



PT1

**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: | _____ |
| Admin Ref: | 07/39 |
| Date Valid: | _____ |
| Grid ref: | NZ 86251,08938 |

SECTION 1 YOUR DETAILS

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <p>1. Applicant</p> <p>Name <u>Mr F Hall</u></p> <p>Address <u>Toft House Farm</u> <u>Aislaby</u> <u>Whitby</u></p> <p>Post Code <u>YO21 1SW</u></p> <p>Tel No <u>01947-810315</u></p> | <p>2. Agent</p> <p>Name _____</p> <p>Address _____</p> <p>Post Code _____</p> <p>Tel No _____</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|

3. **Applicant's interest in the land**
Owner

SECTION 2 YOUR PROPOSAL

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>4. Full postal address or location of the application site <u>As above</u></p> | <p>RECEIVED 15 JAN 2007</p> |
| <p>5. Applicant's interest in adjoining land Owner</p> | |
| <p>6. Brief description of proposed development <u>Revision of plans passed by the NYMNP to include rebuilding of previously demolished cart shed</u></p> | |

SECTION 3 YOUR APPLICATION

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

| | | |
|-------------------------------------|------------------------------------------------------|-------------------|
| <input checked="" type="checkbox"/> | A. Full application including building works | go to Question 12 |
| <input type="checkbox"/> | B. Application for change of use (no building works) | go to Question 12 |
| <input type="checkbox"/> | C. Outline application | go to Question 8 |
| <input type="checkbox"/> | D. Reserved matters application | go to Question 9 |
| <input type="checkbox"/> | E. Removal or variation of condition | go to Question 10 |
| <input type="checkbox"/> | F. Renewal of temporary permission | 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

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 _____
go to Question 12

11. **Renewal of temporary permission**

Date permission granted _____ Application No _____

12. **Use**

What is the building/land used for at present? Storage area

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

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

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

RECEIVED
 15 JAN 2007

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 As existing buildings

Roof As existing buildings

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. FH01 Rev0 & Location plan

25. **Certificate of Ownership and Agricultural Holdings Certificate**
 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 application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed _____ (Applicant/Agent)

* On behalf of _____ (Applicant)

Date _____

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 _____

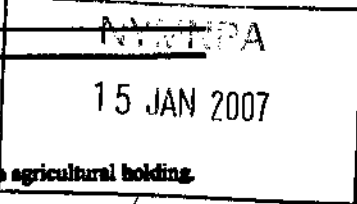
Address at which notice served _____

Date on which notice was served _____

Signed _____ (Applicant/Agent)

*On behalf of _____ (Applicant)

Date 15-1-07



AGRICULTURAL HOLDINGS CERTIFICATE

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

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 was served _____

C. Signed _____ (Applicant/Agent)

On behalf of _____ (Applicant)

Date 15-1-07

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 FH01 Rev 0
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate
- the fee of £

Signed _____ (Applicant/Agent)

On behalf of _____ (Applicant)

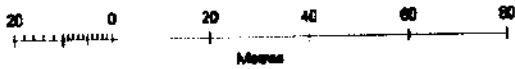
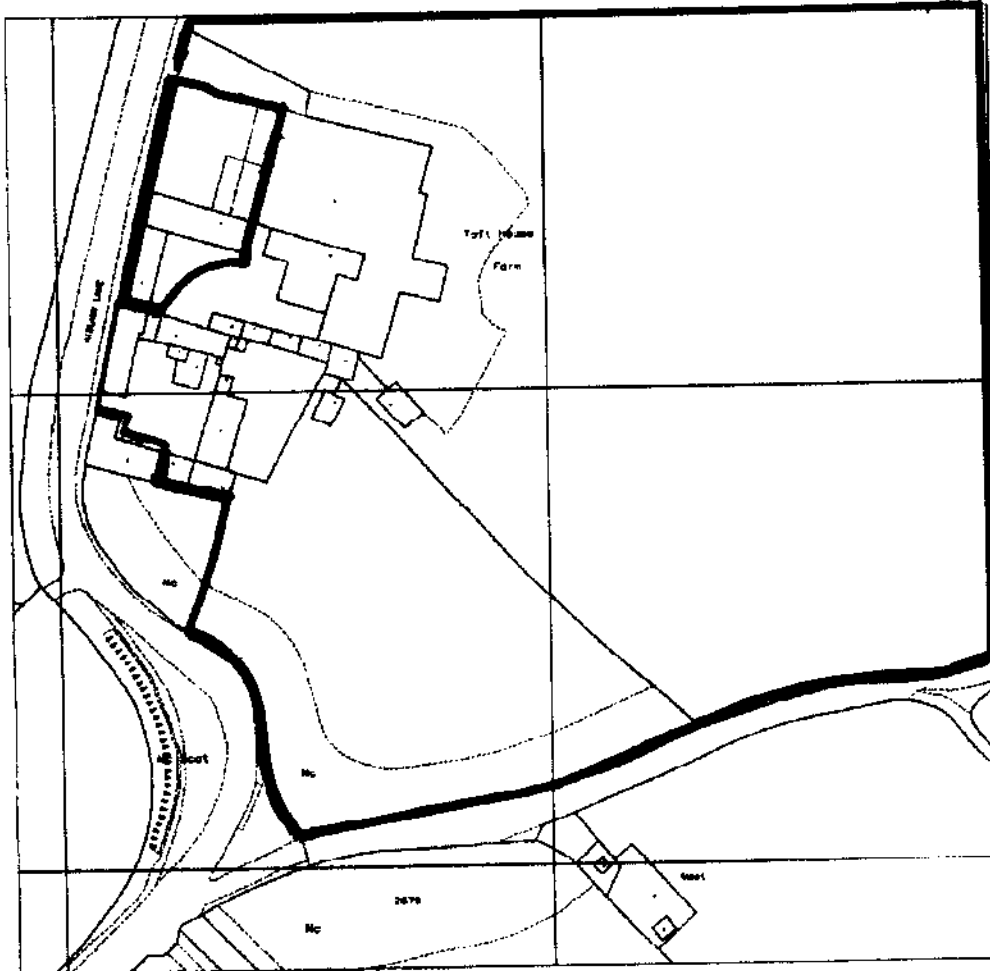
Date 15-1-07 * delete as appropriate

