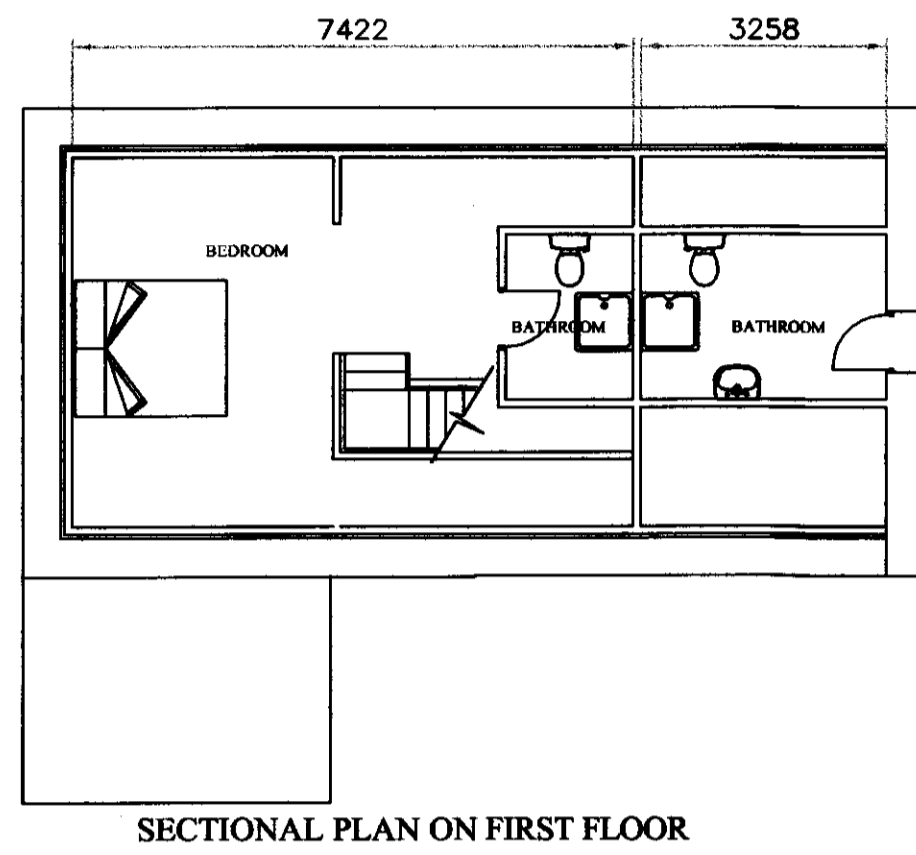
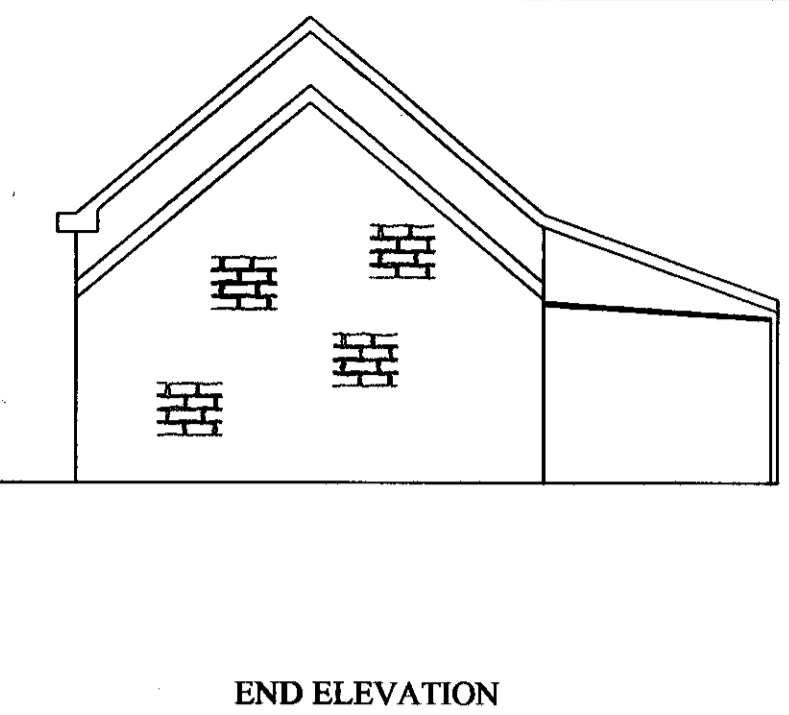
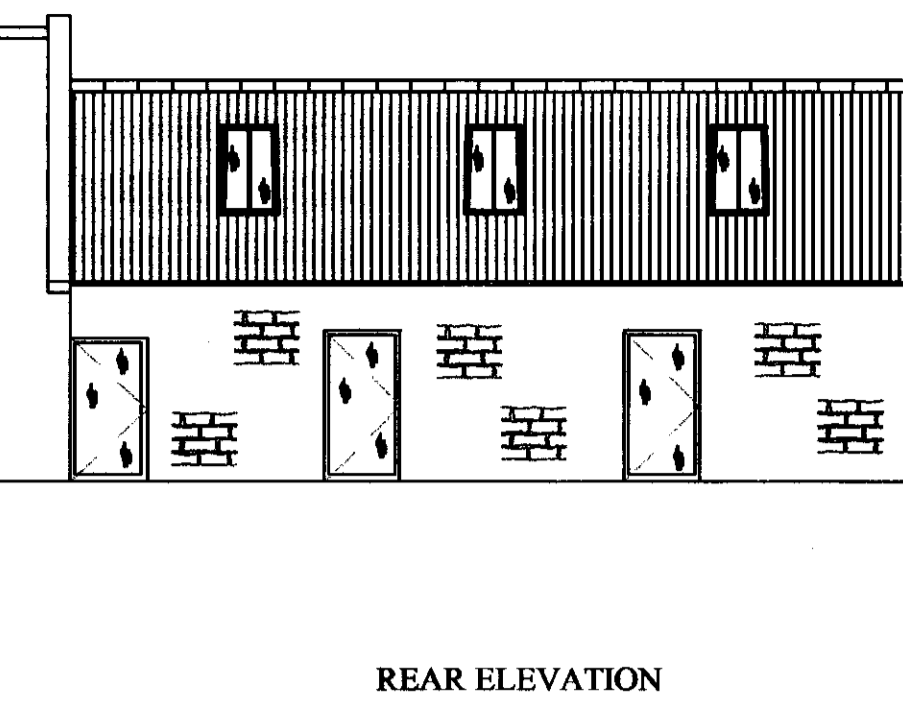
