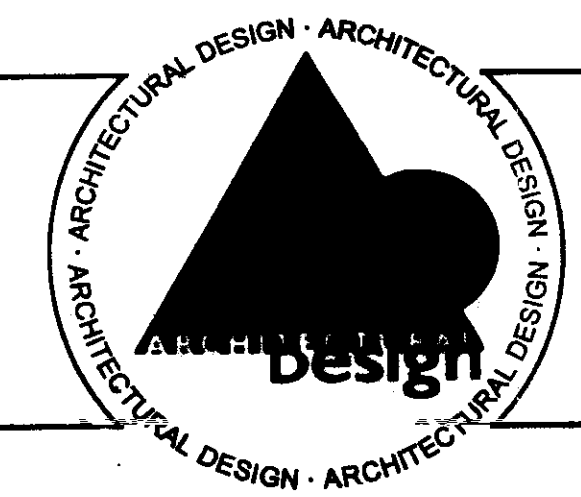


GROUND FLOOR PLAN

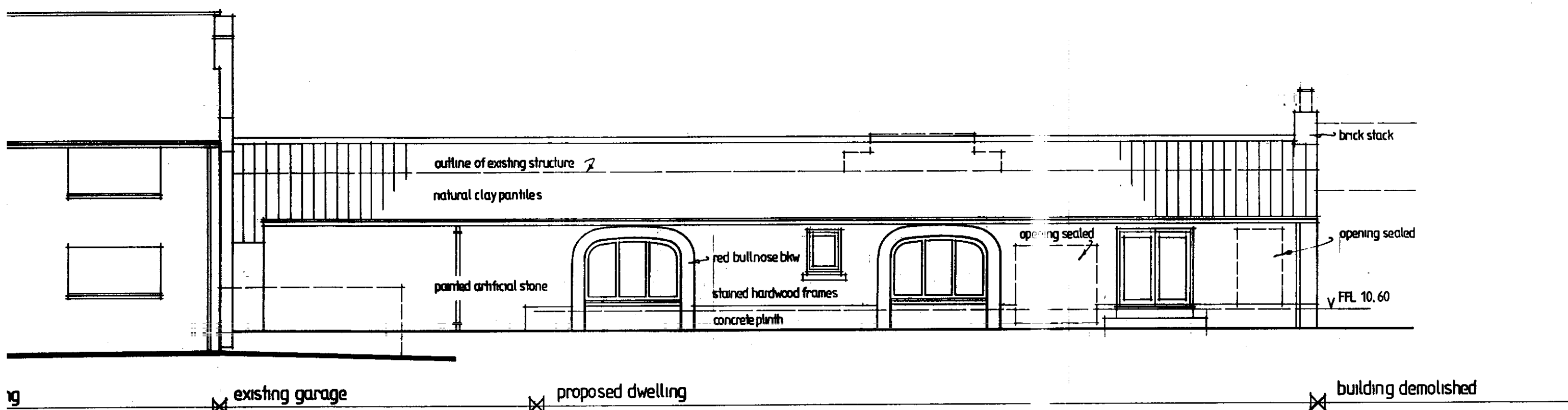
note: for existing levels see dwg.no 1235-1

WINN Architectural Services
 6E, MIDDLE FARM, MAIN STREET, ALLERSTON, PICKERING, NORTH YORKS, YO18 7PG
 '23 850300 MOBILE: 07790 723705 e-mail richard@winn-design.co.uk
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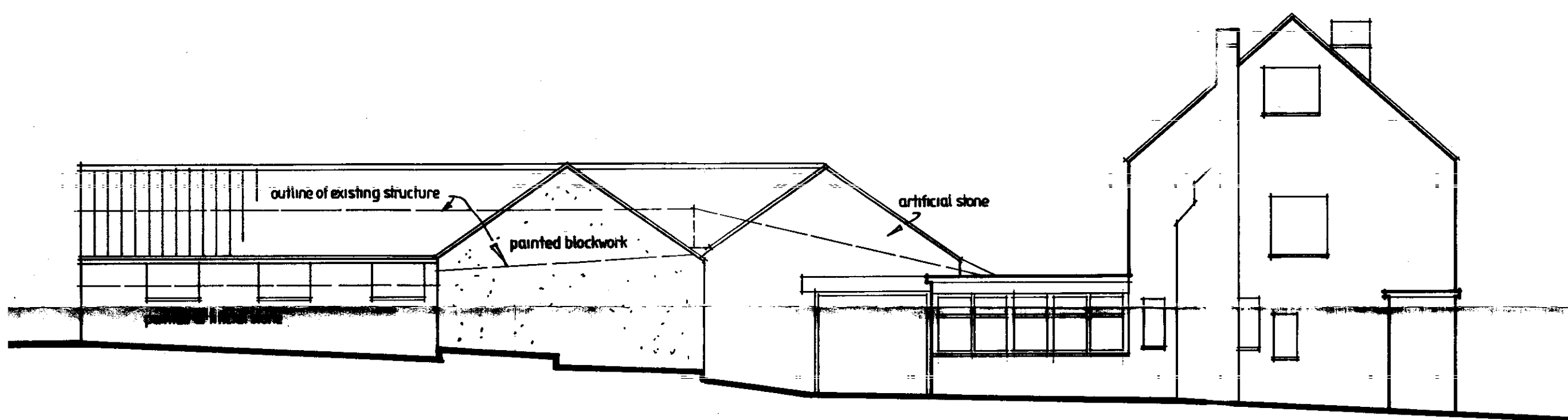


CONVERSION OF OUTBUILDINGS TO DWELLING
 PLUS ASSOCIATED WORK AT CHURCH FARM
 STAINTONDALE FOR MR C BIRD
 PLANS AS PROPOSED

