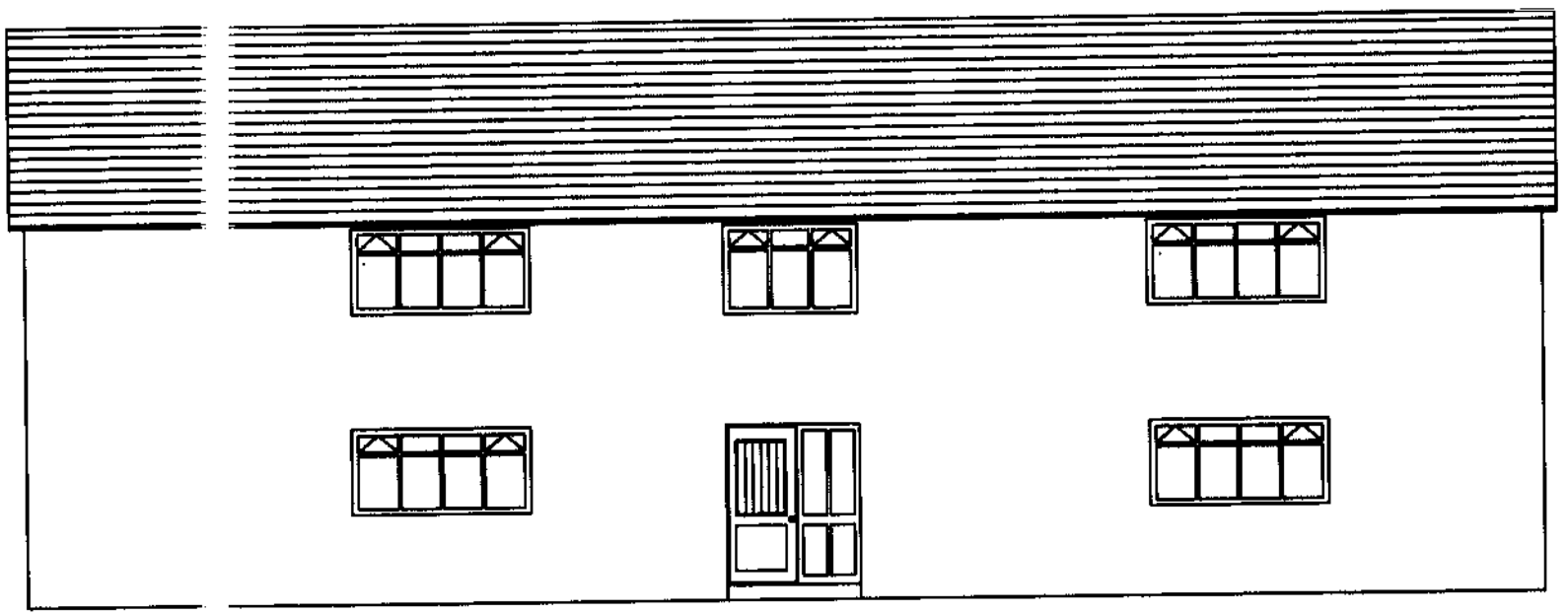
Holiday Accommodation at
Heystones Manor Farm



South Elevation

(Proposed)