Toft House Farm, Aislaby, Whitby, North Yorkshire, YO21 1SW

Drawing No:-FH03

NYM/2007 / 0039 / FL

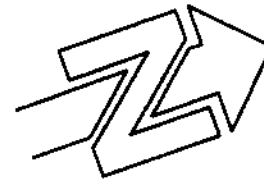
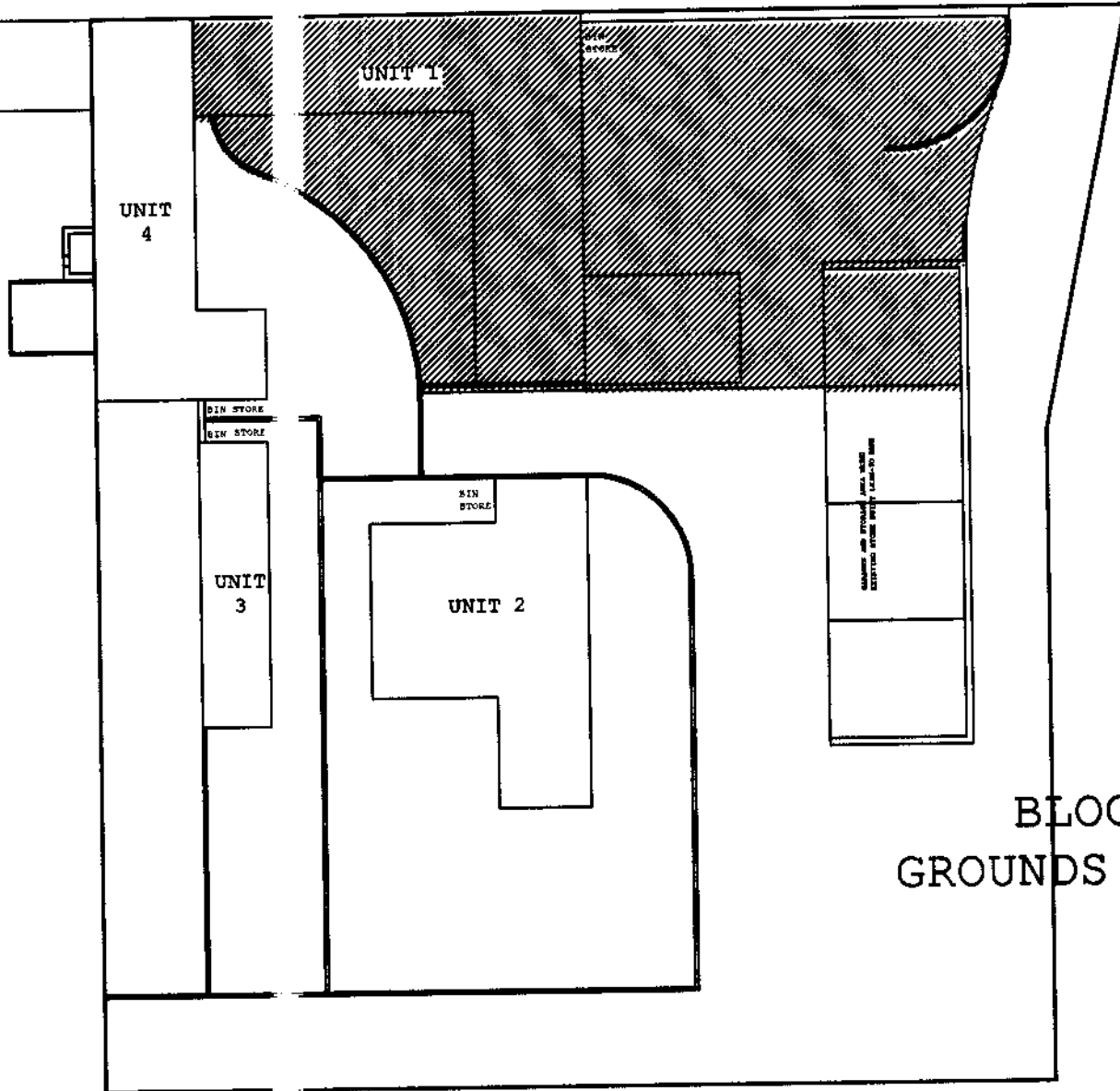
Siteplan^o 1:1250