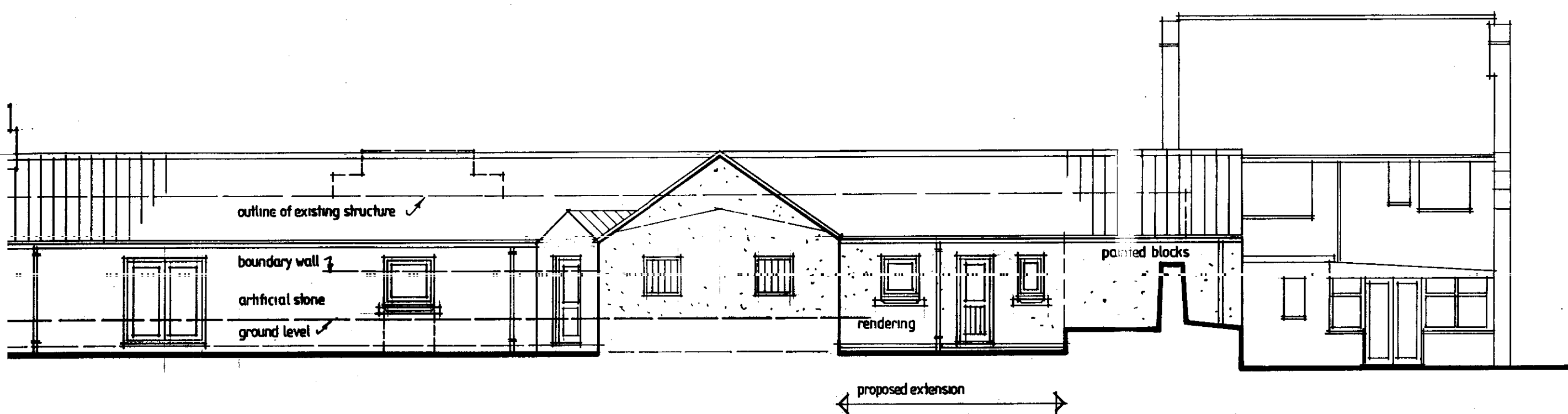
Scale
 Date
 Drawn
 Project



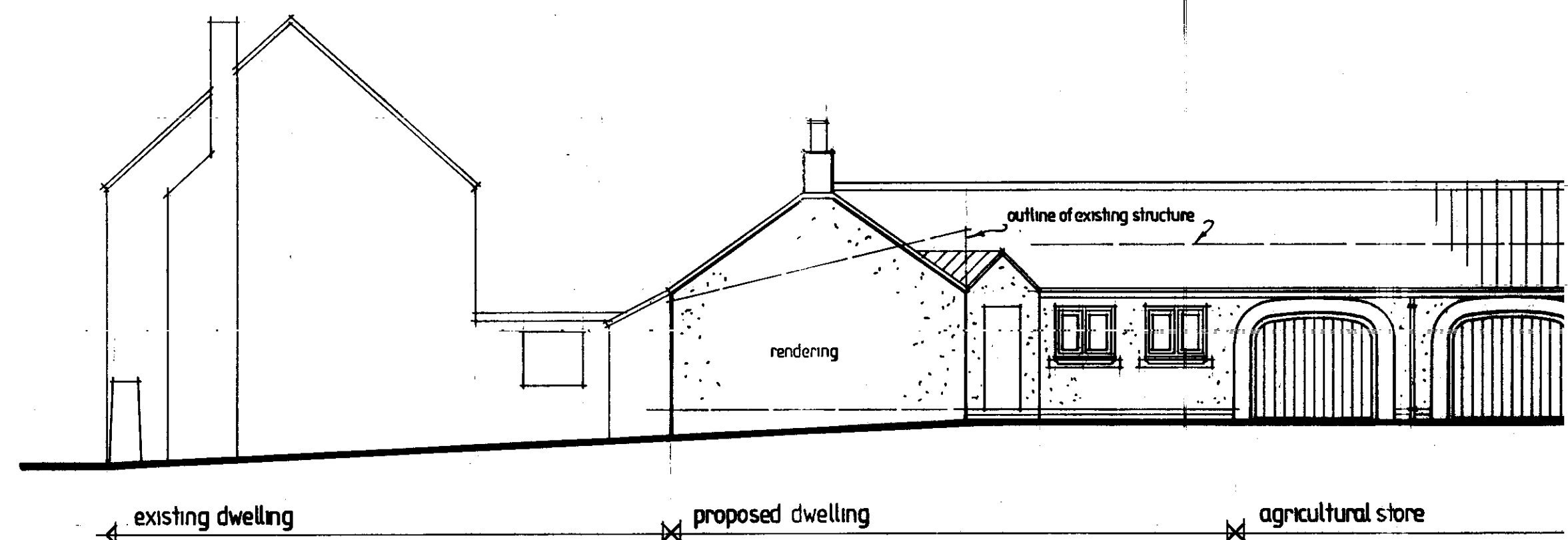
ELEVATION



H ELEVATION



ELEVATION



NORTH ELEVATION

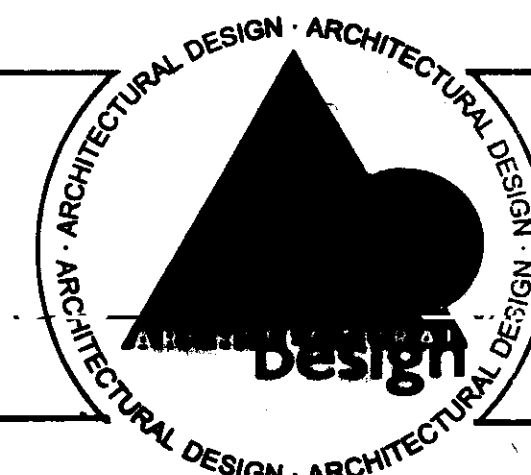
WINN Architectural Services

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723 850300 MOBILE: 07790 723705