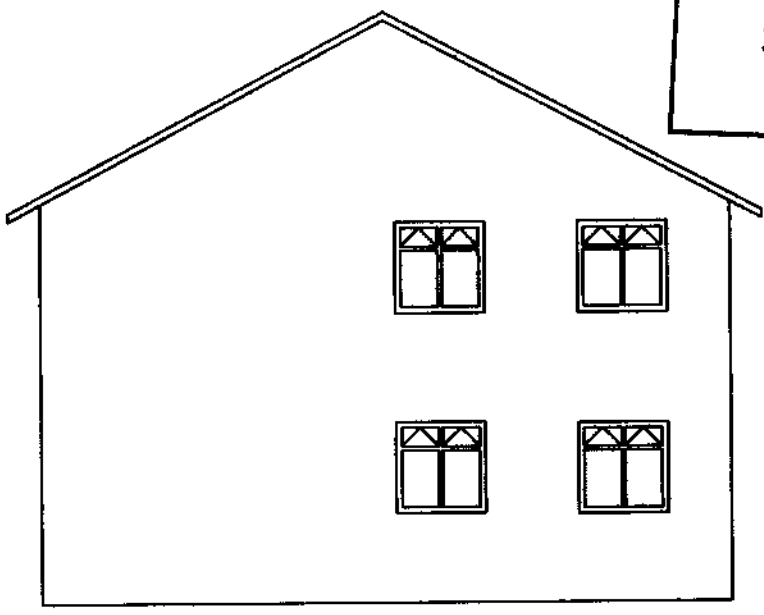
Scale: 1:100

5.000

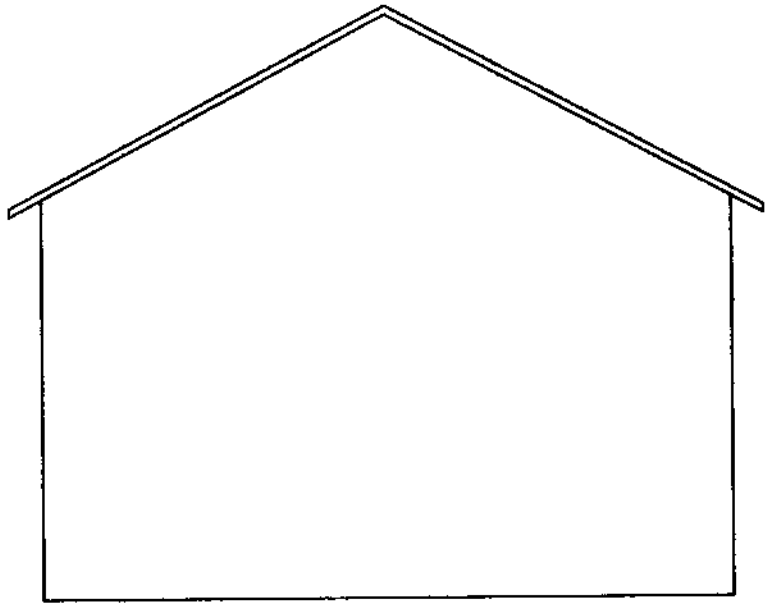
Holiday Accommodation at
Heystones Manor Farm

NYM/ 2006 / 0949 / PL

NYMNPA
30 NOV 2006



West Elevation
(Proposed)



East Elevation
(Proposed)

Scale: 1:100

5.000

Holiday Accommodation at Heystones Manor Farm

Heystones Manor
Aislaby.

NYM/ 2006 / 0 3 4 / F L

Mr A C Jowsey
Heystones Manor
Aislaby
Whitby
North Yorkshire
YO21 1SX

27.12.06

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

Dear sir/ madam
Refer to your letter dated the 21st of December 2006 ref no: NYM/2006/0949/NEW.

1. Confirm that our application is to seek permission for an existing stone barn building to be converted onto two holiday cottages.
2. All existing access roads etc. will not be altered and they are already suitable for cars and large wagons up to ten tonnes. Therefore refuge collection will not be problem. If need be they can turn around in the existing parking area.
3. The existing parking area is free from steps and is flat so disabled access will not be a problem. Alterations to widen door ways etc. Will be done to allow for the use of wheel chairs etc.
4. The roof is old corrugated steel sheet. This is to be replaced with traditional pan tile which is common in this location.

Hoping this meets to your approval.

Yours faithfully

Mr A C Jowsey

John Drewett
Ecological Consultant

Barn at Haystones Manor, Aislaby, Whitby, North Yorkshire, YO21 1SX

Bat survey report

26 November 2006

John Drewett BSc MIEEM – Ecological Consultant
3 Victoria Row, Eppleby, Richmond, North Yorkshire, DL11 7BE
Tel/Fax : 01325 718133 Mobile 07971 893638 Email johndrewett@btinternet.com

Contents

Details of surveyors working on this project

Surveyor	Experience
John Drewett	Licensed bat worker and trainer with 15 years experience. Licensed by Natural England for all counties.

Details of report and revisions

Date	Details	Issued by
26 November 2006	Original report	John Drewett

1 Summary

1.1.1 A bat survey of a barn at Haystones Manor, Aislaby, Whitby was commissioned by Mr Jowsey in connection with a planning application to convert the building into holiday cottages. The survey was carried out by John Drewett on 23 November 2006.

1.1.2 There is no evidence of bats using the building.

1.1.3 At present the building is considered unsuitable for roosting bats, although it is possible that an occasional Pipistrelle bat could hibernate in the cavity wall.

1.1.4 It is considered that the proposed development will not be detrimental to bats.

1.1.5 Even though evidence of roosting bats in the property has not been found, there is always the risk that individual bats may be encountered during building works. Guidance has been provided to minimise the impact on any such bats.

2 Description of the proposal

2.1.1 The proposal is to convert an existing barn into one or two holiday cottages.

3 Bat survey

3.1 Desk study

3.1.1 North Yorkshire Bat Group was asked to provide copies of any records held relating to bats at the site or within 2km of the site. A summary of the results is provided in the table below.

Species	Site	Grid ref	Date	Comment
Unknown	Grosmont	NZ8205	08 Jul 2001	Orphaned bat
Unknown	Esk Valley Cottages, Grosmont	NZ8305	28 Jan 1986	
Unknown	Esk Valley, Grosmont	NZ8406	03 Sep 1985	Summer roost at dormer window
Unknown	Low Newbiggin House, Aislaby, Whitby	NZ8407	17 Jun 2002	300+ bats from cracked lintel above window in holiday let.