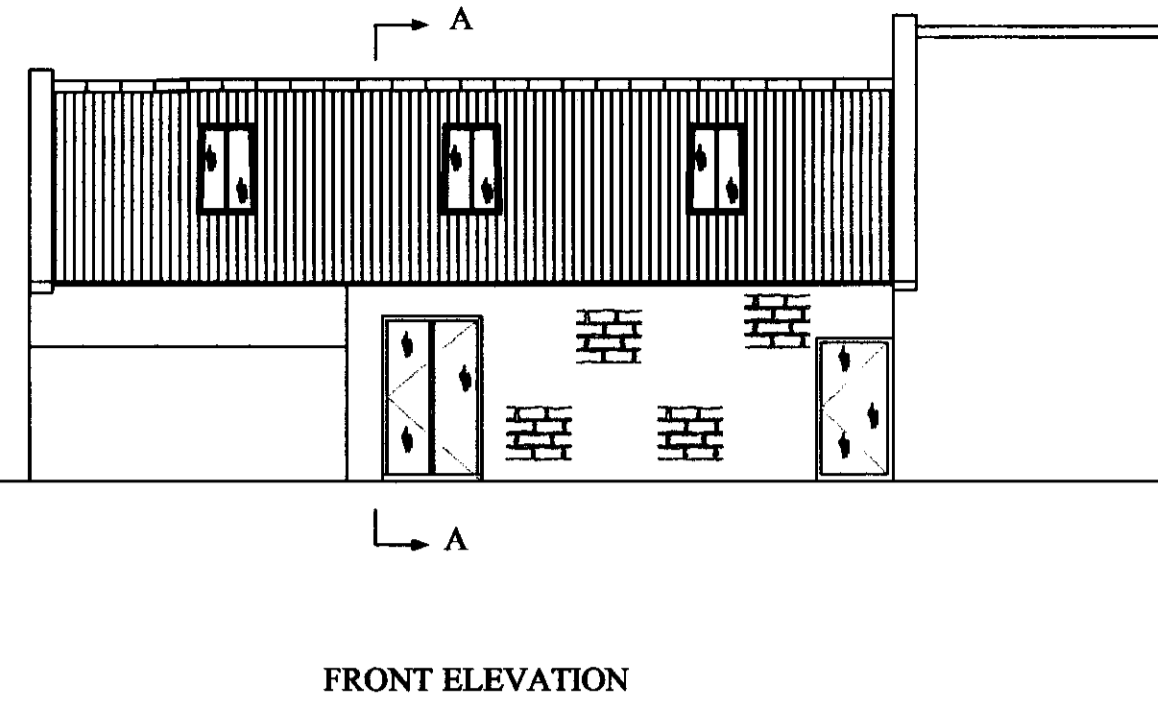
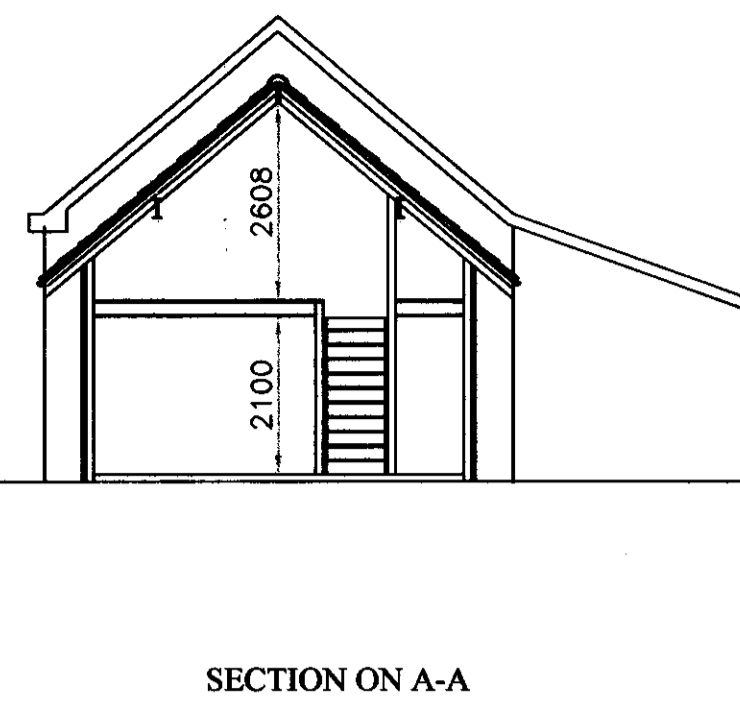
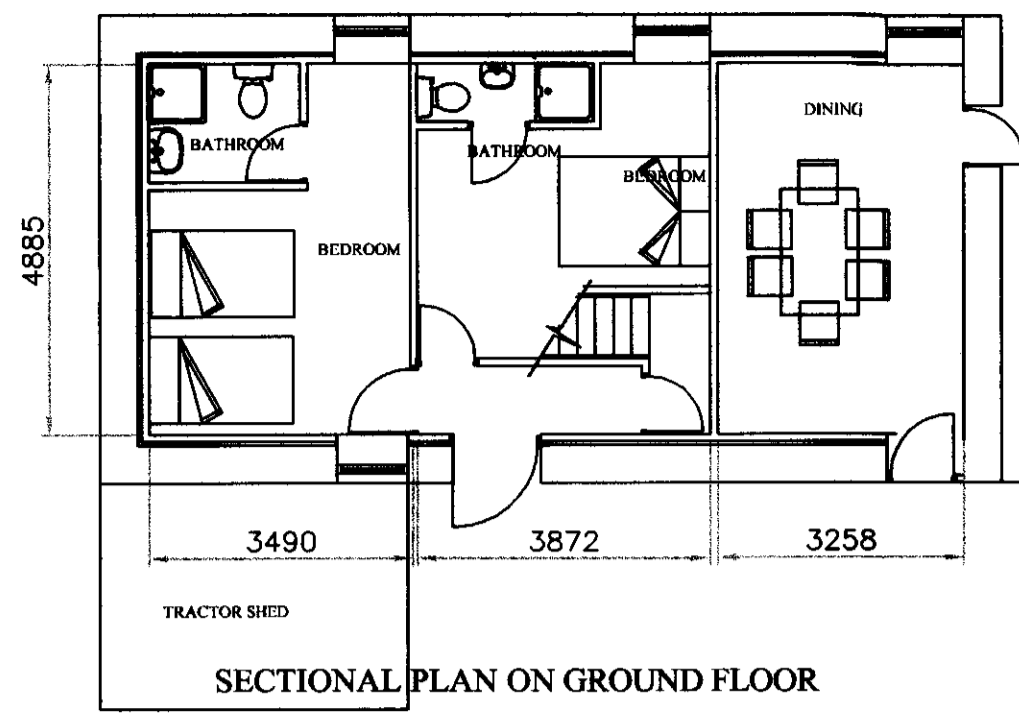