e-mail richard@winn-design.co.uk

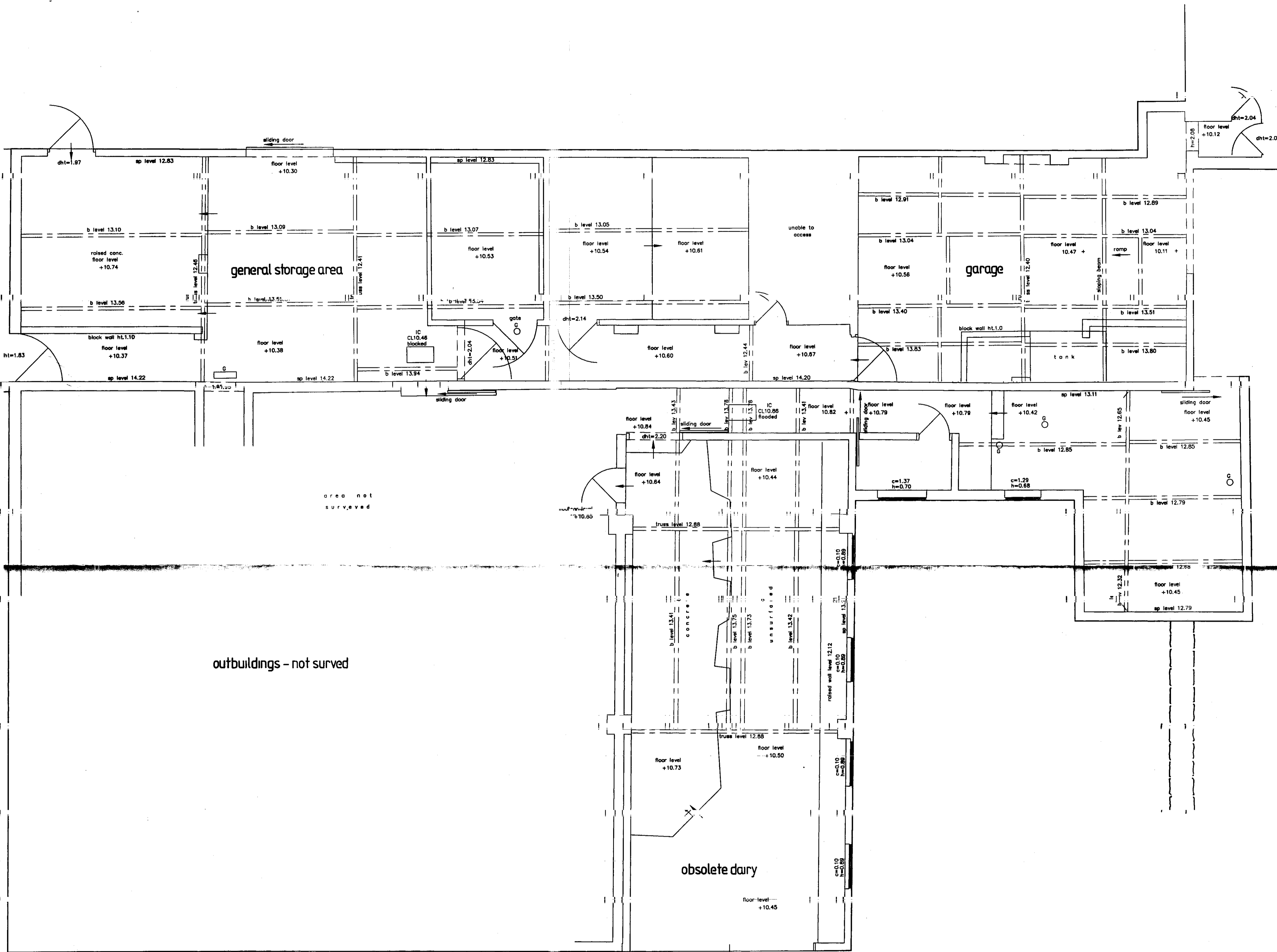
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CONVERSION OF OUTBUILDINGS TO DWELLING
 PLUS ASSOCIATED WORK AT CHURCH FARM
 STAINTONDALE FOR MR C BIRD
 ELEVATIONS AS PROPOSED