3.2 Survey methodology

3.2.1 A thorough search of the interior and exterior of buildings on the site was made in order to look for bat droppings, feeding remains, live bats, dead bats, stains on timber from the natural oils in bats' fur and claw marks on timbers made by bats regularly roosting in the same location. A torch was used to aid this part of the survey.

3.2.2 A visual inspection of the site was made to note any crevices in trees, buildings or other structures that may be suitable for roosting bats. Details of the survey are given in the table below.

Date	Time	Purpose of visit	Weather conditions
23.11.2006	1045-1145	Inspection of building for evidence of use by bats	Dry, sunny, windy

3.3 Limitations of survey

3.3.1 As the survey was undertaken outside the main bat activity season it is possible that roost sites may not have been located, particularly in places where bats enter through small crevices on the exterior of the building. However, in this case it is considered highly unlikely that the building is currently suitable for roosting bats.

3.4 Description of the site

3.4.1 Haylands Manor is located alongside a minor road between Egton and Aislaby in the North York Moors National Park at OS Grid Ref. NZ831074. The surveyed barn is at NZ829074, altitude 157m (figs. 1-2). The building is in an exposed position on a south facing hillside. There is extensive mixed woodland within 400m and the River Esk flows approximately 1km to the south.

3.4.2 There are good tree line and hedgerow links between the site and the wider countryside.

3.5 Description of each feature surveyed

3.5.1 The surveyed building is a large, two-storey stone barn that was rebuilt about 25 years ago (figs. 3-6). The interior wall is of concrete blocks, forming a cavity wall, although the interior wall is incomplete and so the cavity is rather exposed (fig. 8). The roof is of corrugated metal sheeting and is unlined (fig. 7). There is no roof space. There are a number of windows in the building making the interior light. There are one or two small crevices in the exterior wall (especially at the east end) which provide potential direct access for bats to the wall cavity from the outside (fig. 6). The building is currently used for the restoration of motor vehicles (fig. 9). There is extensive ivy growth on the exterior (fig. 4), with some of this now beginning to invade the interior of the building.

3.6 Field survey results

3.6.1 No evidence of bats was found in or around the building. Droppings were completely absent. There are a few butterfly wings on the floors inside the building, but these are well scattered and unlikely to be the result of feeding bats.

3.7 Evaluation of results

3.7.1 Sixteen species of bat are known to regularly breed in the United Kingdom, of which eight are known to occur in North Yorkshire. Although there are few existing local bat records this is quite typical of remote rural areas as most of the existing records have been accumulated as a result of responding to enquiries about bats from the public, rather than as a result of a comprehensive survey. It is likely that most of the county's eight species occur within the local area.

3.7.2 There was no evidence of bats roosting in the surveyed building. Opportunities for roosting bats are limited by the nature of the roof, lack of underdrawing or an enclosed roof space. Bats could utilise the cavity wall, especially on the south side of the building, but as the interior wall is incomplete it currently provides little disturbance from predators and other disturbance. It is possible that an occasional hibernating bat could utilise the cavity in winter, especially on the east or north wall, but this is relatively unlikely.

3.7.3 It is considered that the building is unlikely to support roosting bats in its present condition.

4 Impact assessment

4.1.1 Even though evidence of roosting bats in the property has not been found, there is always the risk that individual bats may be encountered during building works, especially in winter. Guidance has been provided to minimise the impact on any such bats.

4.1.2 Overall, it is unlikely that the proposed development will have any adverse impact on bats. Following conversion the building is likely to be more suitable for roosting bats, particularly if access and mitigation features are incorporated.

5 Mitigation strategy

5.1 Mitigation principles for bats

5.1.1 Where bats are present mitigation is required to avoid or reduce the impact of development proposals on the population of bats, either roosting or feeding. Licences are normally required where a roost site is threatened in some way by a scheme, but might also be necessary where the viability of a roost is threatened by the removal of crucial feeding habitat.

5.1.2 Natural England in their published guidelines *(Mitchell-Jones, 2004)* defines the key principles involved. **Mitigation** involving changes to the scheme or altering the timing of work to reduce or remove impacts and **compensation**, the creation of new replacement roosts or habitats.

5.1.3 Mitigation and compensation are required to be proportionate to the size of the impact and the importance of the population affected. There should be no net loss of roost sites and compensation should provide an enhanced resource since the adoption of new roost sites by bats is not guaranteed. The scheme should replace like with like in terms of the type of roost. Compensation should ensure that the affected bat population could continue to function as before.

5.2 Procedures to be followed during building works

5.2.1 Even though evidence of roosting bats in the property has not been found, there is always the risk that individual bats may be encountered during building works. This is most likely in wall crevices during pointing works.

5.2.2 If bats are found work in the vicinity must stop and further advice be sought. If bats have been exposed and are vulnerable they may be put into a securely fastened ventilated container until help has been obtained. Note that a small number of British bats have been found to carry a rabies related virus. Consequently bats should be handled only if wearing gloves and care should be taken to avoid the very low risk of being bitten. Bats should not be released outside during daylight.