Centre Coordinates: 48250 80879

National Grid sheet reference at centre
of this Siteplan: NZ2808

NYM/PA
- 5 FEB 2007



NYMNP
-5 FEB 2007

BLOCK PLAN SHOWING UNIT
 GROUNDS AND STORAGE FACILITIES

N/M/2007 / 0039 / FL

| | | | |
|-------------------------|--------------------------------------|------------------|----------|
| Project | Address | Drawing No FH02A | |
| REBUILDING OF CART SHED | TOFT HOUSE FARM ABLBY YO21 ISW | Date | 01/01/07 |
| | | Rev. | Sheet No |
| | | Scale | 1 |
| | | N/A | |

Planning Statement

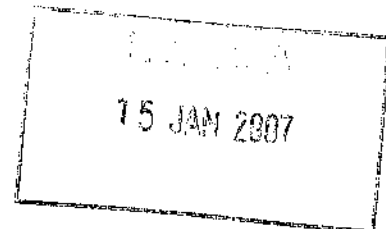
Refurbishment of Redundant Farm Buildings
To Provide Traditional Homes

Toft House Farm
Aislaby
Whitby
North Yorkshire

For
Mr F Hall

10th January 2007

Revised version due to new application for rebuilding of Cart Shed



1.0) Historical Information

Toft House Farm has been farmed by the present owner for the past thirty two years and now accommodates himself and his eldest son and family.

Predominately Toft House farm was a dairy and arable enterprise. With the downturn in farm income and the arrival of foot and mouth the owner decided not to restock after the outbreak.

~~The farm went solely over to an arable enterprise and grows oil seed rape, wheat and winter barley. All the produce is shipped directly to a grain storage facility on the Tyne from whence the product is sold. Therefore the range of buildings proposed in the development is surplus to requirements and are falling into disrepair.~~

The financial returns from agriculture are of such a low level that the owner can't justify the expense in keeping the buildings in good repair when they are no longer a used farming asset. The owner has worked closely with the NYMNP representatives over the past eight months seeking their guidance and advice.

The removal of the modern timber and asbestos buildings would leave the original farm buildings as they were when originally built (photographs enclosed. The proposed scheme would keep the character of the original farm buildings, enhance the village and provide funds to keep the buildings becoming an eyesore.

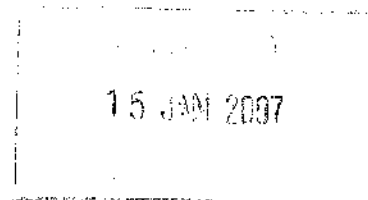
2.0) Existing site and surrounding area

The site is located on the Northern fringes of the village of Aislaby. The development lies on main feeder road from the A171 to the village of Aislaby.

The village is one of mixed housing and the community is served by local transport links to Whitby and surrounding areas. The village provides a Church a popular local Inn and a well used community village hall. The population is varied and as is the norm within the National Park accommodation is in great demand.

The development on the edge of Aislaby will comprise 4 units one being the original farmhouse and 3 existing individual built farm buildings constructed of stone with traditional roof coverings.

Due to the changing nature of farming (see Historical notes) the relatively modern and large steel frame barns are not required and will be demolished, with the exception of an old stone built building that will be retained and used for garaging and storage.



3.0) Proposed Description and Planning Policies

The proposed development consists of changing the use of the traditional stone buildings to provide residential properties. As stated in section 2.0 one of the buildings was the original farmhouse.

--It is felt that the development complies with the local plan and national guidelines.

BE 1
BE6
BE13

The development is based roughly on a courtyard principal
With the buildings utilizing the space around a central core open area As the buildings are existing the design has incorporated and retained all the features possible

Photographs are attached showing where possible the existing layout including the overpowering steel frame barns

4.0) Design Principles

The developers and designers of the site have had a long and protracted debate with the NYMNP planners and have submitted the planning proposals with the full cooperation and agreement in principal of the type, design and use of the properties.

The site has easily recognised boundaries and is shielded from the local road by way of an existing stone wall. All the buildings will retain the character of traditional farm buildings as requested by the NYMNP planners and enthusiastically by the developers. The landscaping is proposed to be mainly grassed open areas with access roads mainly on the periphery of the site.

5.0) Construction and Appearance

As the proposed development consists of existing buildings the external construction will be minimal as most of the fabric of the walls is in fairly good condition though all roofs and timbers will have to be rebuilt due to their dilapidated condition. All roof coverings will match the existing Pantile or Slate. Due to the energy conservation requirements all the buildings will have new internal insulated walls built. All windows will be double glazed and conform to all building and NYMNP standards in size, design, material and finish.

Visually the area will be returned to a more traditional form by the removal of the Steelframe barns that at the moment overpower the site.

