

St Stephen's Church
(C of E)

57.3m
War Meml
B M 56.53m
dales Hall

8420
1.203ha
2.97

*Former Parsonage - w/ce
" " grounds
St. Stephens House
Held by Y DBF for
F. PCC*

9717
0.089ha
0.22

0117
0.465ha
1.15

9110
0.445ha
1.10

9709
0.340ha
0.84

9206
0.154ha
0.38

8400
0.089ha

0006
0.190ha
0.47

King's Beck

WESLEY

WESLEY

WESLEY

Wesley
Mowbray
Linden
Belle Vue
Mildyke
Carter Knowle
Church Road

The Vicarage
Lauriedale
Ravenscroft
Cwm Greystones
Oak Mount

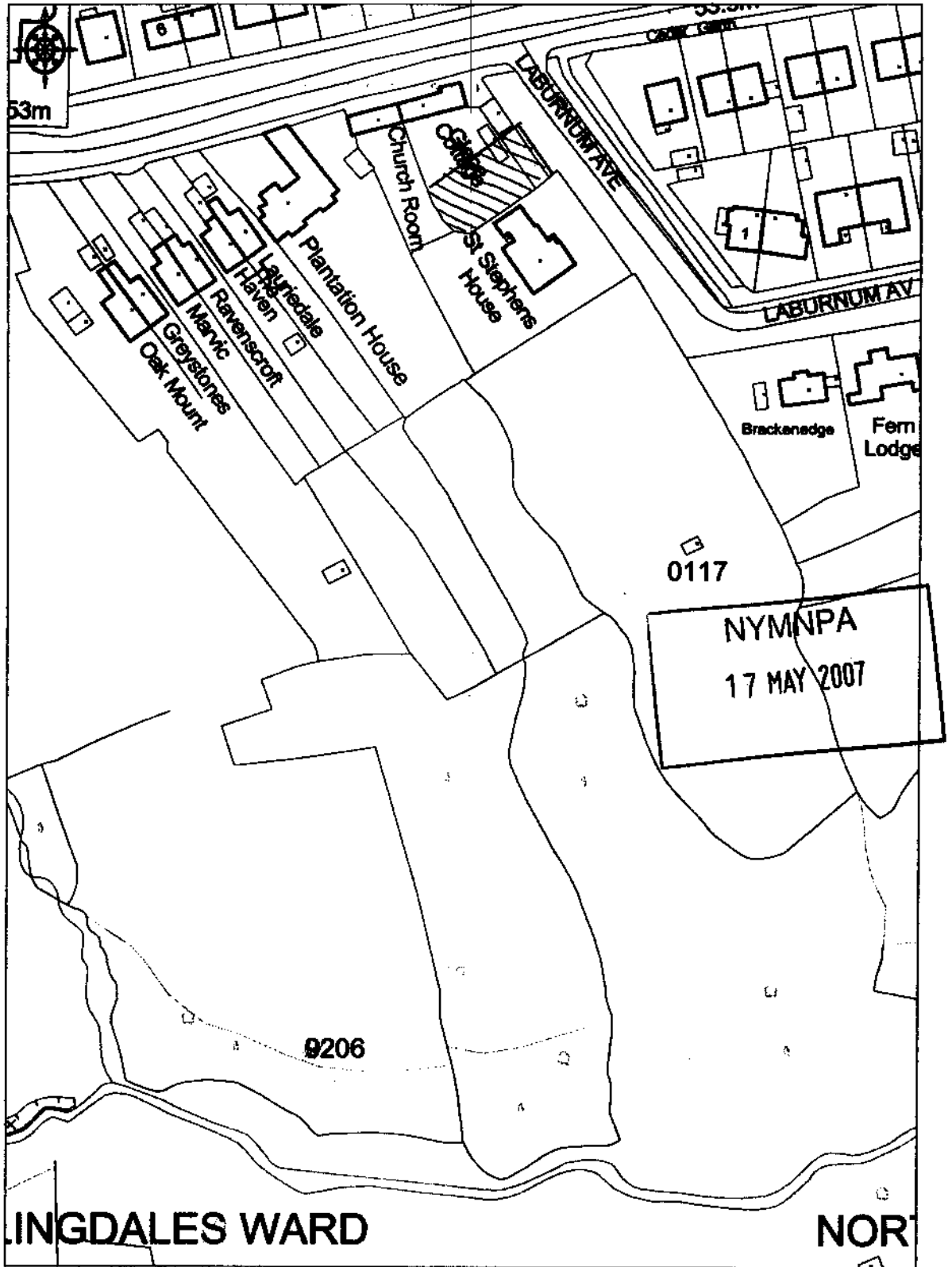
St Andrew's
Cross Street

Brackenedge

009
16.8
41

05
19

NEW HOUSE
ON HATCHED AREA.



