



**North York Moors National Park
Planning Application Form**

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

PH1

For office use only	
Ref:	_____
Admin Ref:	07/630
Date Valid:	_____
Grid ref:	SE 85427, 87230

SECTION 1 YOUR DETAILS

<p>1. Applicant</p> <p>Name <u>MRS E COWLEY</u></p> <p>Address <u>NUTWOOD</u> <u>LOW DALBY</u> <u>PICKERING</u></p> <p>Post Code <u>YO18 7LT</u></p> <p>Tel No <u>[REDACTED]</u></p>	<p>2. Agent</p> <p>Name _____</p> <p>Address _____</p> <p>Post Code _____</p> <p>Tel No _____</p>
<p>3. Applicant's interest in the land <u>OWNER</u></p>	

<p>NYMNPA</p> <p>19 JUL 2007</p>

SECTION 2 YOUR PROPOSAL

4. **Full postal address or location of the application site**
NUTWOOD, LOW DALBY, PICKERING

5. **Applicant's interest in adjoining land** _____

6. **Brief description of proposed development**
PROPOSED STUDIO STYLE LOG CABIN & BOILER ROOM

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? DOMESTIC 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

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

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 VERTICAL LOG CLADDING
Roof INTENSIVE GREEN 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.

1a Location Plan
1 Site Plan
2,3 Proposed Log Cabin
A Proposed Boiler Room

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)

If industrial, please describe the process

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

19. Floor Space

Please provide the measurements of the following:

Total floor space of all buildings to which this application relates

Existing m² Proposed m²

120 48

Industrial floor space

Office floor space

Retail trading floor space

Storage floor space

Warehouse floor space

Other

120 48

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20. Employment

a) How many staff in total will be employed on the site as a result of the proposed development?

Industrial Other

 1

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?

7, existing

22. Traffic

How many vehicles will be visiting the site each day?

3

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:
North York Moors National Park Authority
The Old Vicarage, Bondage
Helmsley
York, YO62 5BP

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 [Redacted] (Applicant/Agent)

* On behalf of MRS ELIZABETH COWLEY (Applicant)

Date 19th July 2007

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 _____

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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 MRS ELIZABETH COWLEY (Applicant)

Date 19th July 2007

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:

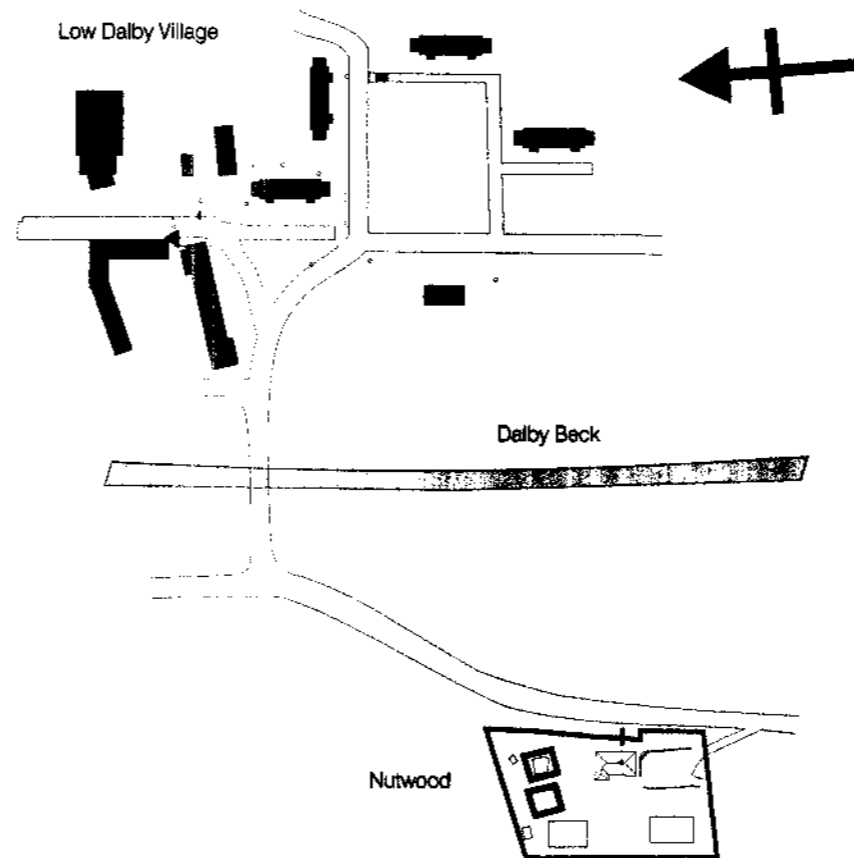
- the necessary plans, numbered (DFL) 1, 1a, 2, 3, 4
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- the fee of £ _____ by cheque/postal order no _____