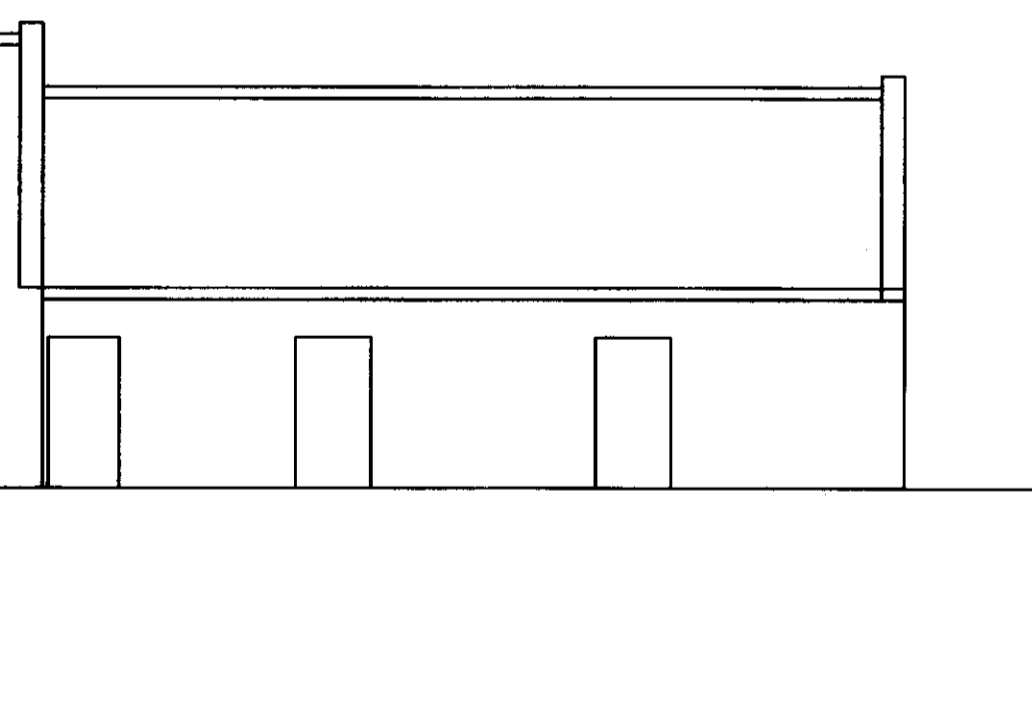
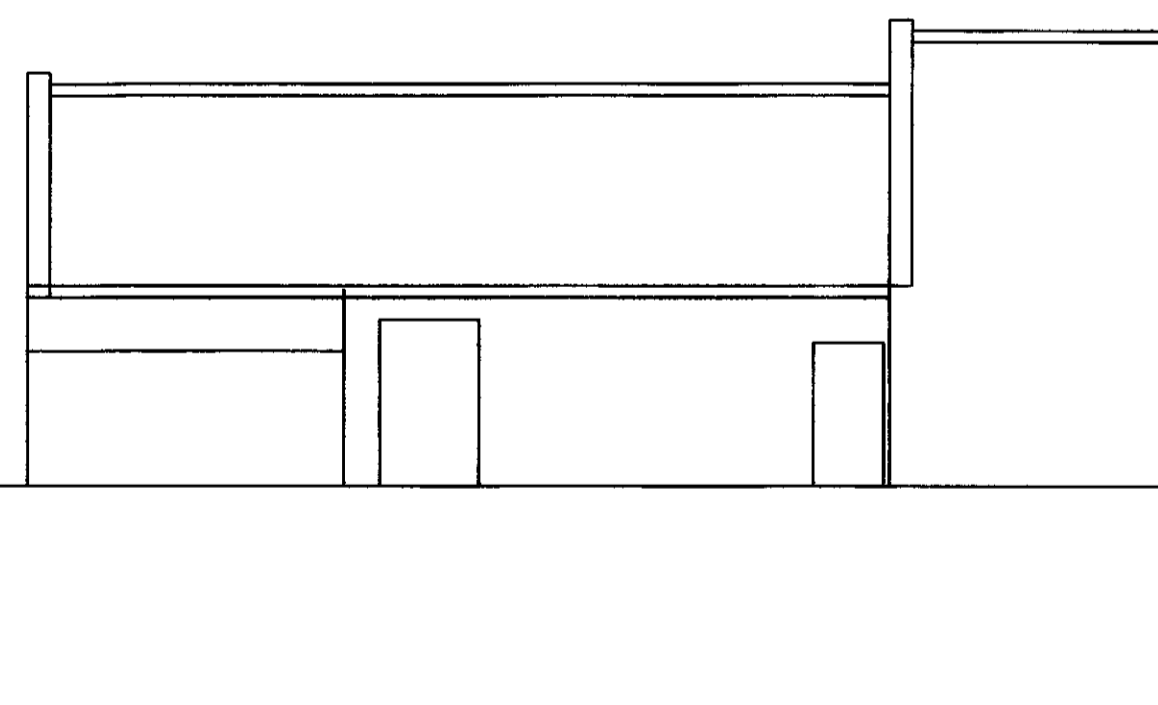