15 JAN 2007

6.0) Environmental Impact

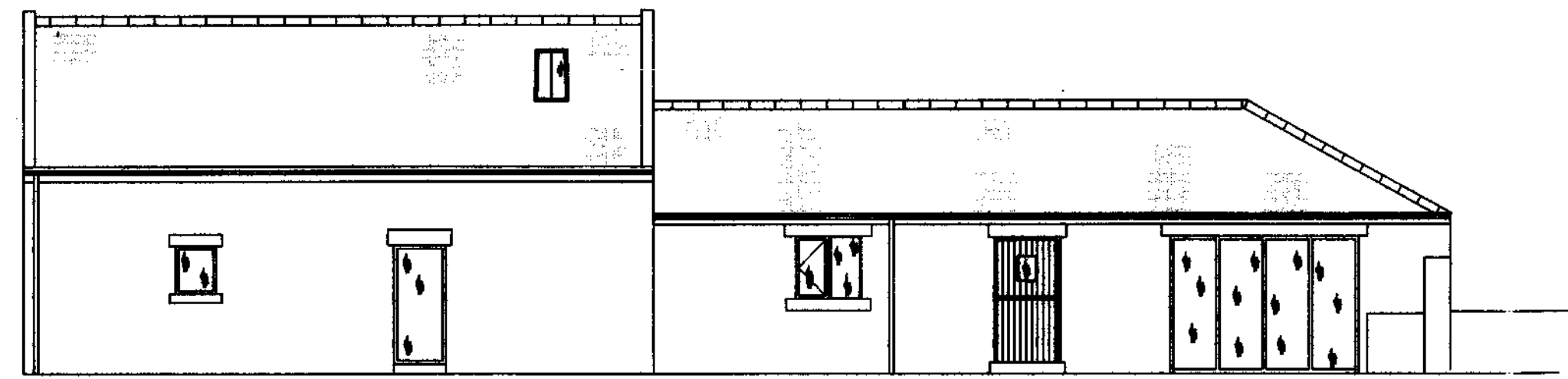
The owner of the farm has with the help of the local Business Development Association looked at alternative uses for the buildings and it was felt that due to the condition and size of units and conversion costs it would not be a viable development to use the buildings for commerce or industry.

As the buildings are redundant and due to the changing policies required to run a profitable farming business it is felt that in order to retain the character of the site the only viable proposition is to develop domestic dwellings. This will retain the shape and format of the buildings and provide much needed accommodation. The only other scenario is to let the buildings fall into disrepair become a local eyesore and finally demolition. Not a proposal that would be contemplated by any sane minded person with the best interest of the local community at heart.

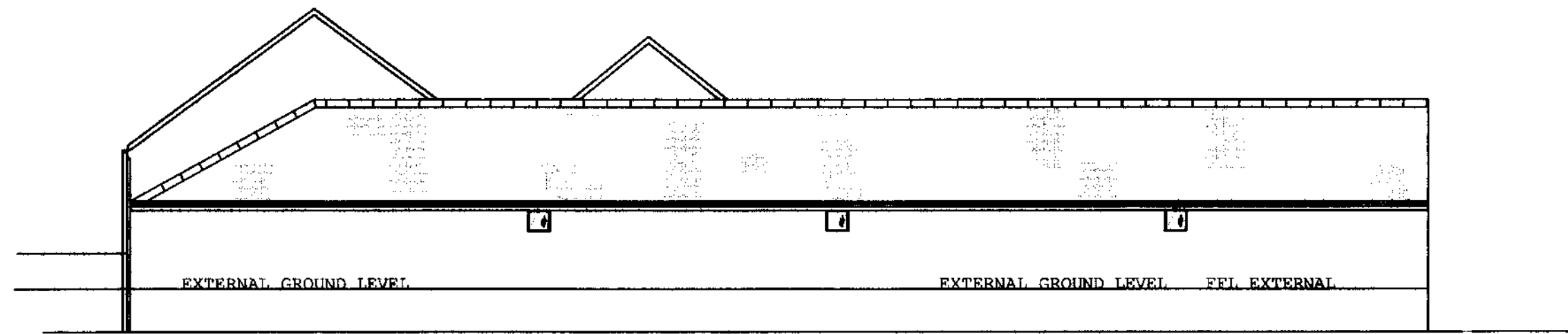
7.0) Access

The access will be retained as the original main farmyard access. With the removal after discussions and agreement with the NYMNP Conservation Officer of one course of stone. This access has been assessed as being sufficient for vehicular and shared pedestrian use. The site is so designed as to give all visitors easy movement and the provision of adequate areas for service and or other vehicles to manoeuvre safely. Including areas for the parking of vehicles. All the areas are designed for easy disabled access as is the design of the dwellings.