LINGDALES WARD

NOR



Ordnance Survey

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For office use only

North York Moors National Park Planning Application Form

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

Ref: NYM/2007/11422/0U
 Admin Ref: 07/422
 Date valid: _____
 Grid ref: _____

P41

SECTION 1 YOUR DETAILS

<p>1. Applicant <u>ST. STEPHEN'S CHURCH</u> Name <u>PAROCHIAL COUNCIL</u> Address <u>1/2 LAW PASTURE</u> <u>COTTAGES, ROBIN HOODS</u> <u>BAY</u> Post Code <u>YO22 4PD</u> Tel No <u>[REDACTED]</u></p>	<p>2. Agent Name _____ Address _____ _____ Post Code _____ Tel No _____</p>
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3. Applicant's interest in the land
OWNERS

NYMNPA
 17 MAY 2007

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site
BACK OF GLEBE COTTAGE, THORPE LANE,
YO22. - ACCESS TO BE FROM LABURNUM AVE.

5. Applicant's interest in adjoining land
PARSONAGE TO LEFT - GLEBE COTTAGE TO RIGHT.

8. Brief description of proposed development
2 STOREY / 2/3 BEDROOM

SECTION 3 YOUR APPLICATION

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

<input 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 checked="" 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? 157 Sq. M. approx.

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 ? PART GARDEN

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

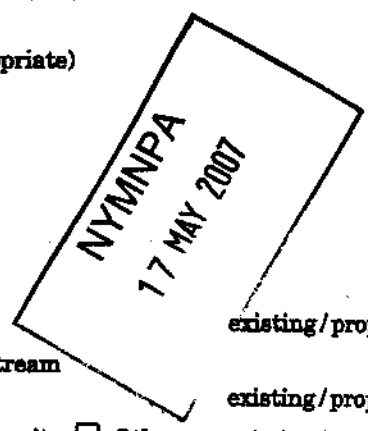
and on what date did it stop being used for this ? (if known) _____

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



14. Water Supply and Drainage

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

- | | | | |
|------------------------|--|---------------------------------------|-----------------------|
| Water Supply | <input checked="" type="checkbox"/> Mains | <input type="checkbox"/> Private | existing / proposed * |
| Surface Water Disposal | <input checked="" type="checkbox"/> Public Surface Water Sewer | <input type="checkbox"/> River/Stream | existing / proposed * |
| | <input type="checkbox"/> Soakaway | <input type="checkbox"/> Other | existing / proposed * |
| Foul Sewage | <input checked="" type="checkbox"/> Public Foul Sewer | <input type="checkbox"/> Septic Tank | existing / proposed * |
| | <input type="checkbox"/> Cesspit | <input type="checkbox"/> 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 _____

Roof _____

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.

OUTLINE SITE PLAN

Certificate of Ownership and Agricultural Holdings Certificate

NYM/2007 / 0422 / 00

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 [Redacted] (Applicant/Agent)
* On behalf of St. Stephen's PCC (Applicant)
Date 3.05.07

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 [Redacted] (Applicant/Agent)
* On behalf of [Redacted] (Applicant)
Date [Redacted]

NYMNP A
17 MAY 2007

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 [Redacted] (Applicant/Agent)
On behalf of [Redacted] (Applicant)
Date [Redacted]

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 signed Agricultural Holdings Certificate.

- the fee of £ by cheque/postal order no [Redacted]
Signed [Redacted] (Applicant/Agent)
On behalf of St. Stephen's PCC (Applicant)
Date 3.5.07

* delete where appropriate

8. Proposed use

Which of the following is involved in the development?