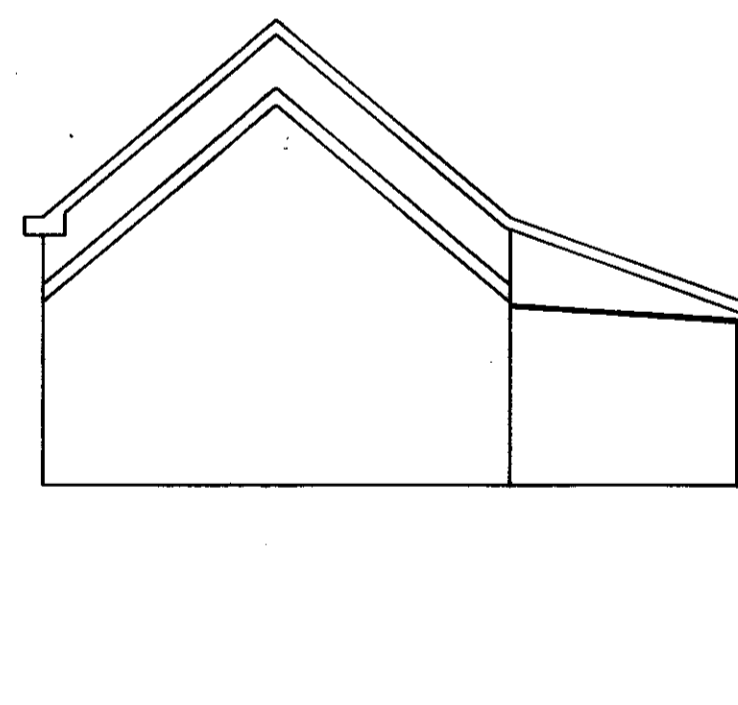
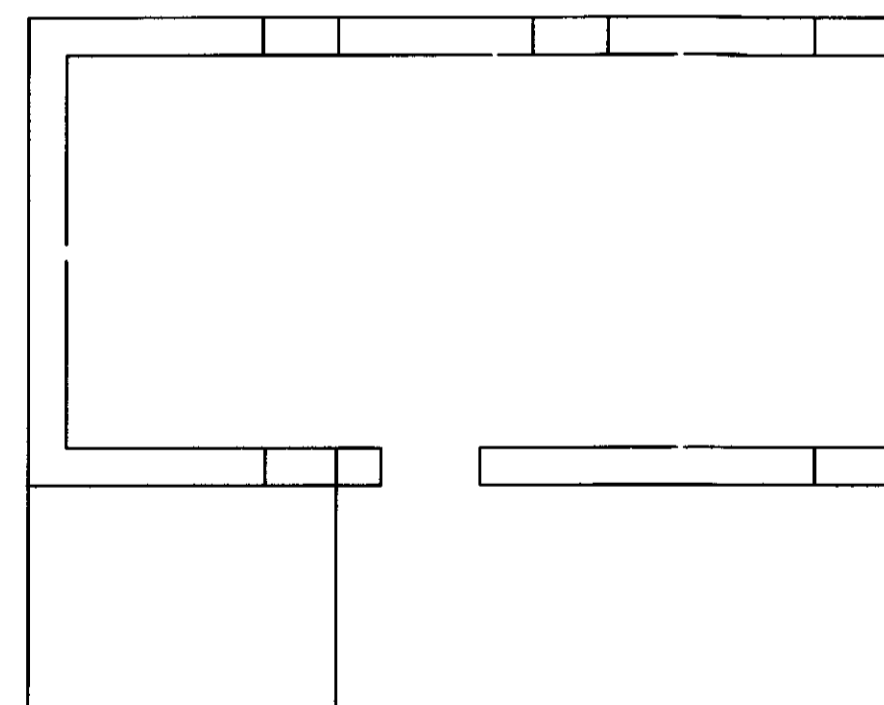
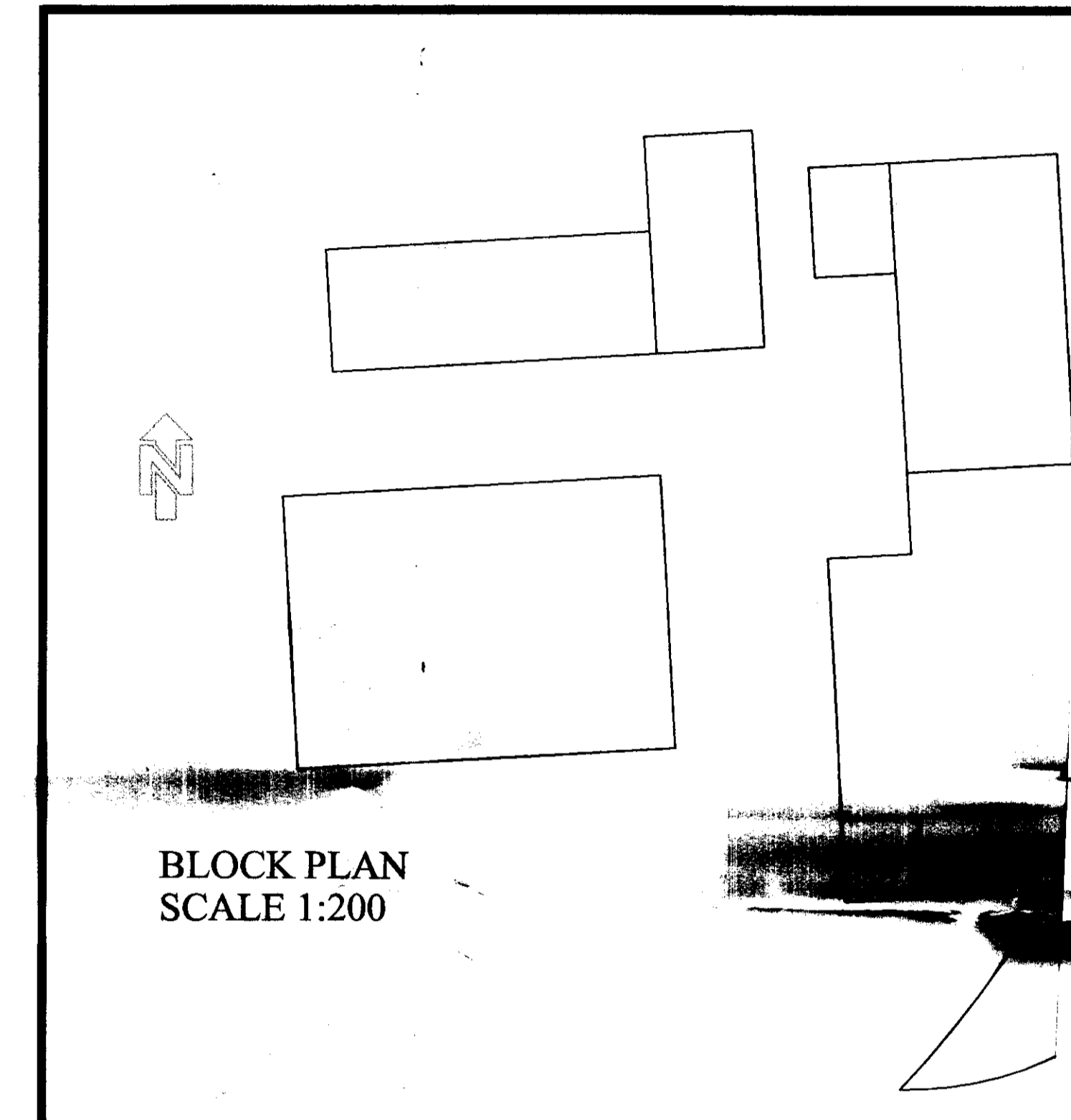