5.3 Incorporating features in the conversion to encourage bats

5.3.1 Bats may well find the converted building attractive, particularly if access is provided to the area between roof tiles and underdrawing/underfelt; any enclosed roof void, or the interior of cavity walls. Bats would be most likely to utilise the cavity wall on the south side of the building in summer and on the north side in winter.

5.3.2 Access to the area between the tiles and underfelt can be provided by the inclusion of bat access slates. A 300mm square of lead (at the very least Code 6 quality) is sufficient to construct a bat slate. The bat slate should take no more than a couple of minutes to make and can be fitted during the normal re-roofing process. On a plain tile roof the bat slate can be fitted anywhere. The wings of the bat slate should go under

the adjacent tiles. On a slated roof or profiled tile roof the bat slate can only be fitted under the ridge tiles. See illustrations below.

Lead 'Bat Slate' for a Plain Tile Roof. © Morris.

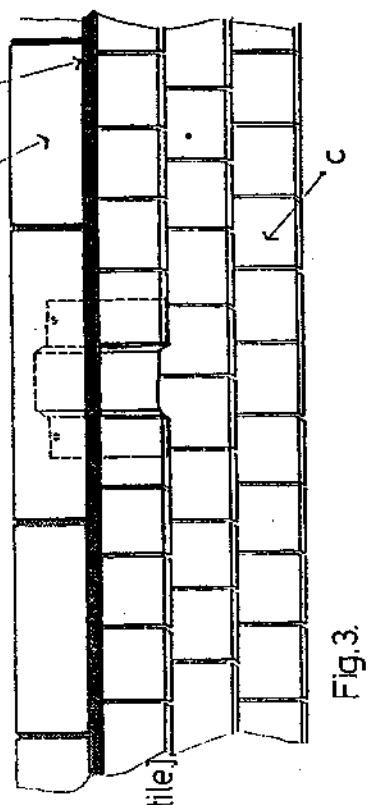


Fig.3.

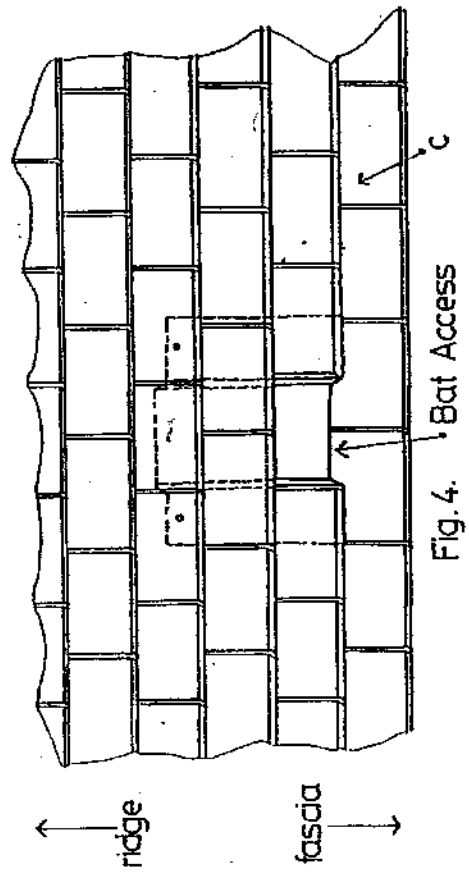


Fig.4.

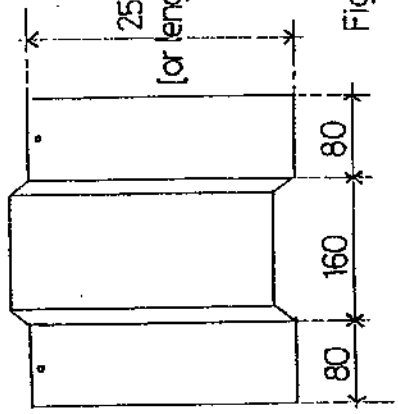


Fig.1.