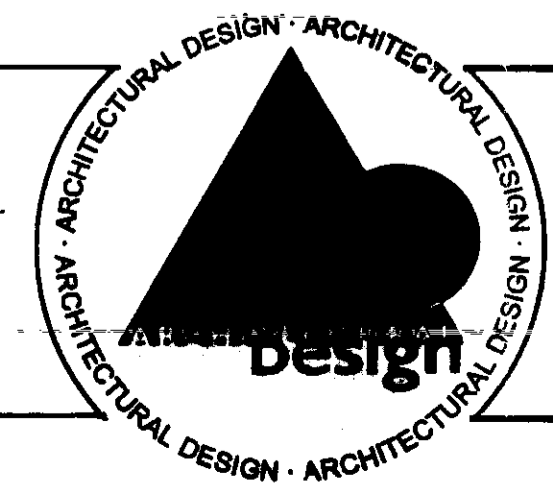
existing dwelling

parking and turning



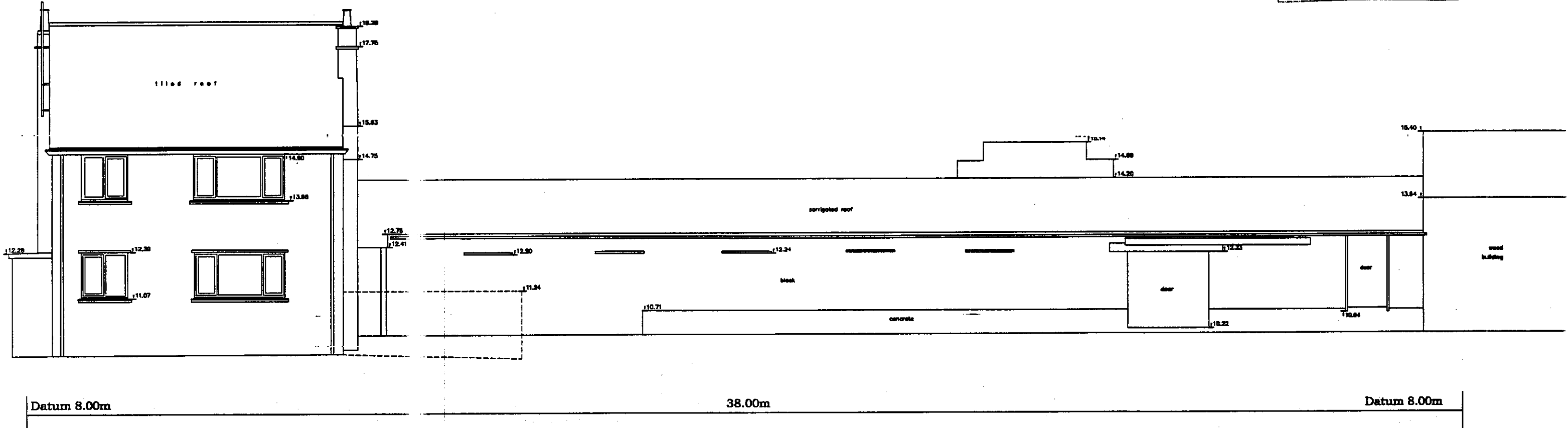
GROUND FLOOR PLAN

WINN Architectural Services
 AGE, MIDDLE FARM, MAIN STREET, ALLERSTON, PICKERING, NORTH YORKS, YO18 7PG
 723 850300 MOBILE: 07790 723705 e-mail richard@winn-design.co.uk
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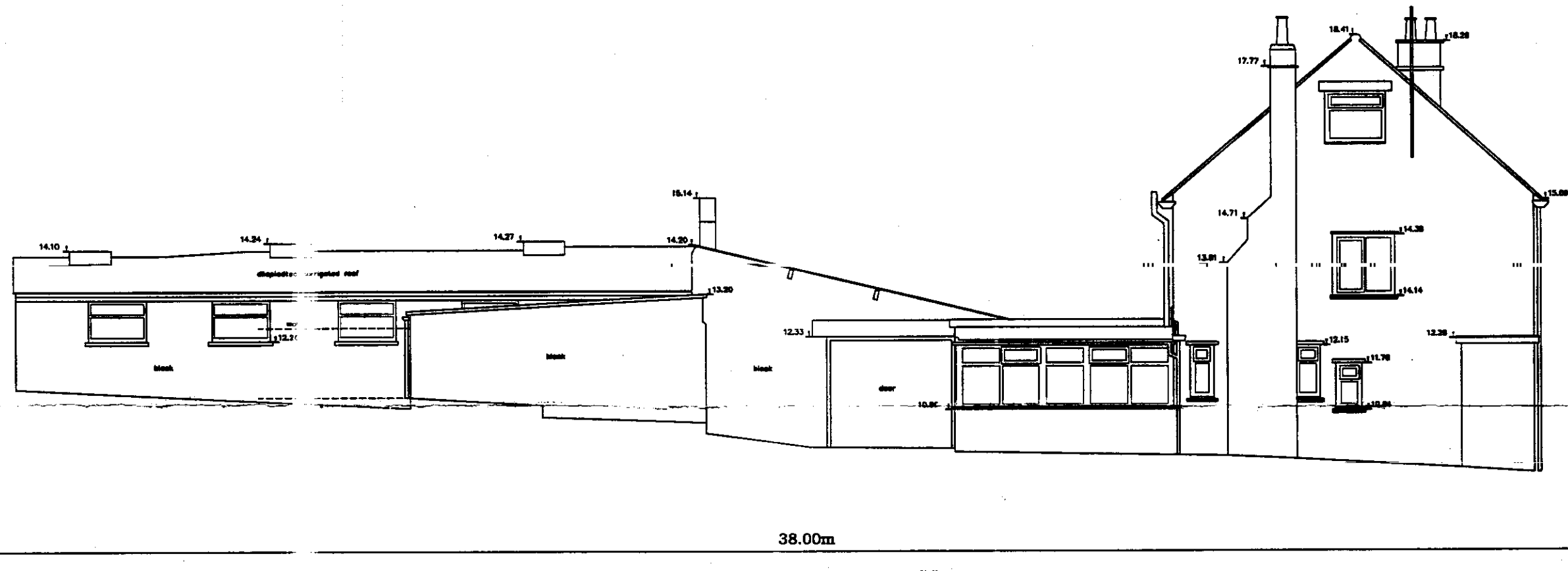


CONVERSION OF OUTBUILDINGS TO DWELLING
 PLUS ASSOCIATED WORK AT CHURCH FARM
 STAINTONDALE FOR MR C BIRD
GROUND FLOOR PLAN AS EXISTING