DO NOT SCALE FROM



PROPOSED DEVELOPMENT



EXISTING BUILDING

STRUCTURAL AND BAT SURVEYS IN HAND AND WILL BE FORWARDED ASAP

ALL dimensions MUST be checked on site prior to works commencing. Variations in squareness, depth of plaster etc., must be checked for. Where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and/or plaster to establish the actual position of the wall being attached to.

REV	DATE	BY

BARN C

DISCIPLINE: ARCHITECT

CLIENT: MISS P RICHARD

ADDRESS: HIGH FARM  
NEWHOLM  
WHITBY  
NORTH YORKS  
YO21 3QY

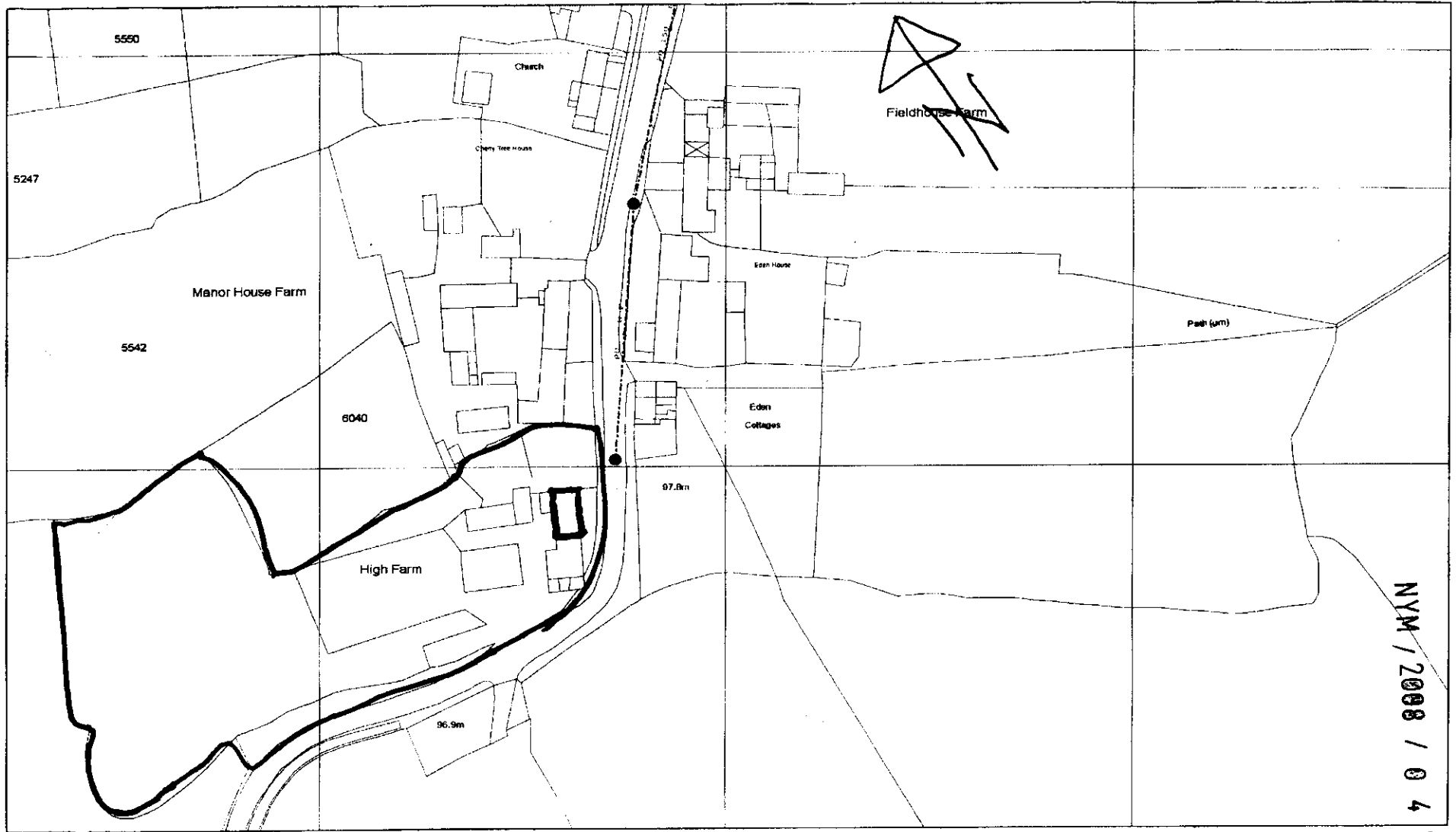
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LIVING ACCOM.

DRAWN: CHECKED:

SCALE: 1:100 DATE:

DRAWING No: NI

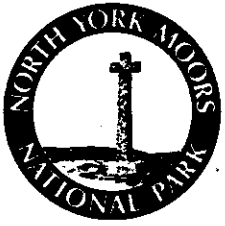
NYMNP  
30 MAY 2008



Scale  
1:1250

NYM/PA  
30 MAY 2008

NYM / 2008 / 0426 / FL



NYM / 2008 / 0426 / FL

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

08/0426 Pt. 1

Telephone: 01439 770657  
Email: dc@northyorkmoors-npa.gov.uk  
Website: www.moors.uk.net

### Application for Planning Permission. Town and Country Planning Act 1990

#### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title: MISS First name: PENNY  
 Last name: RICHARDSON  
 Company (optional):  
 Unit: House number: House suffix:  
 House name: HIGH FARM  
 Address 1: NEWBORN  
 Address 2:  
 Address 3:  
 Town: WHITBY  
 County: NORTH YORKSHIRE  
 Country: ENGLAND  
 Postcode: YO21 3AY

#### 2. Agent Name and Address

Title: MISS First name: JILLIAN  
 Last name: MATTHEW  
 Company (optional): TUDOR DESIGN  
 Unit: House number: House suffix:  
 House name: MANAKITANGA  
 Address 1: HILL END BARN RUSHALL  
 Address 2:  
 Address 3:  
 Town: LEDBURY  
 County: HEREFORDSHIRE  
 Country: ENGLAND  
 Postcode: HR8 2PB

#### 3. Description of Proposed Works

Please describe the proposed works:

CONVERSION OF REDUNDANT BARN / STABLES  
TO ACCOMMODATION

NYMNP  
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Has building or works already been carried out or use of land already started?  Yes  No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): (date must be pre-application submission)

Have the works been completed or change of use already occurred?  Yes  No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): (date must be pre-application submission)

**4. Site Address Details**

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:  Northing:

Description:

*CONSTRUCTION OF ROOFTOP  
ORCHARD / STABLES TO ACCOMMODATE*

**5. Pre-application Advice**

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):  (must be pre-application submission)

Details of pre-application advice received?