Business Retail

Other (please specify)

If industrial, please describe the process

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

9. Floor space

Please provide the measurements of the following:

Total floor space of all buildings to which this application relates

Industrial floor space

Office floor space

Retail trading floor space

Storage floor space

Warehouse floor space

Other

Existing m²

Proposed m²

10. Employment

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?

Industrial

Other

11. Car parking

How many car parking spaces are to be provided?

12. Traffic

How many vehicles will be visiting the site each day?

13. 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 6 on page 2

Please send or deliver to:
The North York Moors National Park,
The Old Vicarage, Bondgate,
Helmsley,
York YO62 5BP

07/422
NYM/2007 / 0422 / 00

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.

CHURCHWARDEN P.P. P.C. COLLINSON
SECRETARY FYLDE DALES P.C.C.
(Applicant/Agent)

Signed _____
* On behalf of ST. STEPHEN'S PAROCHIAL CHURCH COUNCIL (Applicant)
Date 25 May 07

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 _____

1 JUN 2007

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 ST. STEPHEN'S PAROCHIAL CHURCH COUNCIL (Applicant)
Date 25 May 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:

- for rural building conversion, any bat survey or structural engineer's report undertaken.
- the necessary plans numbered:
- 'design and access statement'.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.
- the fee of £ 265 by cheque/postal order no _____

Signed _____ (Applicant/Agent)
On behalf of ST. STEPHEN'S PAROCHIAL CHURCH COUNCIL (Applicant)
Date 25 May 07

* delete where appropriate

PLEASE COMPLETE THIS FORM AND SUBMIT 4 COPIES AS PART OF YOUR PLANNING APPLICATION TO THE LOCAL PLANNING AUTHORITY

1. Please indicate distance to and location of the nearest mains drainage... 10m.
(Note: the Sewerage Undertaker can be contacted for this information).

2. Please indicate by ticking which method of foul drainage is proposed:

- Package treatment plant to soakaway []
- Package treatment plant to watercourse []
- Septic tank to soakaway []
- Septic tank to watercourse []
- Sealed Cess tank []
- Other method such as reed bed. Please specify

N/A



3. Is this a new or existing system?

4. If this is an existing system, what is the current capacity of the system and how many additional people will regularly be expected to use it? If this is a domestic property, what is the number of bedrooms now and how many bedrooms will be provided by the development proposed?
.....

5. If this is an existing system, do you have Consent to Discharge from the Environment Agency? YES/NO

If Yes, please give the reference number:

6. If you intend to discharge to a watercourse, what is the name of the watercourse?
.....

Please indicate the discharge position on your site plan submitted with the planning application, clearly marked as such.
(Note: the watercourse must be capable of sufficient dilution (ten fold) to accept the flow. Without such dilution, there is the possibility of the build up of poor water quality during dry periods.)

7. If the discharge is to a soakaway, indicate on your site plan its position and size.

What is the average percolation test result?
(Note: Guidance for carrying out tests is given in these notes. You may be required to carry out a percolation test for an existing system if the size of development justifies an increase in the size of the soakaway).

8. Are there any wells, springs or boreholes within 50 metres of the soakaway or point of discharge into the watercourse? YES/NO.

Please give details:
.....

(Note: The Environment Agency and your Local Authority Environmental Health Department may be contacted for information on licensed and unlicensed water

**FYLINGDALES PAROCHIAL CHURCH COUNCIL
ST. STEPHEN'S CHURCH**

APPLICATION FOR OUTLINE PLANNING CONSENT

REAR OF GLEBE COTTAGE, THORPE LANE, ROBIN HOODS BAY

DESIGN AND ACCESS STATEMENT

1 DESIGN

The detail design of the proposed property is yet to be done. The intention is that it be :