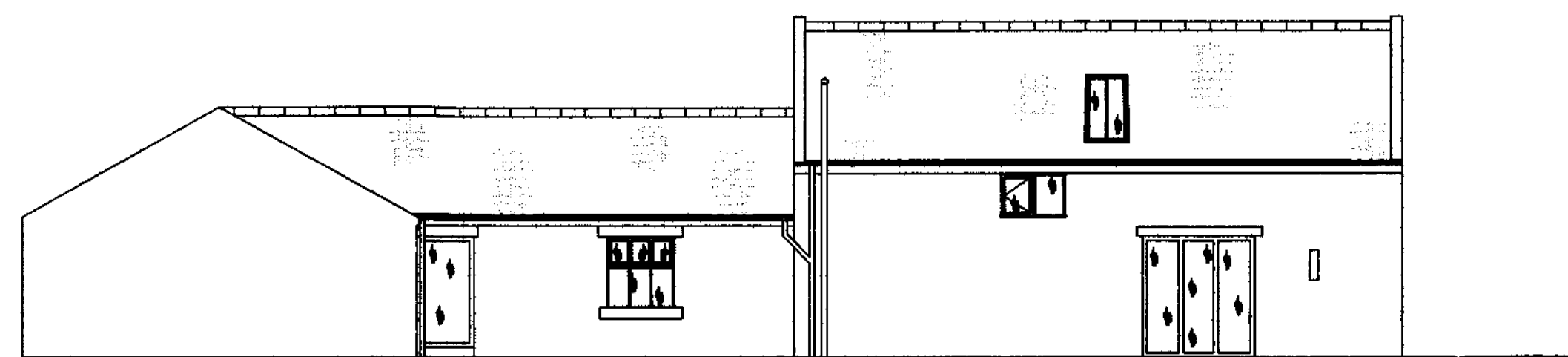
10/10/17



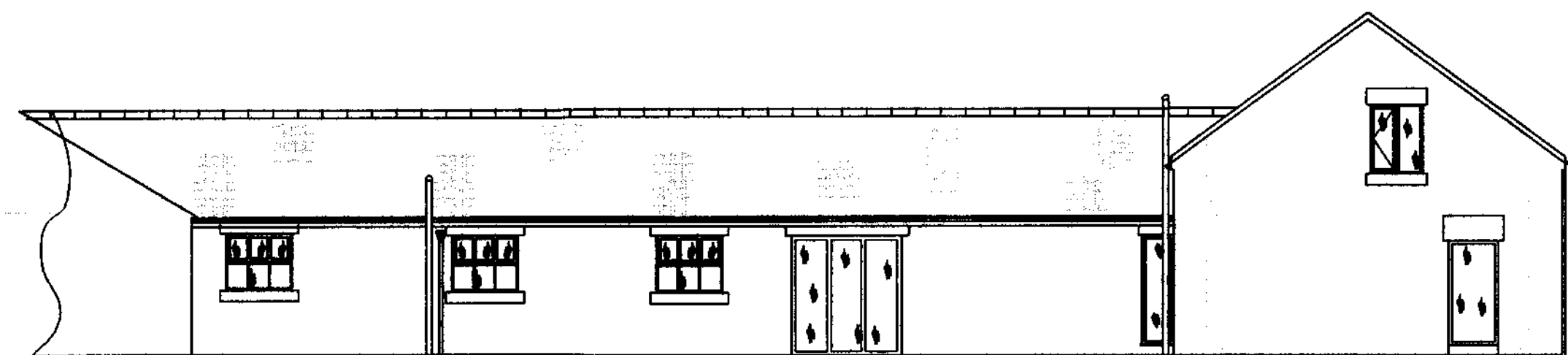
NORTH ELEVATION



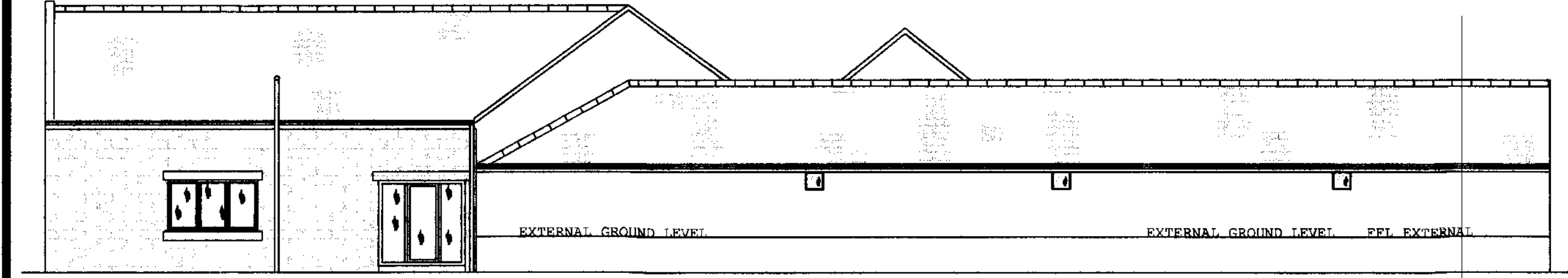
WEST ELEVATION



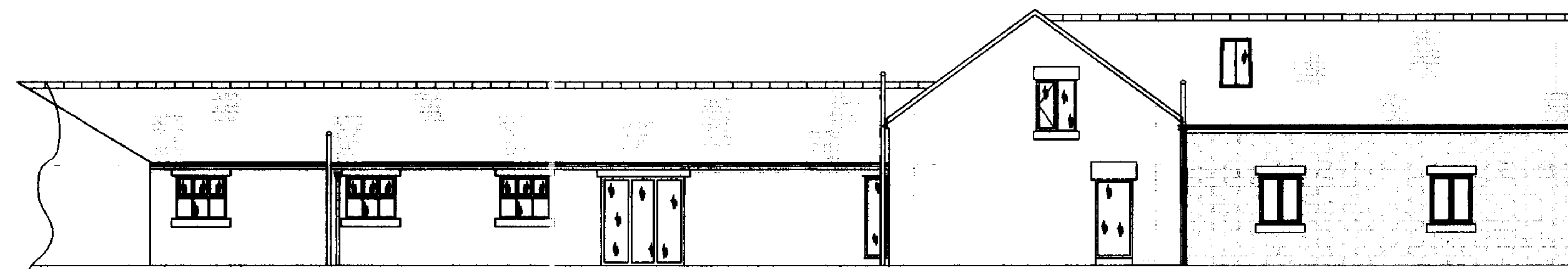
SOUTH ELEVATION



EAST ELEVATION
EXISTING ELEVATIONS