**6. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No  Unknown

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No  Unknown

Are there any new public roads to be provided within the site?  Yes  No  Unknown

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No  Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way?  Yes  No  Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

**7. Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No  Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No  Unknown

If Yes, please provide details:

**8. Neighbour and Community Consultation**

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes please provide details:

**9. Council Employee / Member**

Is the applicant or agent related to any member of staff or elected member of the Council?  Yes  No

If Yes, please provide details:

### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	STONE	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	TILE	TILE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	BY STONE	BY STONE	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	EXISTING	EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	"	"	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	/	/	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SECTION OF PLANS WILL BE SUBMITTED  
PRIOR TO DECISION OF APPLICANT

**NYMNPA**

30 MAY 2008

### 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	6-8	6-8	SAME
Light goods vehicles/ public carrier vehicles	2	2	4
Motorcycles	2	2	4
Disability spaces	1	1	4
Cycle spaces	3	3	4
Other (e.g. Bus)	-	-	
Other (e.g. Bus)	-	-	

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer                       Cess pit  
 Septic tank                               Other  
 Package treatment plant               Unknown

Are you proposing to connect to the existing drainage system?     Yes     No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

### 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes     No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?     Yes     No

Will the proposal increase the flood risk elsewhere?     Yes     No     Unknown

How will surface water be disposed of?

- Sustainable drainage system               Existing watercourse  
 Soakaway     Pond/lake  
 Main sewer     Unknown

### 14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### 15. Existing Use

Please describe the current use of the site:

*REDUNDANT FARM / STABLES*

Is the site currently vacant?     Yes     No

If Yes, please describe the last use of the site:

*AS ABOVE*

When did this use end (if known)?  
DD/MM/YYYY

(date where known may be approximate)

*2007*

Does the proposal involve any of the following:

Land which is known to be contaminated?     Yes     No

Land where contamination is suspected for all or part of the site?     Yes     No

A proposed use that would be particularly vulnerable to the presence of contamination?     Yes     No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?     Yes     No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?     Yes     No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?     Yes     No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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**18. Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No  
 If Yes please complete details of the changes in the tables below:

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>				✓		6	Houses	<input type="checkbox"/>				✓		3
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>								<b>Totals (a+b+c+d+e+f+g)=</b>							

Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	/						Houses	<input type="checkbox"/>	/					
Flats and maisonettes	<input type="checkbox"/>	/						Flats and maisonettes	<input type="checkbox"/>	/					
Live-work units	<input type="checkbox"/>	/						Live-work units	<input type="checkbox"/>	/					
Cluster flats	<input type="checkbox"/>	/						Cluster flats	<input type="checkbox"/>	/					
Sheltered housing	<input type="checkbox"/>	/						Sheltered housing	<input type="checkbox"/>	/					
Bedsit/studios	<input type="checkbox"/>	/						Bedsit/studios	<input type="checkbox"/>	/					
Unknown type	<input type="checkbox"/>	/						Unknown type	<input type="checkbox"/>	/					
<b>Totals (a+b+c+d+e+f+g)=</b>								<b>Totals (a+b+c+d+e+f+g)=</b>							

Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	/						Houses	<input type="checkbox"/>	/					
Flats and maisonettes	<input type="checkbox"/>	/						Flats and maisonettes	<input type="checkbox"/>	/					
Live-work units	<input type="checkbox"/>	/						Live-work units	<input type="checkbox"/>	/					
Cluster flats	<input type="checkbox"/>	/						Cluster flats	<input type="checkbox"/>	/					
Sheltered housing	<input type="checkbox"/>	/						Sheltered housing	<input type="checkbox"/>	/					
Bedsit/studios	<input type="checkbox"/>	/						Bedsit/studios	<input type="checkbox"/>	/					
Unknown type	<input type="checkbox"/>	/						Unknown type	<input type="checkbox"/>	/					
<b>Totals (a+b+c+d+e+f+g)=</b>								<b>Totals (a+b+c+d+e+f+g)=</b>							

Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	/						Houses	<input type="checkbox"/>	/					
Flats and maisonettes	<input type="checkbox"/>	/						Flats and maisonettes	<input type="checkbox"/>	/					
Live-work units	<input type="checkbox"/>	/						Live-work units	<input type="checkbox"/>	/					
Cluster flats	<input type="checkbox"/>	/						Cluster flats	<input type="checkbox"/>	/					
Sheltered housing	<input type="checkbox"/>	/						Sheltered housing	<input type="checkbox"/>	/					
Bedsit/studios	<input type="checkbox"/>	/						Bedsit/studios	<input type="checkbox"/>	/					
Unknown type	<input type="checkbox"/>	/						Unknown type	<input type="checkbox"/>	/					
<b>Totals (a+b+c+d+e+f+g)=</b>								<b>Totals (a+b+c+d+e+f+g)=</b>							

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**Total existing residential units (A+B+C+D)=**

**Total proposed residential units (E+F+G+H)=**

**Total net gain / loss of residential units**

### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not appl.	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>	51.87sqm	51.87sqm	103.75sqm	103.87sqm
Please specify	<input type="checkbox"/>				
Total		51.87sqm	51.87sqm	103.75sqm	103.87sqm

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

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### 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	5621	—	—	—
Proposed employees	—	—	—	—

### 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

### 22. Site Area

Please state the site area in hectares (ha)



### 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NYM / 2008 / 0426 / FL

Is the proposal a waste management development?  Yes  No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (kilograms):

Amount (kilograms):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

NYM / 2008 / 0426 / FL

3/05/2008

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

NYMNF7A  
30 MAY 2008

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**25. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

*NYM / 2008 / 0426 / FL*

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**AGRICULTURAL HOLDINGS CERTIFICATE**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*3/05/2008*

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

**NYM/NPA**  
**30 MAY 2008**

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- |  |                                     |   |                                     |
|--|-------------------------------------|---|-------------------------------------|
| 3 copies of a completed and dated application form:  | <input checked="" type="checkbox"/> | The correct fee:  | <input checked="" type="checkbox"/> |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | <input checked="" type="checkbox"/> | 3 copies of a design and access statement:  | <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application:  | <input checked="" type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):         | <input checked="" type="checkbox"/> |
|  |                                     | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | <input checked="" type="checkbox"/> |

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*3/05/2008*

(date cannot be pre-application)

### 28. Applicant Contact Details

Telephone numbers

NYM 2008 / 0426 / FL  
Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

### 29. Agent Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

### 30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

[redacted]

Telephone number:

[redacted]

Email address:

[redacted]

NYMNPA  
30 MAY 2008

Planning Statement

Conversion of Redundant Farm Building  
To 3 No. Bedrooms, en-suite to present  
master bedroom and dining room

High Farm  
Newholm  
Whitby  
North Yorkshire  
YO21 3QY

For  
Miss P. Richardson

25<sup>th</sup> April 2008

NYMNP A

30 MAY 2008

### 1.0 Historical Information

High Farm has been in the present ownership for the past 60 years and now accommodates Miss P. Richardson.