Signed [Redacted] (Applicant/Agent)

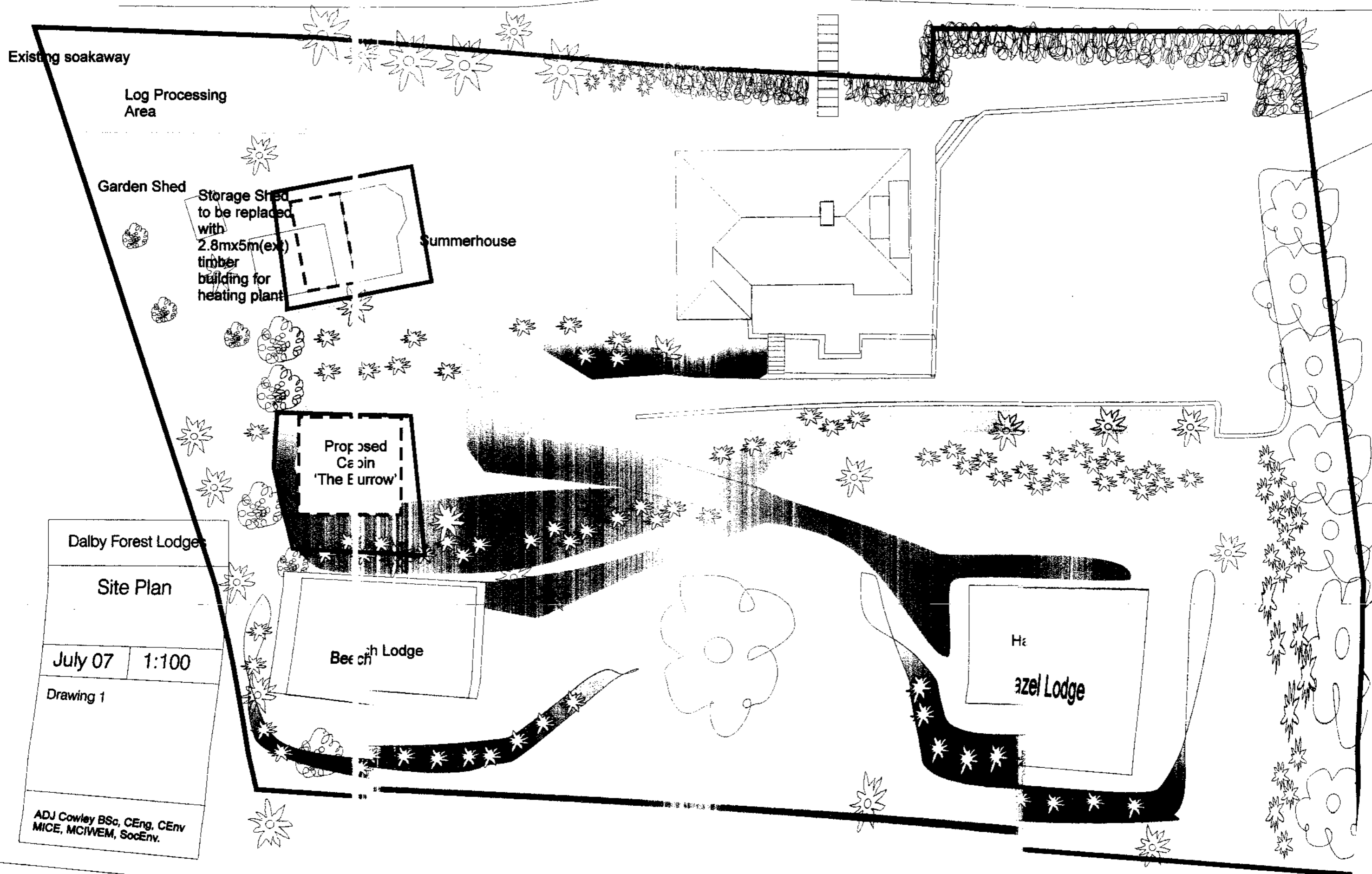
On behalf of MRS ELIZABETH COWLEY (Applicant)

Date 19th July 2007 * delete as appropriate

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Dalby Forest Lodges	
Location Plan	
July 07	1:2500
Drawing 1a	
ADJ Cowley BSc, CEng, CEnv MICE, MCIVEM, SocEnv.	