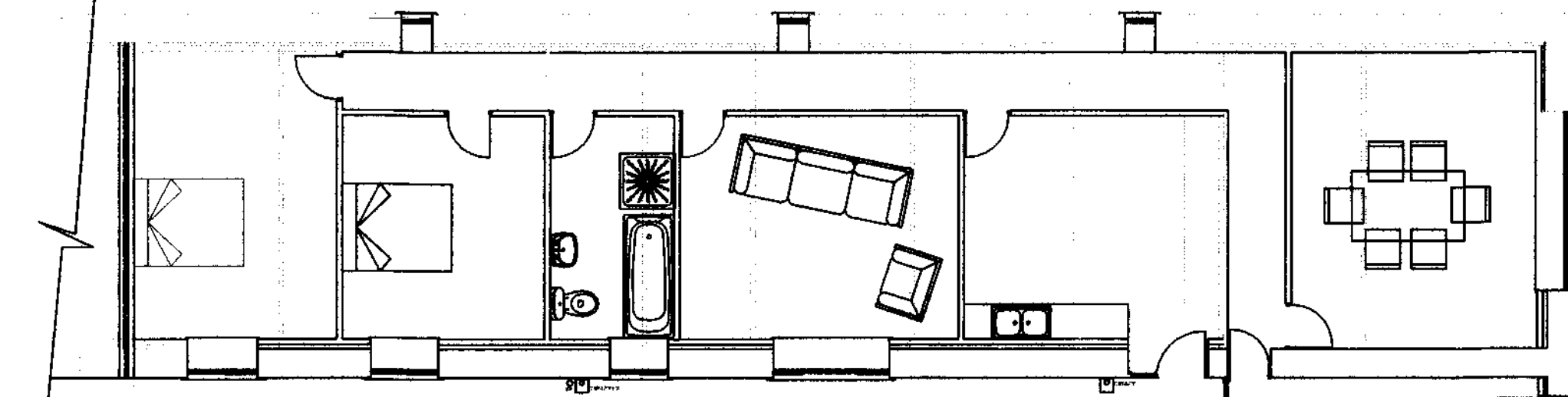
WEST ELEVATION



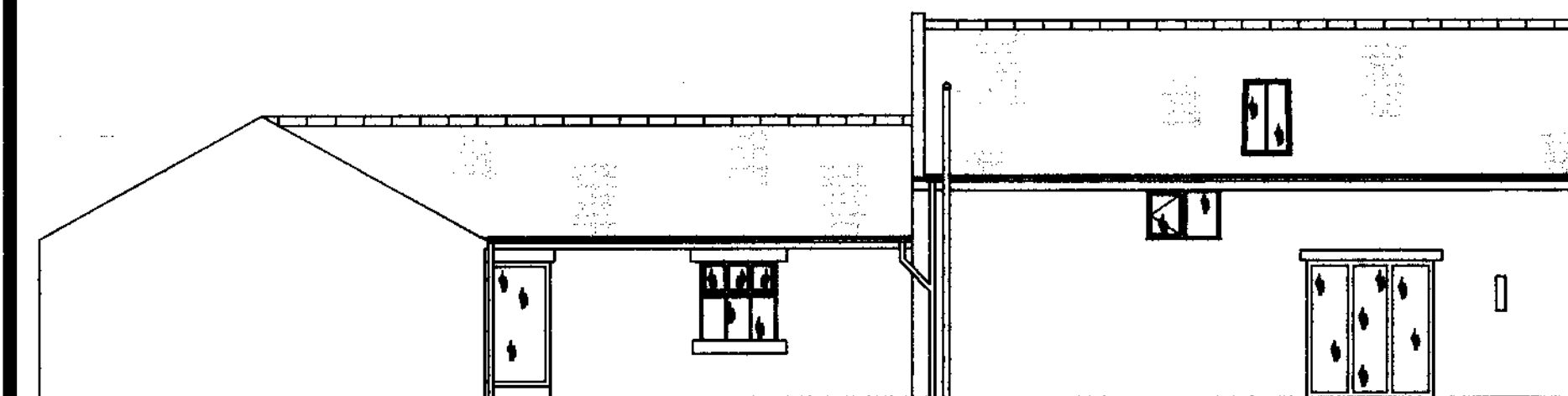
EAST ELEVATION

NOTES
WINDOW DESIGNS INDICATIVE ONLY
FINAL DESIGN IF NOT ACCEPTABLE TO
BE AGREED WITH NYMNP OFFICERS PRIOR
TO COMMENCEMENT OF CONSTRUCTION