Predominantly High Farm was a sheep enterprise. With the downturn in farm income the land was passed over to adjoining farm and now has only a small acreage as shown.

### 2.0 Existing Site and Surrounding Area

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

The village is one of mixed housing with 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 Newholm will comprise the original farmhouse and 3 extra bedrooms, en-suite to present master bedroom and dining room. Existing farm buildings are constructed of stone with traditional roof coverings.

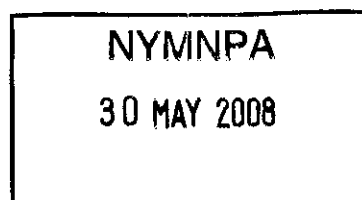
The increase in leisure and tourism to the locality would I feel be expanded by building extra accommodation in a pleasant rural location.

### 3. Proposed Description and Planning Policies

The proposed development consists of changing the use of the traditional stone building to provide residential use. As stated in section 2.0 the original farmhouse is still used.

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

BE1  
BE6  
BE13



The development is based on utilising the existing elevations and openings, with the buildings utilising the space around a central core open area. As the buildings are existing the design has incorporated and retained all the features possible.

#### 4.0 Design Principles

The site has easily recognised boundaries and is shielded from the local road by way of an existing stone wall. The building will retain the character of the traditional farm buildings as requested by the NYMNP planners and enthusiastically by the developer.

#### 5.0 Construction and Appearance

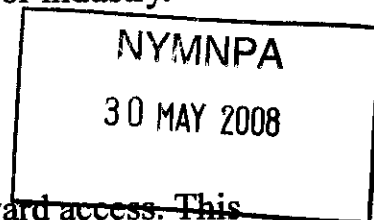
As the proposed development consists of existing buildings the external construction will be minimal as most of the fabric of the walls is in fairly good condition. All roof coverings will match the existing Pantile or Slate. Due to the energy conservation requirements all the buildings will have new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

#### 6.0 Environmental Impact

The owner of the farm has looked at alternative uses for the building and it was felt that due to the condition and size of the unit it would not be a viable development to use the building for commerce or industry.

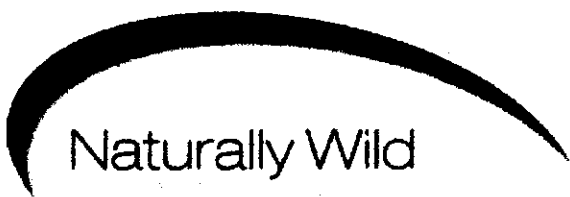
#### 7.0 Access

The access will be retained as the original main farmyard access. 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 dwelling.



**BAT SCOPING REPORT  
HIGH FARM,  
NEWHOLM, WHITBY,  
NORTH YORKSHIRE  
Grid Ref NZ 86658 10380**

**FOR  
PENNY RICHARDSON.**



**Naturally Wild Consultants Limited  
Unit 6, Chapel Barn Yard,  
Wylde,  
BA12 0QQ**

**Email: [info@naturallywild.co.uk](mailto:info@naturallywild.co.uk)**

**NYMNPA  
21 JUL 2008**

<b>STATUS:</b>	<b>R1</b>
<b>TYPE SURVEY</b>	<b>04/07/08</b>



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**EXECUTIVE SUMMARY**

On the instruction of Penny Richardson, a Bat Scoping survey was conducted at High Farm, Newholm, North Yorkshire, by a senior ecologist in relation to a planning application.

The proposed development is the conversion of an attached farm building into an extension to the existing accommodation.

A detailed internal and external survey of the property failed to show any evidence of bats using the buildings at any time during the year.

This may be as a direct result of the height of the farm above sea level together with the surrounding habitat.

Naturally Wild Consultants Ltd can see no ecological reason why the proposed development should not proceed; this is subject to appropriate care being taken during building works.

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21 JUL 2008

**Report Produced by: Stuart Johnson BSc MSc**  
**On: 9/07/2008**

**Report approved by: Frankie Lowe**  
**On: 10/07/2008**

**Bat Scoping Survey, Newholm, North Yorkshire.**

**1. Introduction**

**Background to development**

The proposed development is for the conversion of the current stone stable block of unknown age, into an extension of the current living accommodation at grid reference NZ 86658 10380.

**Survey and site assessment**

**Pre-existing information on protected species at survey site**

There is no pre existing survey information.

**Planning Issues**

Bats are protected by the Wildlife and Countryside Act 1981 (as amended), Schedule 5 and the Conservation (Natural Habitats & c.) Regulations 1994, Schedule 2. These laws give protection to all species of British bats; it is an offence to:

- Intentionally or deliberately kill, injure or take (capture) bats.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat.
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.
- Deliberately disturb bats (whether in a roost or not).
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat.

As a result of this legal protection it is illegal to damage, destroy or obstruct access to any bat roost, whether occupied or not, or to harm or disturb a bat. Prosecution could result in imprisonment, fines of £5,000 (per offence and/or per animal affected) and confiscation of vehicles and equipment used in committing the offence. In order to minimise the risk of breaking the law it is essential to work with care to avoid disturbing or harming bats or disturbing or damaging bat roosts, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats or bat roosts.

**Planning Issues**

Natural England currently advises local planning authorities that:

<p>NYMNP 21 JUL 2008</p>
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Where developments requiring planning permission are likely to impact upon protected species it is essential that protected species surveys are undertaken and submitted to meet the requirements of paragraph 98 of ODPM Circular 06/2005, accompanying Planning Policy Statement 9 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, 16 August 2005) which states that:

*'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

In addition, paragraph 99 of ODPM Circular 06/2005 states:

*'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted'*

It should also be noted that paragraphs 41 and 45 of the ODPM Circular 08/2005 (Guidance on Changes to the Development Control System) state that:

*'potential developers (at pre-application stage) and local planning authorities (at application stage) must provide sufficient information to the statutory consultee (Natural England) to enable it to give a substantive reply', and 'the period prescribed for the purpose of the duty to respond is 21 days starting with the date the statutory consultee receives the information necessary to allow it to provide a substantive response, or any other period agreed in writing between both parties.'*

Where development would result in damage to, or obstruct access to, any bat roost, whether occupied or not, or to harm or disturb a bat a licence is required from DEFRA to allow the development to proceed. Obtaining a DEFRA licence can take up to 60 working days.