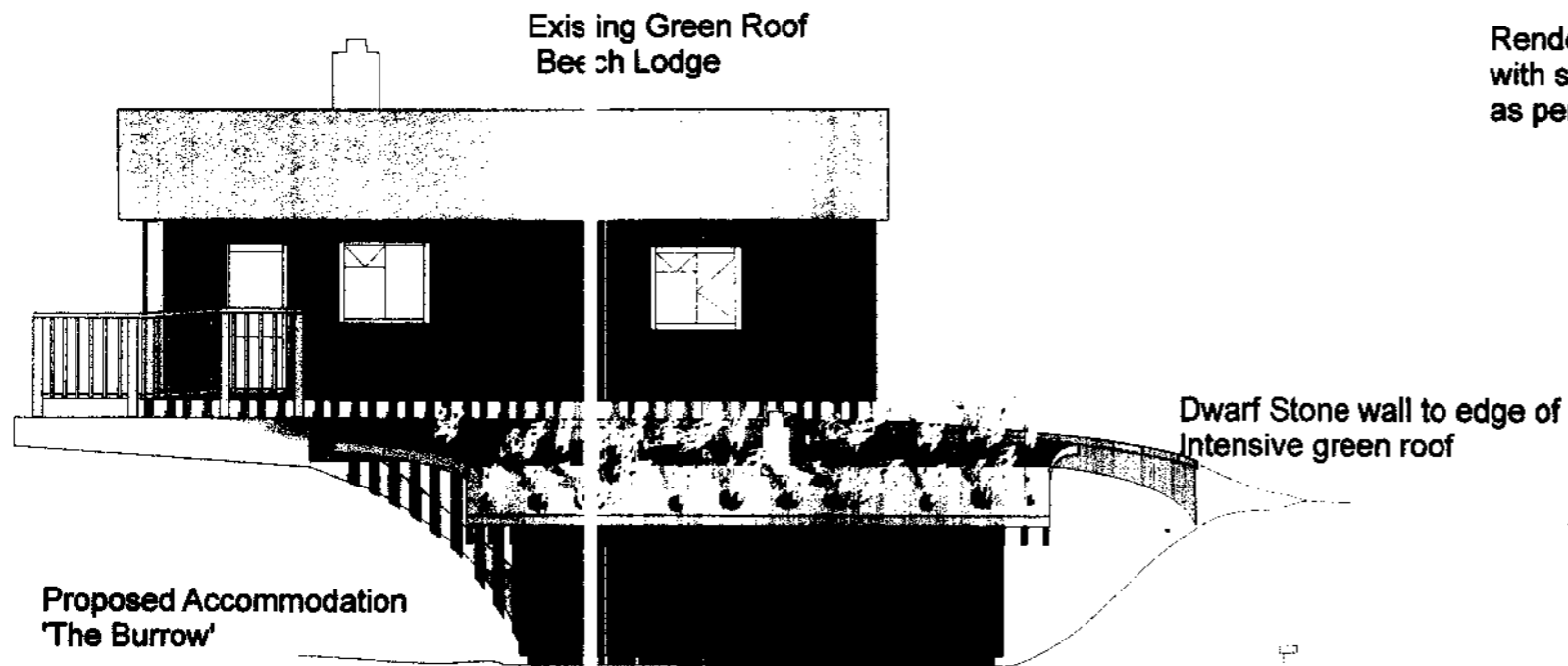
Dalby Forest Lodge

Site Plan

July 07 1:100

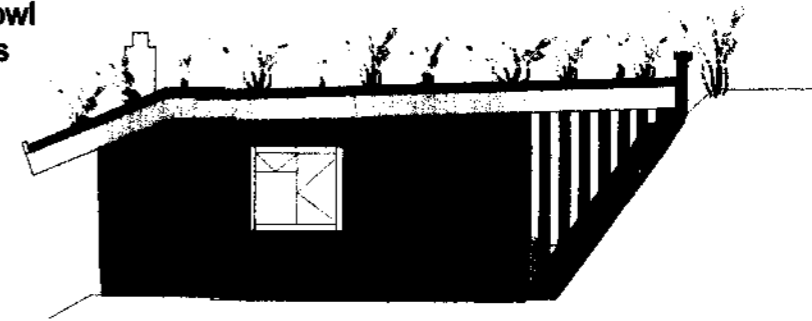
Drawing 1

ADJ Cowley BSc, CEng, CEnv
MICE, MCIWEM, SocEnv.