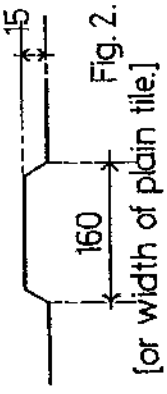
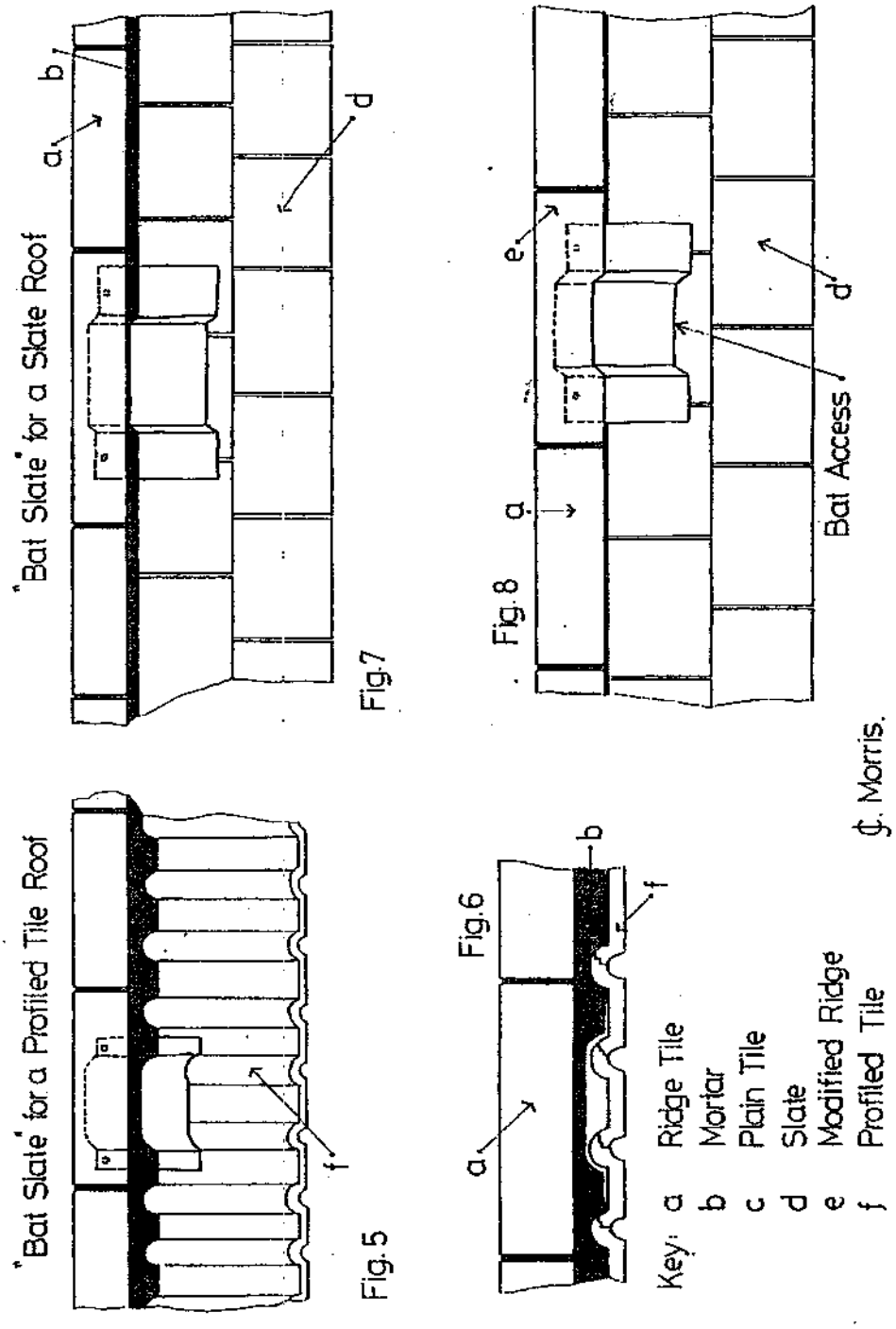