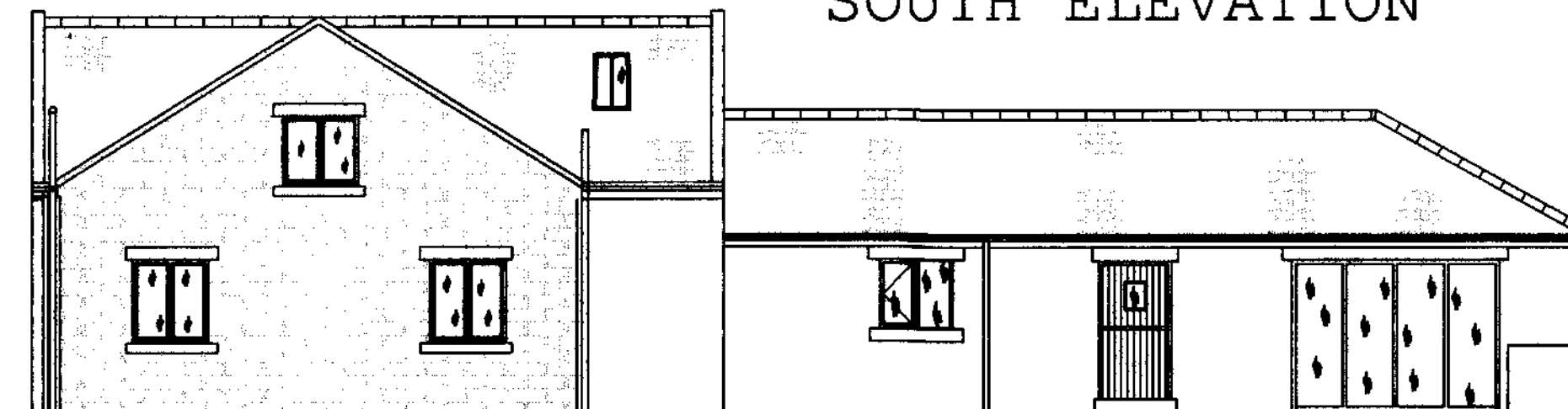
PROPOSED REVISED
ELEVATIONS



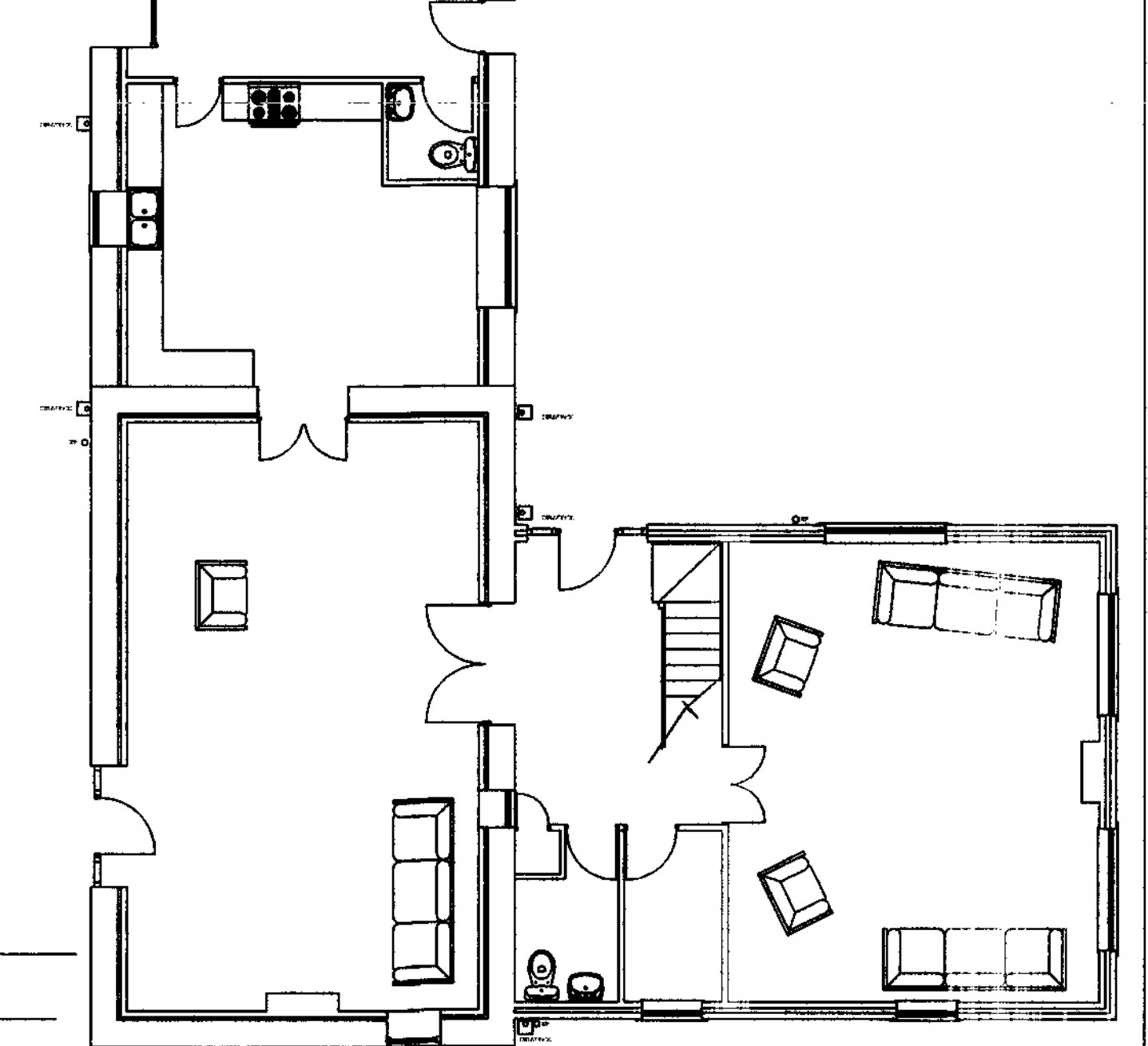
GROUND FLOOR PLAN



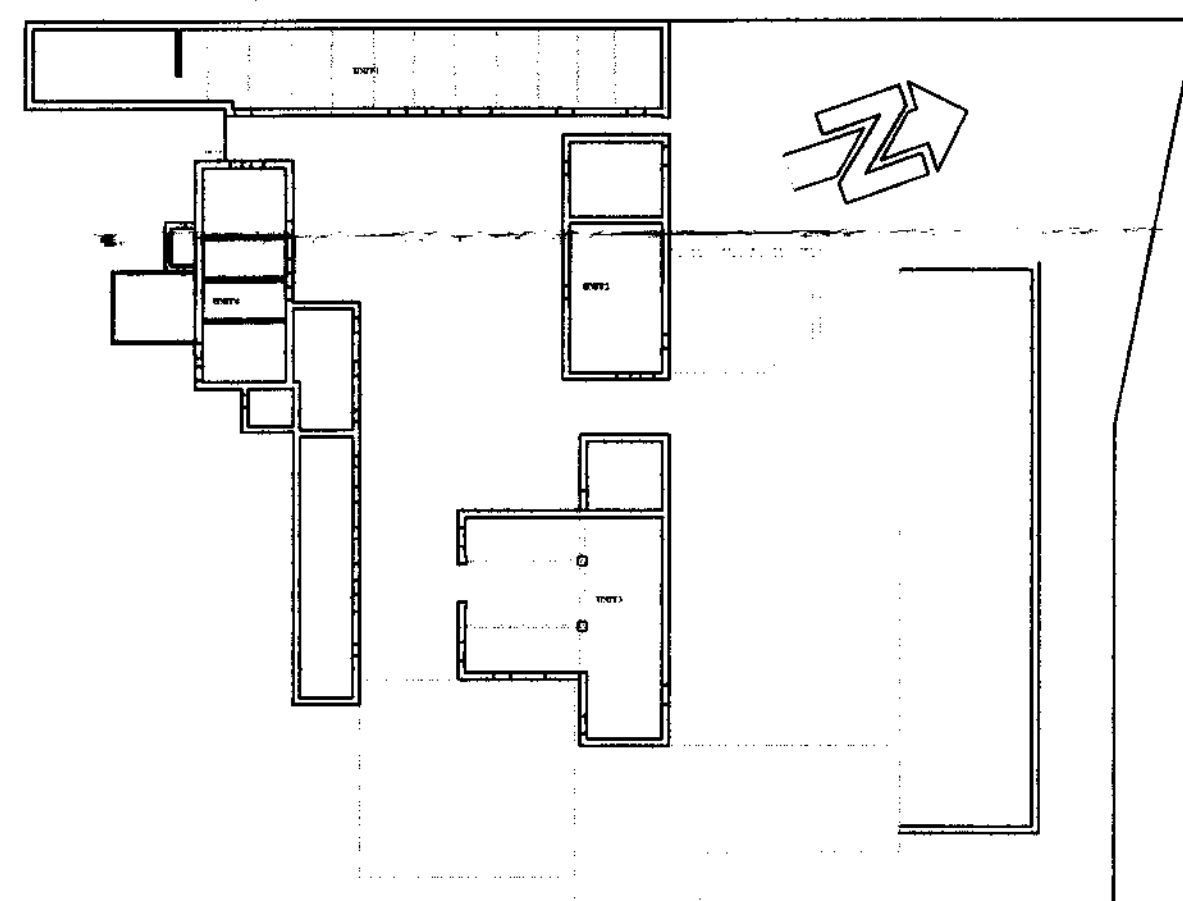
SOUTH ELEVATION



NORTH ELEVATION



1st FLOOR PLAN



BLOCK PLAN
SCALE 1:500

| | | | |
|------------------------------------------------------------------------------------------|----------------------------------------|--------------------|----------|
| Project | Address | Drawing No FH01 | |
| DEVELOPMENT OF REDUNDANT FARM BUILDINGS TO PROVIDE LIVING ACCOMMODATION OF 4 UNITS | TOFT HOUSE FARM AISLABY YO21 1SW | Date | 01/12/06 |
| | | Rev. 0 | Sheet No |
| | | Scale 1:100 | 1 of 4 |