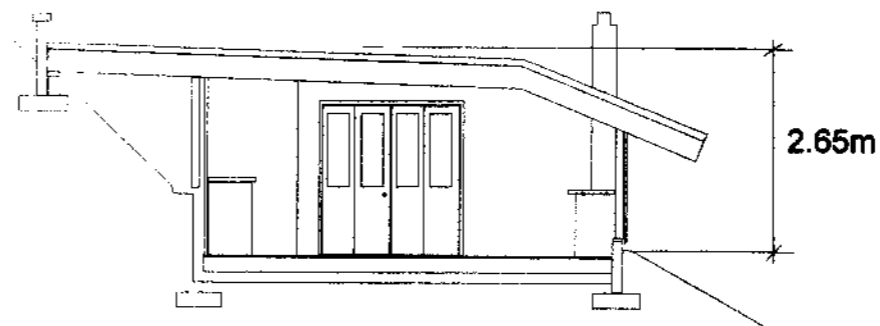
Proposed East Elevation

Rendered precast chimney with spark arrestor cowl as per existing lodges

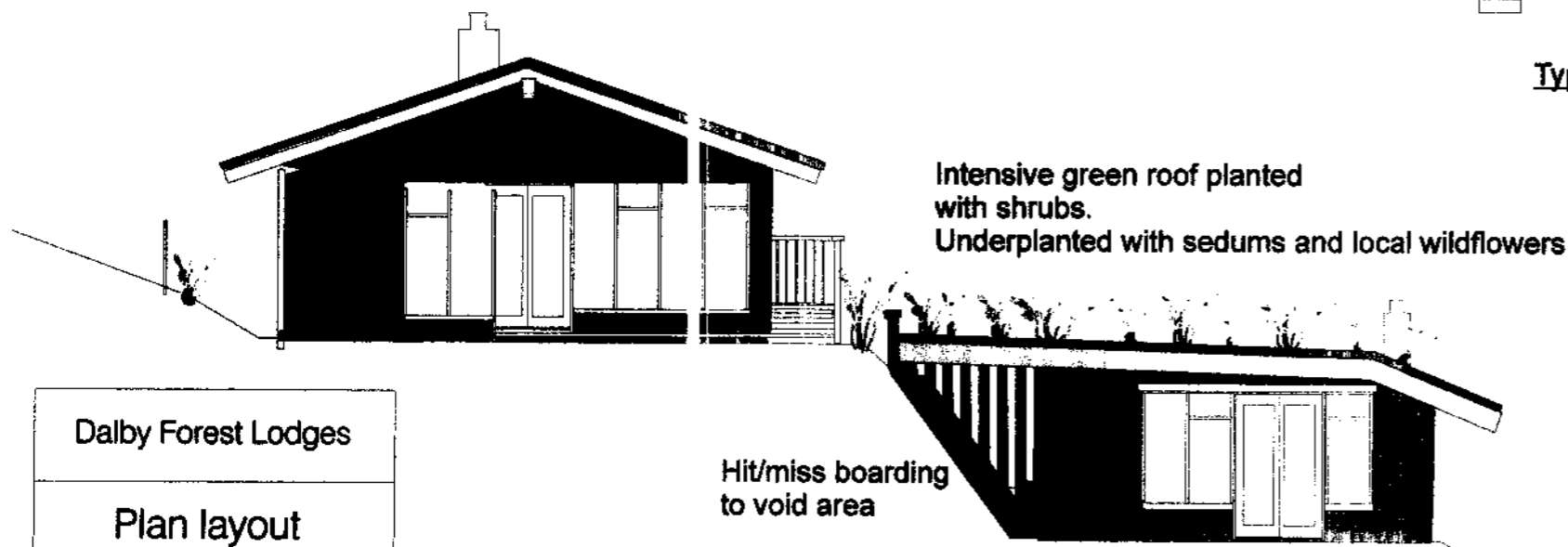


Proposed North Elevation

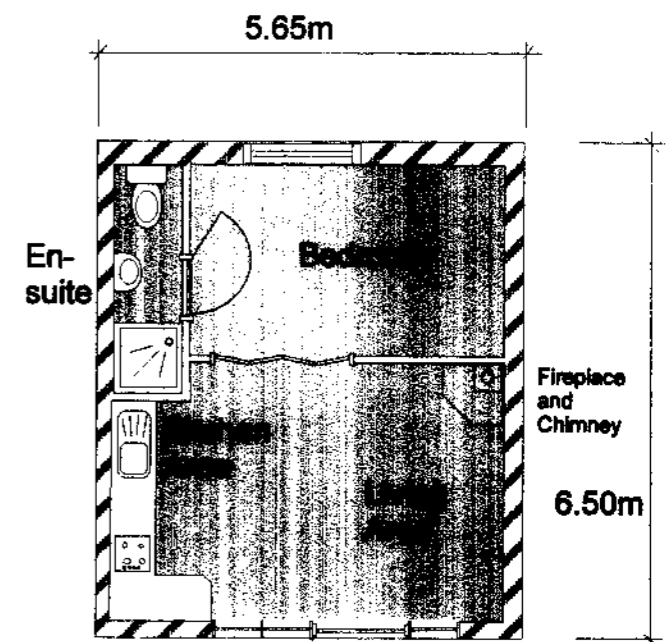
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Typical Cross-section
The Burrow