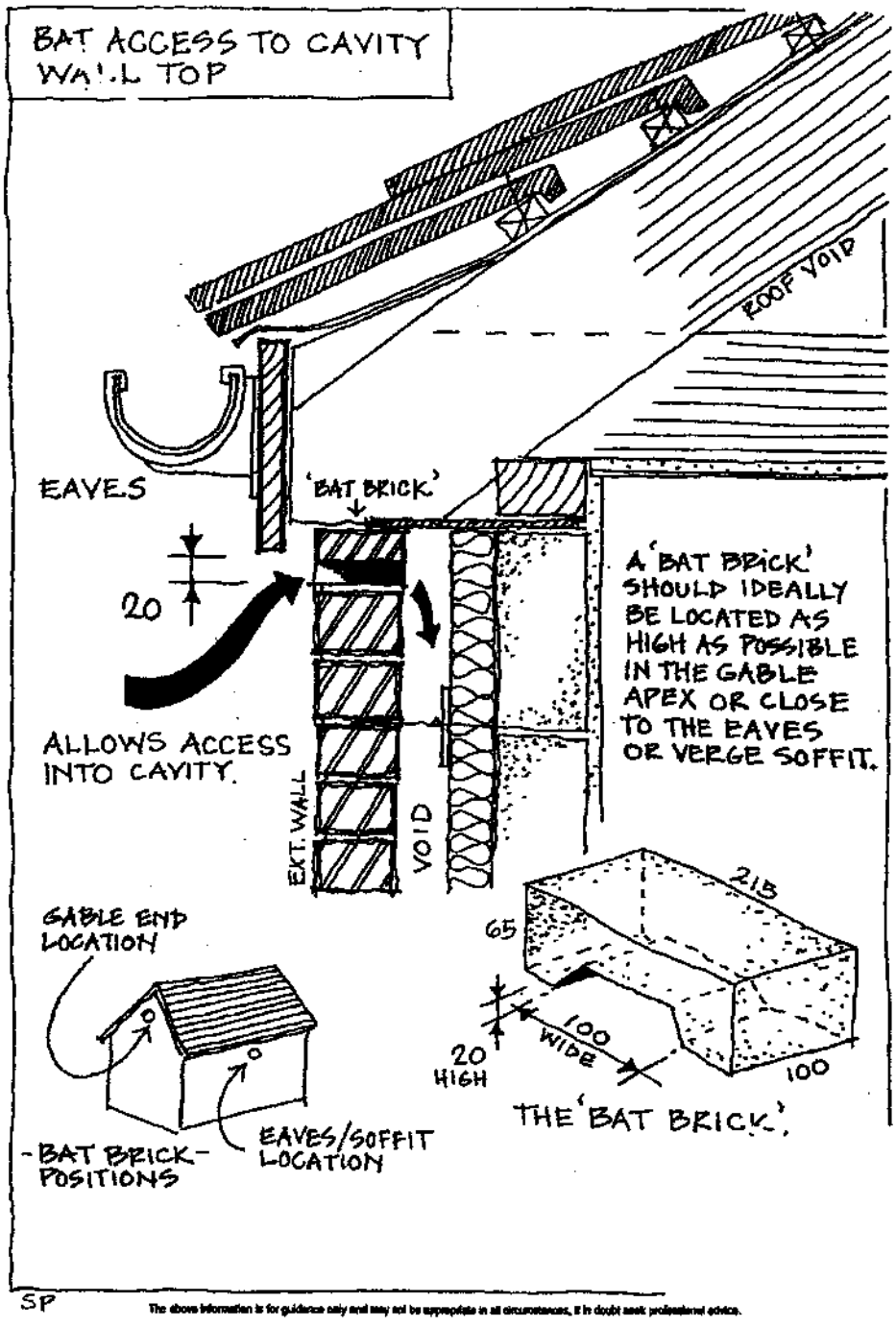
Fig.2.

Original size of lead:
250x350mm. approx.



5.3.3 To provide access for bats to any roof void, holes will need to be cut in the underfelt immediately beneath bat access slates at the ridge.

5.3.4 To provide access to the cavity wall for bats in summer access should be provided to the south wall by the use of one or more bat bricks. These are available from Marshalls Clay Products. The method of achieving this is illustrated below.



5.3.5 Gaps should be left in the external wall during pointing to encourage hibernating bats to use the cavity wall. The gaps should slope up slightly to shed water and have a height of 18mm (range 15-20mm) and be a minimum of 80mm wide. These are best achieved by inserting a batten in the wall prior to pointing and removing this once the mortar has set. These gaps should be just above head height on the north and west sides of the building and not above windows or doorways.