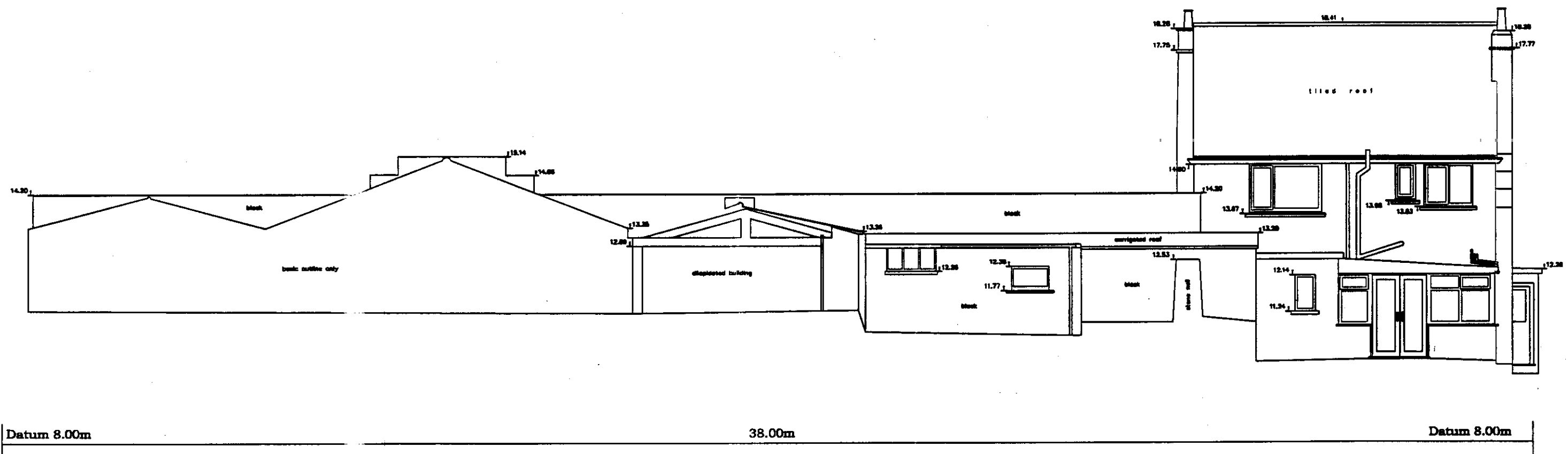
NYMNP
- 4 FEB 2008



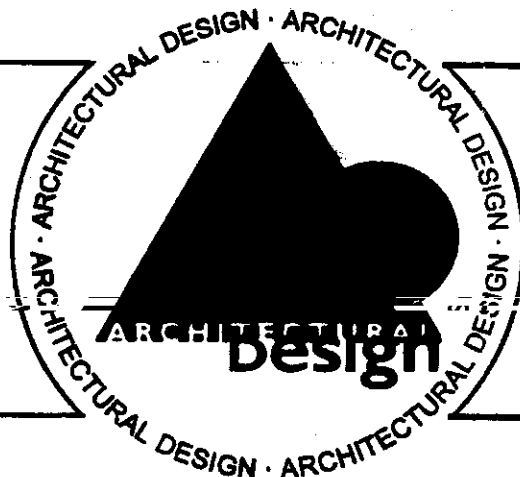
WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