Proposed South Elevation



Proposed Plan

Dalby Forest Lodges

Plan layout
The Burrow

July 07	1:100
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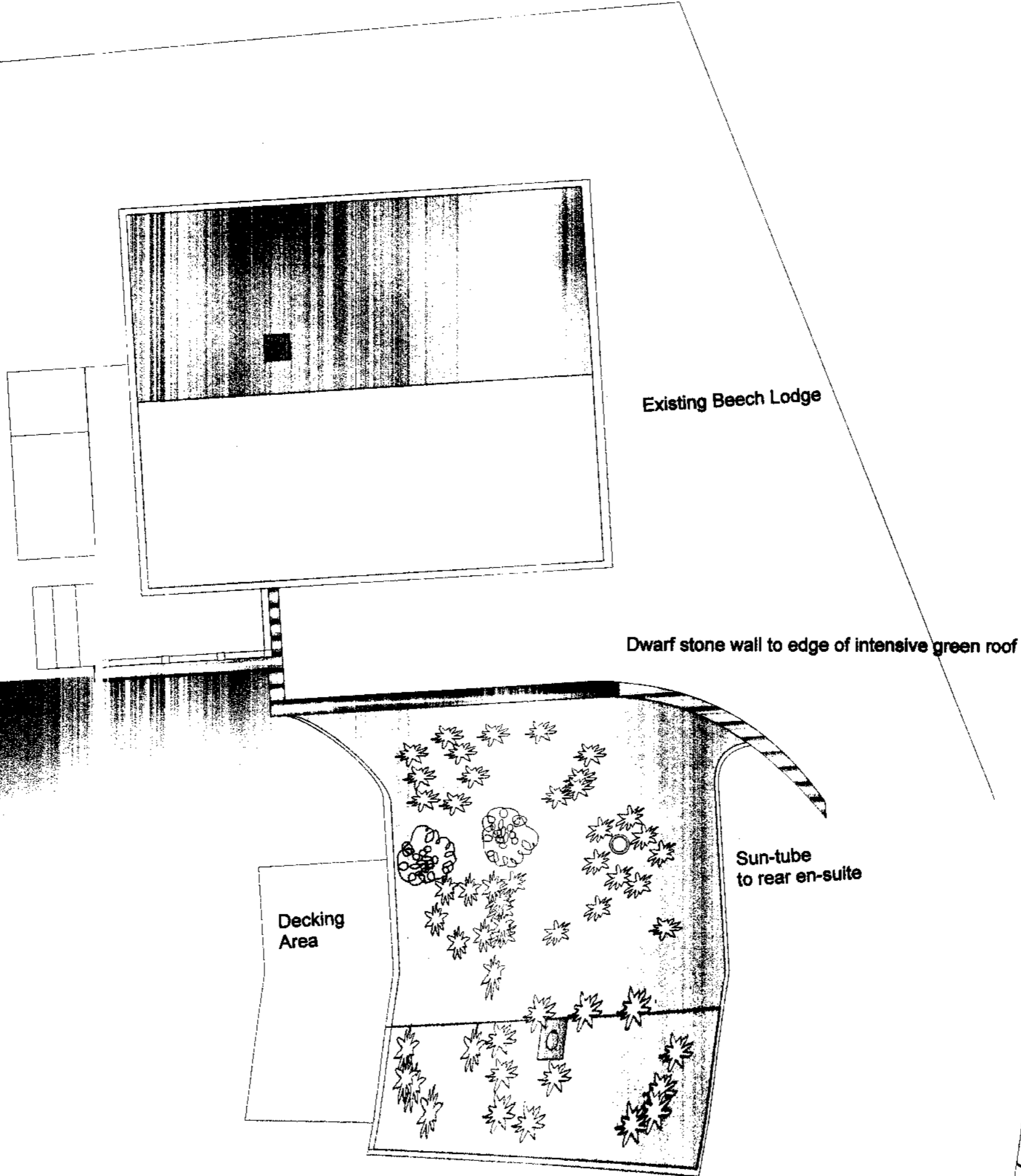
Drawing 2

ADJ Cowley BSc, CEng, CEnv
MICE, MCIVEM, SocEnv.

- Notes
1. Foul drainage to existing proprietary sewage treatment plant (plant design capacity 25 person equivalent)
 2. Surface water drainage to existing soakaway via existing surface water pipework

- Paint Finishes
- 1 Cladding to be finished with two coats of Sikken's Cetol Novatec 008 Light Oak, or similar