- 1 two storey only with dormers very similar to those in the adjacent Glebe Cottage and in the Church Rooms.**
- 2 Two double and one single bedroom/study**
- 3 Bathroom on first floor and toilet/ shower on ground floor/disabled enabled**
- 4 Kitchen**
- 5 L shape dining/living area with French doors to rear garden.**
- 6 Good storage spaces**
- 7 Central heating to modern standard**
- 8 External inset space for trash can and re-cycling bins**
- 9 Brick construction in type to match adjacent Parsonage and with same specification double glazed treated timber window frames**
- 10 Water system lay out to minimise - and hopefully eliminate - the waste of hot water losing heat in pipes ie. avoid delivering several litres of cold water before hot reaches tap.**
- 11 No garage - sufficient turning/parking area in front.**
- 12 No opening windows in the two gable ends - vented opaque only.**
- 13 Washer/drier space off the kitchen**
- 14 Good quality security fittings eg. Window locks**
- 15 Front lidded porch with inner/outer doors - and all ground floor doors - wide enough for wheelchair access. Stairs designed for fitting an elevator chair.**
- 16 Modern standard wall, floor and roof insulation**
- 17 traditional red clay pantiles.**
- 18 The tree at the front to be retained - no front fence/hedge or gates.**

NYMNP
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This will be the outline specification for the Architect when appointed.

It can be seen that the garage for the Parsonage is on the Glebe Cottage side of that building and is single storey. The proposed house will have a lower ridge line than St. Stephen's House at about the same level as Glebe Cottage. As a result there will be substantial clear air space between the Parsonage and the proposed house and about fifty feet space to Glebe Cottage.

This design specification will mean that the house is relatively small and should be within reasonable means as suitable for a couple or small family in employment.

2 ACCESS

Laburnum Avenue leading from Thorpe Lane beside Glebe Cottage is a private road partly owned by Strickland Estates. The roadway to the first corner and a strip of land about half the width from the kerb to the front fence of the Parsonage is also Strickland owned. The rest of the strip is owned by the PCC.

There has been a long established right of access to the field and there is also an arrangement for access across the Strickland strip for the new Parsonage for which a fee was paid by the Diocese of York.

The Coastguard station at the corner is on PCC land by agreement.

Access for the proposed house will be across the strip just beyond the Coastguard building at a good distance from the corner for safe sight lines. The kerb will be modified by ramping from the road. The access will not impinge on the access to the Parsonage in any way.

Thorpe Lane is busy in summer at weekends but is still easy of access for turning out of and into Laburnum Avenue. The addition of one car in occasional use will make only a very small increase traffic on the Avenue or onto Thorpe Lane. There are already about 28 cars in use at homes in the Avenue.

The sides of the garden will have 6ft. High panelled fences - this already exists on the Parsonage side. The rear has a six ft. high stone wall being the side wall of the Church Rooms. The side fences will close round to the front corners of the house with gates so that there is no easy access for intruders to the rear.

The frontage will have IR sensor light fittings. Windows and doors will have good security fittings as mentioned above.

A

FYLINGDALES PAROCHIAL CHURCH COUNCIL ST.STEPHEN'S CHURCH

Mrs.V.Dilcock
Chief Planning Officer
NYMPA
The Old Vicarage
HELMSLEY YO62 5BP

P.Collinson
PCC Secretary
Raw Pasture Cottages
Robin Hoods Bay
YO22 4PQ
14 May 2007

Dear Mrs.Dilcock

OUTLINE PLANNING APPLICATION - GLEBE COTTAGE

We do recognise the comments made in the letter responding to our initial enquiry on the prospect for approval for a small house in the rear of the garden of Glebe Cottage. However, the Parochial Church Council (PCC) feels it must continue with an application for two reasons.

The PCC is aware of several young families with jobs needing more suitable homes in the area. It is interested in an affordable home arrangement with some protective covenant on future sale.

We are advised that there will be greater value in the property with two homes. We do appreciate that this in itself is not a concern in your deliberations but the PCC is legally required to obtain best value.

In addition to the outline site plan enclosed there is also a measured site plan to support the view that a modest building would not be over-development. There would not be any windows looking toward St.Stephen's House or to Glebe Cottage. On St.Stephen's House side there is the single storey garage so there would be clear air between the two buildings and about forty feet of garden between a new building and the back of Glebe Cottage. Both Glebe Cottage and the new building would have decent gardens comparable to many houses in Bay and Thorpe.

If more information is needed we will assist in any way.

Thank you for your consideration.

Yours sincerely


P.Collinson

cc.St.Stephen's Churchwardens &
The Archdeacon of Cleveland

NYMNP

17 MAY 2007