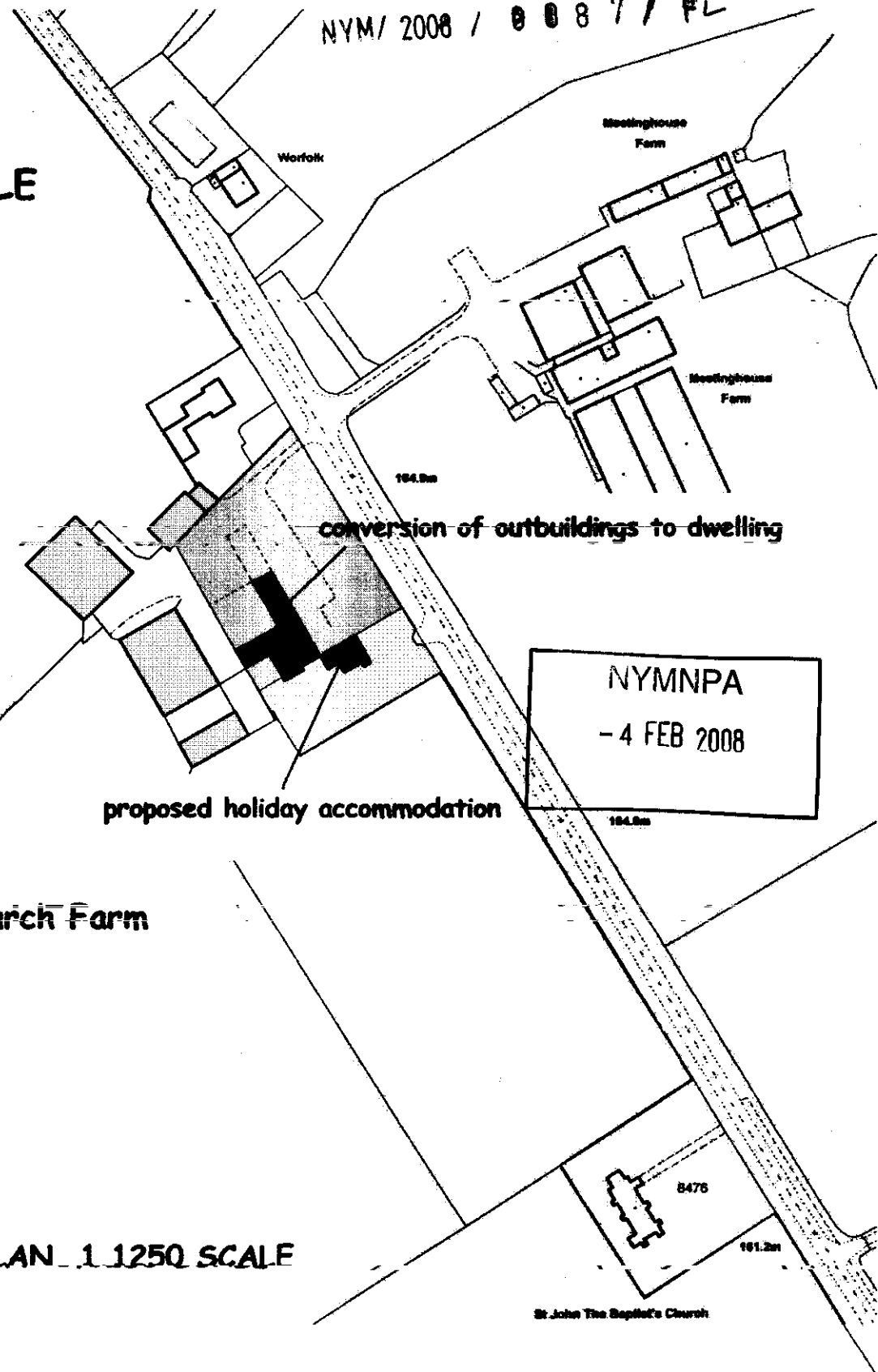


CONVERSION OF OUTBUILDINGS TO DWELLING
PLUS ASSOCIATED WORK AT CHURCH FARM
STAINTONDALE FOR MR C BIRD
ELEVATIONS AS EXISTING

Scale : 1.50
Date : Jan 2008
Drawn : R.G.W
Project : 1235-2

NYM/ 2008 / 0087 / FL

STAINTONDALE



Church Farm

proposed holiday accommodation

conversion of outbuildings to dwelling

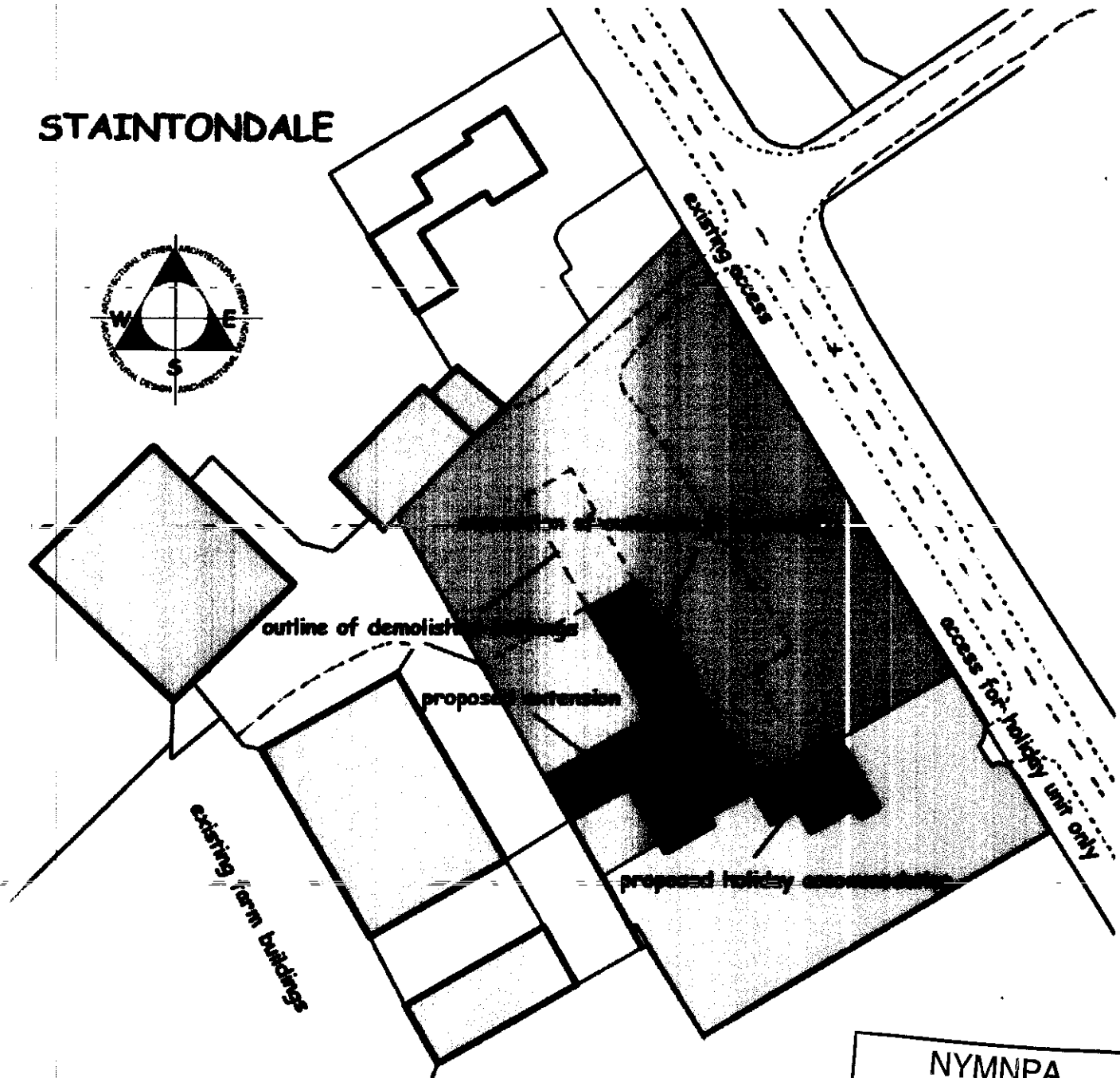
NYMNP A
- 4 FEB 2008

SITE LOCATION PLAN 1:1250 SCALE

CONVERSION OF OUTBUILDINGS TO PRIVATE DWELLING PLUS USE OF EXISTING WELLING AS HOLIDAY ACCOMMODATION AT CHURCH FARM, STAINTONDALE, CARBOROUGH FOR MR C BIRD

NYM/ 2008 / 0087 / PL

STAINTONDALE



CHURCH FARM

SITE LAYOUT PLAN Scale approx 1.500

NYMNPA
- 4 FEB 2008

CONVERSION OF OUTBUILDINGS TO PRIVATE DWELLING PLUS
USE OF EXISTING DWELLING AS HOLIDAY ACCOMMODATION AT
CHURCH FARM, STAINTONDALE SCARBOROUGH FOR MR C BIRD

As a consequence, it is not considered necessary to incorporate any specific defences.