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Dalby Forest Lodges

Plan layout
The Burrow

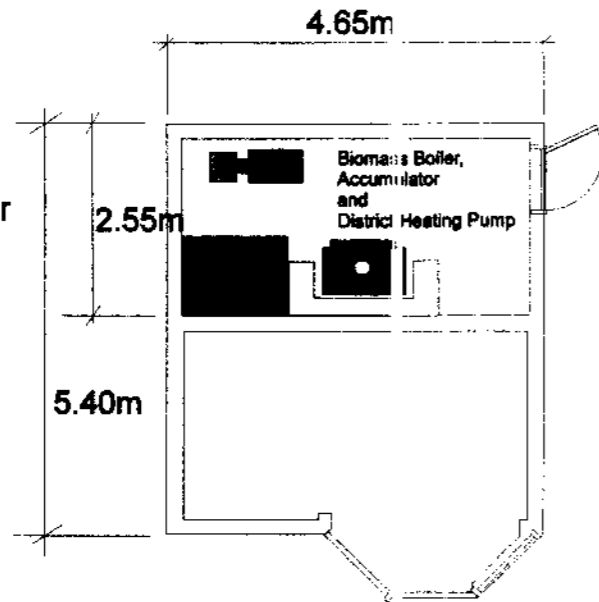
July 07

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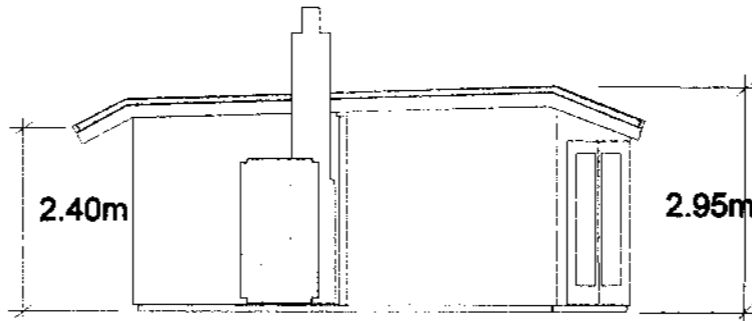
Drawings

Proposed Lodge
The Burrow

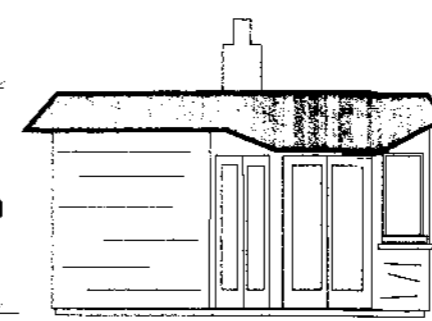
Akvanti 3000 or similar accumulator
Baxi Solo Innova 50 biomass boiler or similar



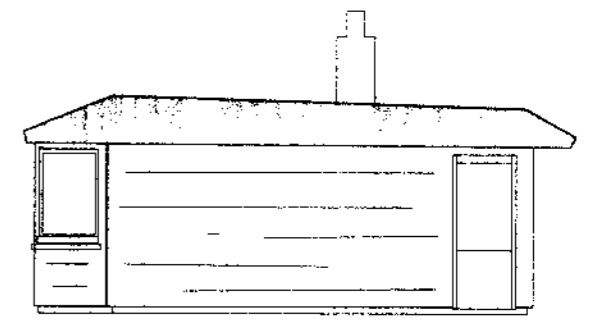
Proposed plan



Proposed Cross Section

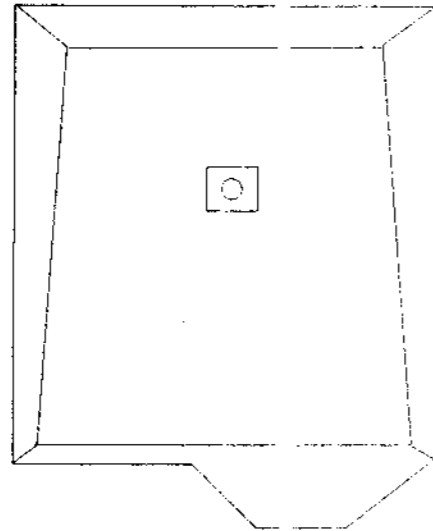


Proposed South Elevation



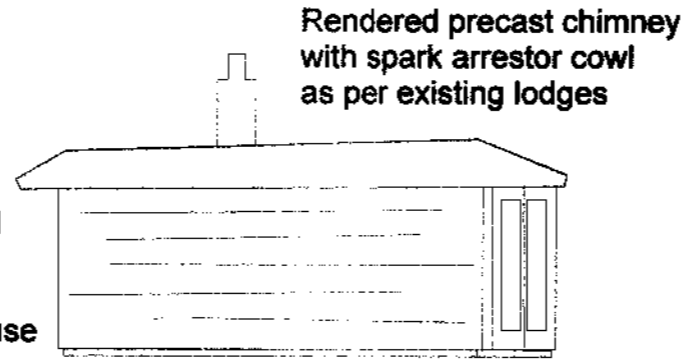
Proposed East Elevation

Extensive green roof planted with local wildflowers and sedum, with 100mm edge boarding