6 Figures

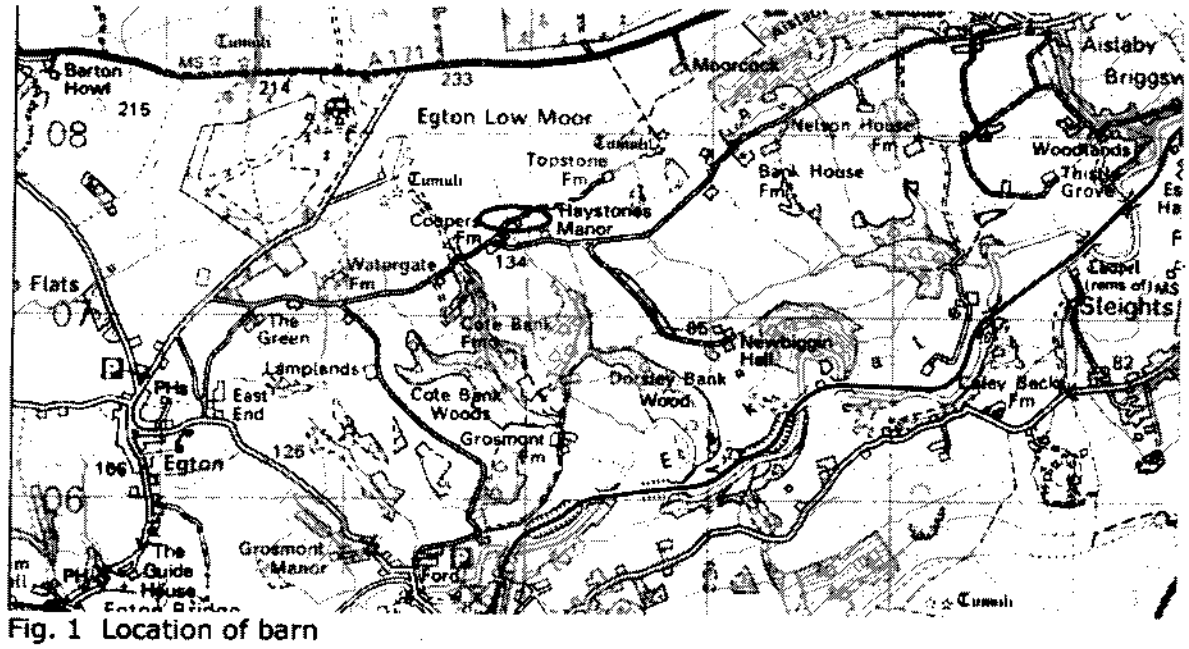


Fig. 1 Location of barn

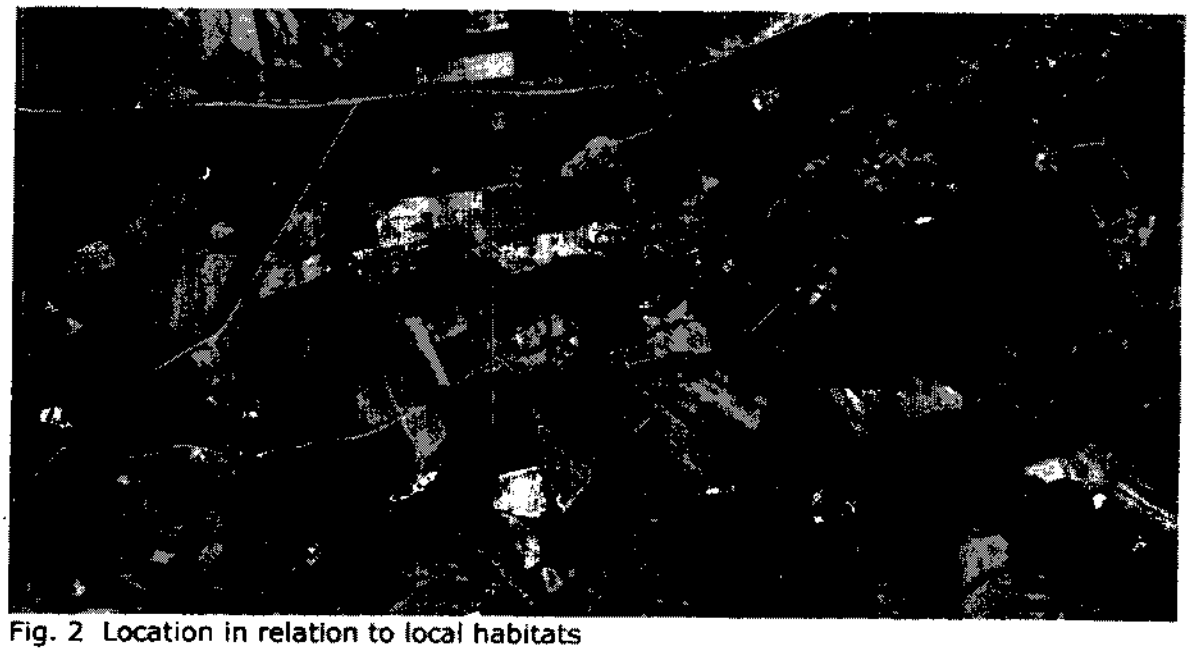


Fig. 2 Location in relation to local habitats

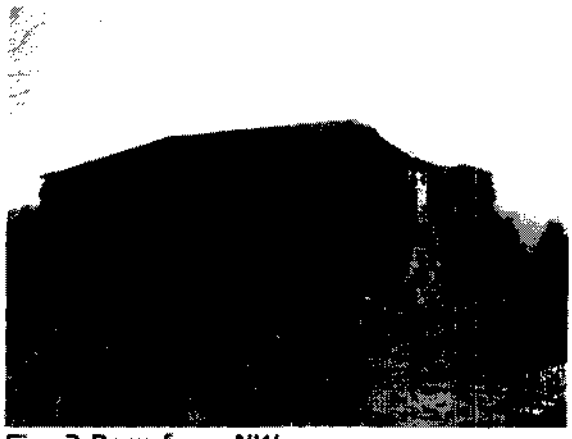


Fig. 3 Barn from NW

Fig. 4 S side of barn viewed from SW

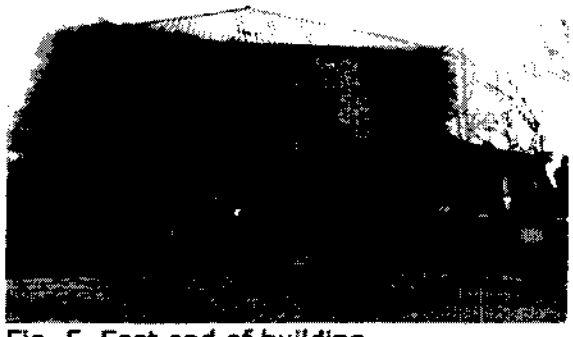


Fig. 5 East end of building

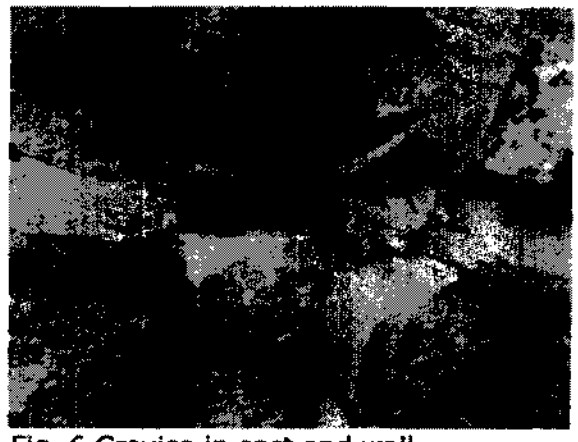


Fig. 6 Crevice in east end wall

Fig. 7 Underside of roof

Fig. 8 Exposed wall cavity, S wall

Fig. 9 Interior, ground floor

7 Brief summary of bat biology

7.1.1 Bats are the only mammals to have developed powered flight. They are the second largest group of mammals in the world, with almost 1000 different species. In Britain 17 species occur, with the variety generally declining northwards. All British bats feed solely on invertebrates.

7.1.2 British bats live in crevices in trees, caves, buildings, bridges, tunnels and other structures. They are long-lived animals which use roost sites to which they return in subsequent years. In summer females are generally colonial, each species gathering together in warm maternity roosts to give birth to their single young. Males often spend the summer singly or in smaller groups. Bats may use several different roosts over a summer, moving between sites depending on prevailing weather and other conditions.

7.1.3 In winter bats hibernate. During hibernation their body temperature falls close to the ambient temperature of their chosen hibernaculum and their heart rate and metabolism drop dramatically. In this state they use little energy, allowing them to survive until spring on their fat reserves. They are very sensitive to temperature changes which cause them to wake, a process which uses considerable energy. Repeated arousal in winter can threaten their survival. Many species hibernate in cool, stable underground sites such as caves and tunnels.

7.1.4 For more than 50 years bats have undergone a major decline in numbers. The reasons for these declines are many and varied, but include destruction of roost sites, a reduction in insect prey and direct and indirect poisoning from toxic chemicals. Even our commonest species, the Pipistrelle bats, have declined by more than 60% in recent years.

7.1.5 The survival of a colony of bats depends on there being a range of suitable summer roost sites, hibernation sites and feeding areas within a reasonable distance. For most species, these various sites must be linked by a more or less continuous network of linear features such as rivers, woodland edges and hedgerows, along which the bats commute from place to place (Limpens & Kapteyn 1991).

8 Legislation and planning in relation to bats