Renewable energy

8.00 In pursuance of energy-efficiency, it is the applicants intention to incorporate a ~~heat pump system to provide the heating requirements for the conversion.~~

Conclusion

9.00 Over the past few months, the applicant sought the advice of the Parks Development Control Office, Hilary Saunders, and the proposals presented for your consideration are based on the outcome of those discussions.

The applicant has shown a willingness to comply with current Policies whilst endeavouring to supplement his income in difficult times and should be supported ~~in his endeavours.~~

In addition, the proposals have the added advantage of improving the appearance of the property, particularly when viewed from the north approach.

Richard G Winn
Architectural Services

30 January 2008

NYMNPA
- 4 FEB 2008

supplementing farm incomes and maintaining the viability of farms. Amendments made in 2001 to PP67 re-emphasised the importance attached to the facilitation of farm diversification schemes, and the encouragement of rural enterprise. The National Park Authority will support diversification enterprises that help to sustain farming or contribute to the local economy but which at the same time, respect the character of the National Park and the appearance of the landscape and which accord with the purposes of National Park designation. Enterprises which detract from the quality of the National Park's environment will reduce its attractiveness and in this respect could ultimately have a negative impact on related economic activity".

- 5.02 Policy BE13 - conversion of traditional rural buildings to permanent residential use, paras. 1 to 6 and Policy BE15 - conversion of traditional rural buildings to tourist accommodation - paras. 1 to 7.

~~In addition the general guidance states:~~

"Many traditional buildings are, however, no longer required for their original use. Therefore, securing alternative, appropriate uses is an important way in which traditional buildings can be retained and the landscape and cultural heritage of the National Park conserved. Indeed, in accordance with Government guidance on development in National Parks, the conversion of traditional rural buildings is primarily seen as a means of conserving the landscape of the Park and its cultural heritage and this is, therefore, the starting point from which these policies are developed".

Site access

NYMNPA - 4 FEB 2008

- 6.00 No material alterations are required to the two entrances ~~from the main road or~~ to the drives within the site. Access to the existing dwelling will be via the southern entrance and to the converted building via the northern entrance - see site location plan - and the visibility splays, to both entrances, are well within ~~NYCC Highways recommendations. Vehicular movement to and from the site will~~ not be significantly increased.

Flood risk assessment

- 7.00 The property is located in an area outside the extent of the extreme flood risk, at the time of the Environment Agency's assessment which states "the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less".

Design considerations

3.00 To consolidate and 'tidy up' the outbuildings generally by demolishing those buildings beyond economic conversion and endeavouring to achieve a degree of cohesion by re-roofing the retained buildings with similar pitched roofs covered in natural clay pantiles. Whilst additional fenestration will have to be introduced, we have tried to ensure this is commensurate with the converted whole and, where possible, of relatively traditional appearance and at the same time meeting ~~the Employer's brief.~~

Outbuildings - proposed external materials

4.00 Walls:	Retained walling - painted artificial stone and painted rendered blockwork treated in a colour to be agreed with the LPA.
Roof:	Natural clay, non-interlocking, non-tinted pantiles with cast iron rainwater goods.
Stack:	Secondhand brickwork.
External frames:	East elevation - stained hardwood with, where applicable, bullnose brick surrounds. West elevation - white uPVC frames.
New boundary walling:	Natural stone.
Courtyard:	Gravel / natural stone paving.
Access routes:	Gravel.

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Planning policies

5.00 When addressing the proposals the following Policies were taken into consideration:

~~5.01 Policy F5 - Farm Diversification - with particular reference to items 1 to 5.~~

In addition, the general guidance states:

"Incomes from agriculture are, however, continually threatened and this is reflected in a number of changes within the industry which include the increased need for farm diversification activity to supplement farm incomes" and,

"Farm diversification enterprises provide a significant source of new and varied employment opportunities in the National Park and are an important way of

At times officials showed a lack of rigour in considering how policy should be turned into practice, to the detriment of the efficacy of the measures taken. At times bureaucratic processes resulted in unacceptable delay in giving effect to policy".

- 1.03 As a consequence, market prices for dairy produce fell, and whilst Mr Bird struggled to maintain the farm, he had no option but to sell the remaining herd in 2004 which, as can be imagined, had a detrimental affect on Mr Bird's health both mentally and physically.
- 1.04 Since this date Mr Bird has explored various diversification options including, commercial storage, small workshops for local crafts and even a private angling enterprise none of which proved acceptable or viable. In addition to the remaining farm operations and to supplement income, Mr Bird has resorted to landscape gardening and associated work but can not pursue this to full effect because of poor health.
- 1.05 As a consequence, Mr Bird wishes to utilize the inherent potential of the existing but now obsolete outbuildings by converting these into a dwelling for himself and family. This would release the existing dwelling for use as a holiday unit thus deriving sorely needed income.