Proposed roof plan

rustic board cladding as existing summerhouse



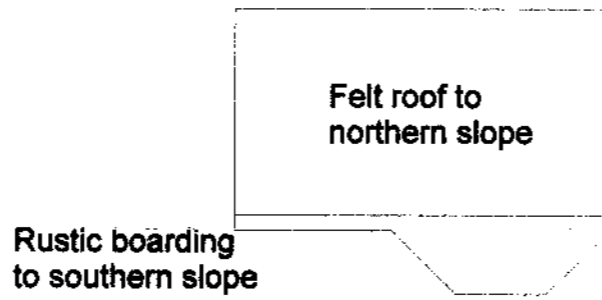
Proposed West Elevation

Rendered precast chimney with spark arrestor cowl as per existing lodges

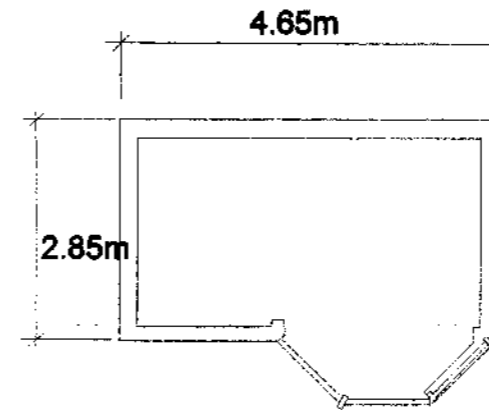
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Proposed Boiler Room extension to Existing Summerhouse

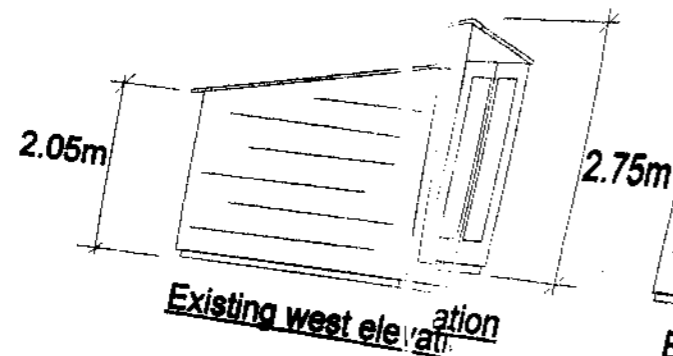
Existing Summerhouse



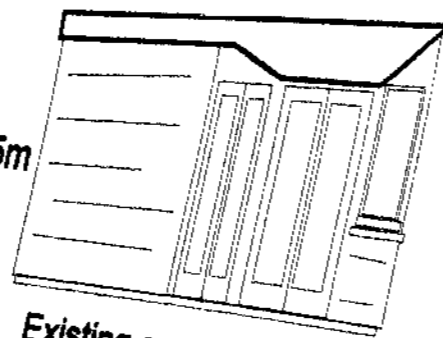
Existing roof plan



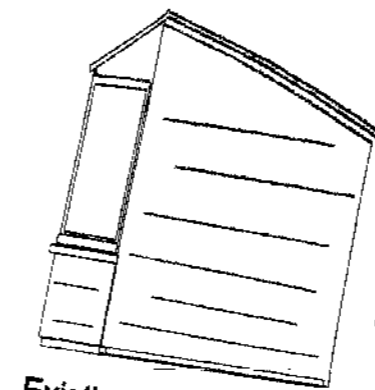
Existing floor plan



Existing west elevation



Existing south elevation



Existing east elevation

Rustic board cladding to existing building

Dalby Forest Lodges

Plans and layout

proposed
boiler room extension to existing summerhouse

July 07 1:100

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. 4m
(Note: the Sewerage Undertaker can be contacted for this information).

2. Please indicate by ticking which method of final 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

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3. Is this a new or existing system? existing

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? 7 bedrooms existing, 1 proposed, plant size 25 litres

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: 27/27/0149

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? 2.1 p/m²/s
(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 abstractions. Neighbouring landowners should also be contacted.)

Dalby Forest Lodges, Nutwood, Low Dalby

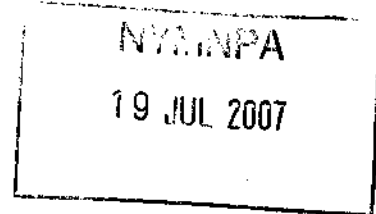
Proposed One Bedroom Self Catering Log Cabin

and

Proposed Biomass District Heating System Power Plant

Design and Access Statement.

Applicant : Mrs E Cowley, Nutwood, Low Dalby, Pickering. YO18 7LT



1. Background

- 1.1 Dalby Forest Lodges commenced trading in July 2007, having advertised extensively during the preceding 6 month period.
- 1.2 The lodges are proving popular with a wide variety of user groups. However amongst feedback from interested potential customers has been the lack of a log cabin catering for couples in a single bedroom unit.
- 1.3 Dalby Forest supplies a wide variety of timber produce, and the byproduct, waste timber is often left unused. This environmentally friendly source of fuel, can be used at minimal 'fuel miles' within the forest to heat properties locally. Most efficient use of timber as a fuel is on a larger scale than domestic boilers. The existing holiday cabins, proposed one bedroom lodge and domestic property at Nutwood have sufficient heat demand to enable the installation of a 50kW district heating boiler, together with a 3m³ accumulator (hot water store) and solar panel collectors on a domestic basis for summer usage.