8.1.1 Bats receive full protection under the Wildlife and Countryside Act 1981 (in Northern Ireland under the Wildlife (Northern Ireland) Order 1985 and on the Isle of Man by the Wildlife Act 1990). They are also protected under the Conservation (Natural Habitats, &c.) Regulations 1994.

8.1.2 It is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses

for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

8.1.3 The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to *intentionally or recklessly* damage, destroy or obstruct a place that bats use for shelter or protection. The prosecution has to show that a person either deliberately took an unacceptable risk, or failed to notice or consider an obvious risk.

8.1.4 Where it is proposed to carry out works which will affect a bat roost other than in an existing dwelling house, a European Protected Species (EPS) licence must first be obtained from Natural England even if no bats are expected to be present when the work is carried out. Alterations to existing dwelling houses must first be submitted to Natural England for approval.

8.1.5 An EPS licence application requires details of the work proposed, the bats which may be affected and mitigation proposed to maintain the favourable status of bats in the region. The application is usually drawn up and submitted by someone with bat expertise. A licence may also require ongoing monitoring of the site following completion of the works.

8.1.6 When considering an application, Natural England consult with the local planning authority. This process may take a considerable length of time. Natural England presently state that they aim to respond formally to an application within 30 working days of receipt, but there is no guarantee that this time scale will be met and occasionally it is exceeded, sometimes by a substantial margin. There is no fast track to obtaining a licence and applications can only be made once planning permission has been granted (where appropriate).

8.1.7 EPS licences can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

8.1.8 PPS9: Biodiversity and Geological Conservation is the relevant national planning statement in relation to protected species. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that "the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local planning authorities should ensure that... adequate mitigation measures are put in place... If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.

9 References

Anon (2005) *Planning Policy Statement 9: Biodiversity & Geological Conservation,* Office of the Deputy Prime Minister

Limpens H J G A & Kapteyn K (1991) *Bats, their behaviour and linear landscape elements*, Myotis 29, 39-47.

Mitchell-Jones A J (2004) *Bat mitigation guidelines*, English Nature.

Mitchell-Jones A J & McLeish A P (2004) *Bat Workers' Manual*, JNCC.