DESIGN STATEMENT

Outbuildings for conversion

<p>NYMNPA - 4 FEB 2008</p>

- 2.00 Over the years the original range of outbuildings has been extended in rather a haphazard fashion resulting in a motley collection of uncoordinated structures on differing heights and shapes with differing floor levels of no architectural merit in themselves or to the landscape.
- 2.01 These building are constructed in a mixture of precast stone blocks / concrete blocks, some painted, some not, and a very dilapidated timber framed building. In the main, these are roofed with corrugated asbestos and iron sheeting on differing roof pitches.

Main house

- 2.02 Again constructed in painted precast stone blocks , which matches the east facing outbuilding, with red concrete tile roof covering.

DESIGN AND ACCESS STATEMENT

ADDRESS:

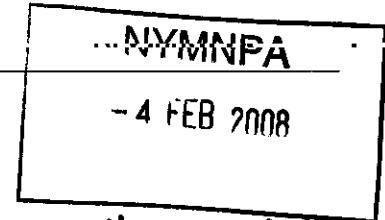
Church Farm, Staintondale, Scarborough, North Yorkshire

APPLICANT AND OWNER:

~~Mr C Bird - Church Farm (Staintondale) Ltd~~

PROPOSALS:

Conversion of obsolete outbuildings to private dwelling for use solely by the applicant and his dependants including the change of use of the existing dwelling to holiday unit.



JUSTIFICATION

- 1.00 Mr E G Bird, the applicants father, established a dairy farm on the property in 1953 and in later years was assisted by his son, Colin.
- 1.01 Following the death of Mr Bird senior in 1996, the farm passed to Mr Colin Bird who continued managing the dairy herd and the farm.
- ~~1.02 However, in late 1996, the Bovine Spongiform Encephalopathy (BSE) and its variant Creutzfeldt-Jakob Disease (vCJD) epidemic hit British farmers and the industry generally.~~

Part of the conclusions reached by the BSE Inquiry, Commissioned by Parliament in 1997 states:

"A vital industry has been dealt a body blow, inflicting misery on tens of thousands for whom livestock farming is their way of life. They have seen over 170,000 of their animals dying or having to be destroyed, and the precautionary slaughter and destruction within the United Kingdom of very many more.

In dealing with BSE, it was not MAFF's policy to lean in favour of the agricultural producers to the detriment of the consumer.



**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

Date: NYM/ 2008 / 11 08 7 / PL
Admin Ref: 08 187
Date valid: _____
Grid ref: SE 98737, 98930

SECTION 1 YOUR DETAILS

1. Applicant

Name Mr C Bird
Address Church Farm
Staintondale
Scarborough
Post Code YO13 0EL
Tel No [REDACTED]

2. Agent

Name Richard G Winn
Address Old Barn Cottage
Main Street, Allerston
Pickering
Post Code YO18 7PG
Tel No [REDACTED]

3. Applicant's interest in the land

Owner

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

Church Farm, Staintondale, Scarborough
North Yorkshire YO13 0NR

5. Applicant's interest in adjoining land

Owner

NYM/PA
- 11 FEB 2008

6. Brief description of proposed development

Conversion of obsolete outbuildings to private dwelling including
change of use of the existing dwelling to holiday accommodation.

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)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12
go to Question 12
go to Question 8
go to Question 9
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 formally consider at this stage.

- Siting Design External appearance Means of access Landscaping None

go to Question 12

Date of outline permission _____ Application No _____

Please tick those details which you wish the Planning Committee to formally consider 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? Obsolete dairy and agricultural

If it is unused at present, what was its last use? Dairy and storage

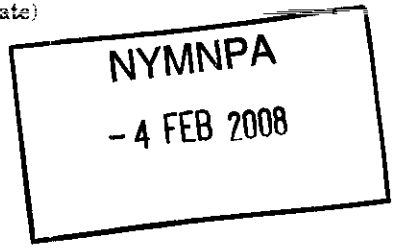
and on what date did it stop being used for this? (if known) 2004

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 the method:

How will water be supplied? Domestic mains existing / proposed* XXXXX

How will surface water be disposed of? Soakaways existing / proposed*

How will foul sewage be dealt with? Klargester biodisc treatment plant existing / proposed* XXXXX

*delete as appropriate

15. **Trees**

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

Planting trees YES / NO (delete as appropriate)

16. **Materials**

Walls Painted artificial stone / rendered blockwork to match existing

Roof Natural clay pantiles with matching ridges

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.

1.2500 scale site location plan, 1.500 scale site layout plan and four copies each of drawing no 1235- 1, 2, 3A and 4A

25(i). **Certificates**

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

CERTIFICATE A

To be used if you are the owner of the building/land

NYM/2008 / H 0 8 7 / FL

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 Richard G Winn (Applicant/Agent)
On behalf of Mr C Bird (Applicant)
Date 01 February 2008

CERTIFICATE B

To be used if you do not own any or all of the building / land.

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 _____

25(ii) AGRICULTURAL HOLDINGS CERTIFICATE 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, 21 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 _____

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4 FEB 2008

Signed [Redacted] Richard G Winn (Applicant/Agent)
On behalf of Mr C Bird (Applicant)
Date 03 February 2008

26. (/ We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. If we attach: 1:2500 site plan and 1:500 site layout plan

- the necessary plans, numbered 4 copies each of dwg. nos. 1235-1 to 4
- completed, dated and signed Certificate A or B as required by question 25 (i)
- completed, dated and signed Agricultural Holdings Certificate as required by question 25 (ii)
- the fee of £ 265.00 by cheque/credit card no 50259071

Signed [Redacted] Richard G Winn (Applicant/Agent)
On behalf of Mr C Bird (Applicant)
Date 01 February 2008

* 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):

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 m²

Proposed m²

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

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

Indicate any car parking spaces 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 what materials.

Please go back to Section 5 on page 2

Please send your reply to:
The North York Moors National Park,
The Old Vicarage, Bondgate,
 Helmsley,
 York YO6 6EP