2. The Site

- 2.1 The site is surrounded on two sides by managed softwood plantations, on the third by managed native broadleaf forestry, and on the fourth by a tree screened area.
- 2.2 The site is an area of open woodland to the rear of the garden area of Nutwood. Two existing log cabins have been constructed in the same area and are used as holiday rental properties.
- 2.3 The site comprises an area of approximately 0.8 acre (4000m²)
- 2.4 Car parking for up to 7 cars is available on the existing parking area to the south of the property.
- 2.5 The site slopes upwards from the road, with logs currently delivered to the roadside edge of the property by articulated timber wagons. Logs are currently processed into usable lengths at this lower edge of the site.

3. The Proposal, a One Bedroom Self Catering Log Cabin

- 3.1 Following the aforementioned feedback from potential customers, it is proposed to construct a one bedroom, studio style, cabin adjacent to Beech Lodge at the northern end of the site.
- 3.1.1 The proposed small log cabin is sited within an area of established woodland, and will be well screened from immediate and wider views, in compliance with Policy TM4 of the local plan.
- 3.1.2 The proposed cabin has external dimensions 5.65 x 6.5m, with a visible height to the eaves of 1.7m.
- 3.1.3 Maximum height to roof 'ridge' is 2.65m, allowing the building to appear as part of the bankside; the entire building being lower than the adjacent building.
- 3.1.3 External wall finish to the proposed cabin is similar in style and colour to the adjacent cabin. Softwood windows and joinery would be of similar appearance.
- 3.1.4 Roof finish to the proposed cabin is to be an intensive green roof (comprising a 150mm growing substrate over drainage and waterproofing) to allow propagation of shrubs and taller foliage, with underplanted wildflowers and sedum, complementing the existing extensive roof of Beech Lodge.
- 3.1.5 The building has an effective footprint of 36.75m²
- 3.1.6 Foul Drainage to the proposed building is via the existing packaged sewage treatment plant, previously accepted by the Environment Agency. The design capacity of the plant is 25 persons equivalent. This development proposal would result in a load equivalent of 18 persons.
- 3.1.7 Surface water drainage is via the existing surface water system, to an existing soakaway, again previously assessed as suitable for the site.
- 3.1.8 The proposed cabin development is designed to sit within screening trees and hazel bush area to the northern end of the site.
- 3.1.9 As per the existing cabins on the site, materials on the proposed cabin are to be locally sourced, and from sustainable environments.
- 3.2 **Access.** Access to the proposed cabin is via a level footpath from the car parking area.
- 3.2.1 Vehicle access is sufficient for the scale of development, and would remain unchanged to the site.
- 3.2.2 The proposed access to the cabin will comply with the relevant sections of Document M of the current Building Regulations, and by the nature of the proposals, a ground floor toilet is provided.

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3.3 Design Solution. Drawings 2,3&4 show the design solution proposed, and form the basis of the planning application for a one bedroom log cabin at Nutwood.

4 The Proposal. A Boiler House attached to existing summerhouse at the Northern edge of the site.

4.1.1 Due to the geography of the site, the proposed boiler room needs to be located at the lower edge of the site, adjacent to any location that logs can be offloaded onto the property. The northern edge of the site has existing storage sheds which may be rationalised by the proposals.

4.1.2 The existing summerhouse at the northern end of the site measures some 4.65m x 2.85m, with a height to the ridge of 2.75m. The proposed extension to this building will add 4.65m x 2.55m.

4.1.3 The plan extension resulting is 11.86m²

4.1.4 The height to the ridge would increase from 2.75m to 2.95m, to allow for the increased headroom required by the hot water accumulator and associated pipework.

4.1.5 Surface water drainage is via the existing surface water system, to an existing soakaway, again previously assessed as suitable for the site.

4.1.6 The proposed boiler house is designed to sit behind screening trees and hazel bush area to the northern end of the site.

4.1.7 As per the existing cabins on the site, materials on the proposed cabin are to be locally sourced, and from sustainable environments.

4.1.8 Wall finish to the proposed boiler house is to be rustic horizontal boarding to match the existing summerhouse finish, sourced from local larch timber.

4.1.9 Heat main supplies to all units on the site will be via insulated underground mains.

4.2 Design Solution. Drawings 2,&5 show the design solution proposed, and form the basis of the planning application for a boiler room extension to the existing summerhouse at Nutwood, Low Dalby.