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**Bats**

Recent findings from the Bat Conservation Trust's ongoing National Bat Monitoring Programme (NBMP) suggest that populations of greater and lesser horseshoe bats, Daubenton's bat, Natterer's bat and the Common Pipistrelle have risen since regular monitoring began in 1997. Nationally, Daubenton's bat populations are estimated to have been increasing at an annual rate of 4.4% since 1997. However this is the first evidence that some bat populations could be recovering from historic population declines. The general consensus, both in Britain and continental Europe is that most other bat species are still declining and vulnerable.

Factors thought to have contributed to this decline include:

- Reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management.
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows and other suitable prey habitats.
- Loss of winter roosting sites in buildings and old trees.
- Disturbance and destruction of roosts, including the loss of maternity roosts, due to development and the use of toxic timber treatment chemicals.

Because of past declines, some species including Pipistrelle have been designated as priority species by the government, and have individual Species Action Plans; these contain objectives relating to the maintenance and restoration of populations to former levels.

#### **Objective(s) of survey**

The objective of the survey was to:

- Ascertain if bats are using the building as a roost site.

#### **Survey area**

This is a small complex of farm buildings situated approximately 4 miles from the Whitby, North Yorkshire.

#### **Habitat description**

The site comprises of a stone built stable divided into 6 loose boxes, located on a North South axis. The building is part of an existing farm complex, and is attached to the northern gable of the farm house.

The stable is constructed of locally quarried good quality cut sandstone block, with random stone to the inside and a rubble infill between. The building had the roof replaced within the last 10 years. The roof is constructed of coupled roof trusses with a plasticized waterproof membrane, there are laths above then pan tiles, and there is no loft void.

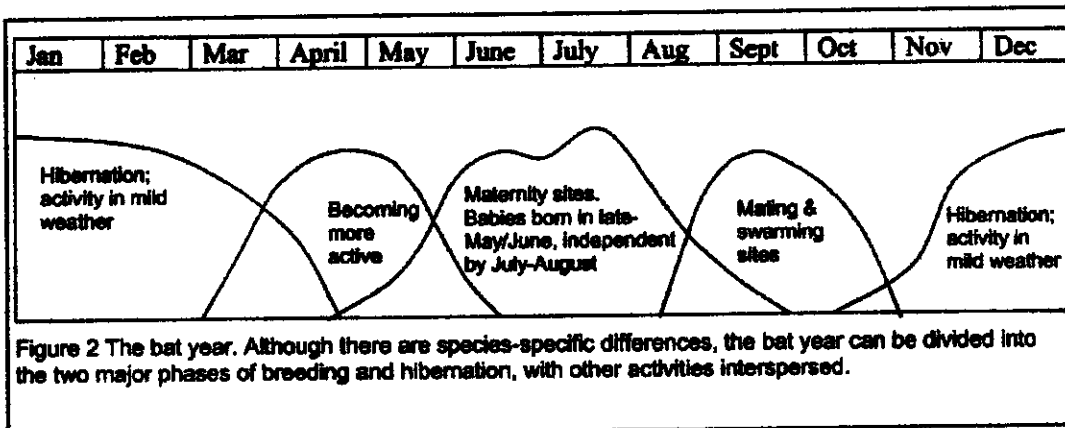
The stonework appears to be in excellent condition externally and well pointed, as a result of the replacement of the roof, repairs were made to the wall tops resulting in the sealing of the wall tops with cement, preventing access to the rubble infill from above.

#### **Limitations to this scoping exercise.**

UK bats are insectivorous; therefore during the winter when few insects are available bats hibernate. During September and October prior to hibernation the bats gain weight, then as mean temperatures fall they locate roosts appropriate for overwintering. Bats are capable of reducing body temperature and slowing their metabolism in order to conserve there food reserves until the following March April. Bats can also enter a state of torpor as a result of inclement weather conditions preventing foraging. Disturbance of bats during the hibernation period increases the amount of energy used with a subsequent reduction in food availability for overwintering.

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The figure below show the typical bat year.



*(Bat Mitigation Guidelines A. J. Mitchell-Jones 2004)*

Although the site was visited in July and this initial survey was undertaken during daylight when bats tend to be inactive anyway. Therefore readers of this report should take this into consideration. During the visit observations were made for evidence of bats having been present both externally and internally to the building. Other factors were also taken into account when compiling this report e.g. the building condition, dampness of walls, missing roof tiles, presence or absence of cob webs, concentrations or occasional bat droppings together with locations found, moth and butterfly wing concentrations especially on gable walls etc.

As bats are small nocturnal species it can be very hard to demonstrate that they are absent from a site, particularly given a single visit especially during daylight hours. As a result the assessment and development approaches are based on an informed risk assessment, and where appropriate the worse-case scenario to help ensure that bats are not recklessly harmed by the proposals.

In their guidelines for bat surveys Natural England indicate the types of building and trees that are more or less likely to support bat roosts. Sections relevant to this site are highlighted:

*The risk of bat roosts being present will be higher where structures have:*

- *Pre-20<sup>th</sup> Century construction.*
- *A lowland rural setting.*
- *Woodland, mature trees, species-rich grassland and/or water nearby.*
- *Large dimension roof timbers with cracks, joints and holes.*
- *Numerous crevices in stonework and structures.*
- *Uneven roof covering with gaps, though not too draughty.*
- *Hanging tiles or roof cladding, especially on south-facing walls.*
- *Roof warmed by the sun.*
- *Disused or little used; largely undisturbed.*

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*The risk of bat roosts being present will be lower where structures have:*

- *Urban setting with little green space.*
- *Heavy disturbance.*
- *Small, cluttered roof void (particularly for brown long-eared).*
- *Modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelles may still be present).*
- *Prefabricated of steel or sheet materials*
- *Active industrial premises*

Please note that the above 'trigger list' provides generic screening criteria only (BMG Section 5.2) and there are exceptions to consider. For example, pipistrelle breeding roost sites are often found in modern housing estates and therefore the absence of bats from such locations should not always be assumed.

- *Presence of trees with a high probability of use by bats. These include ancient woodland or parkland, large trees with complex growth form and trees with cavities, visible damage and loose bark (Coniferous plantation and young trees of simple form are less likely to support roosts). Except in the simplest of cases, it can be extremely difficult to be certain of the presence or absence of bat roosts in trees meeting the above criteria.*
- *Recent or historical records of bats on the site, or bat roosts in the general area.*
- *Presence of underground structures such as abandoned mines, tunnels, kilns, cellars or fortifications which provide appropriate hibernation conditions.*
- *Where a development has a significant habitat impact on woods, hedgerows with field trees, parkland, diverse grassland and wetland habitats potential impacts on tree roosts, foraging habitats and flight-lines should be considered.*

## 2. METHODOLOGY

Initial survey of the site involved following the external perimeter dealing with individual features as they occurred. This was then followed by a detailed internal inspection.

This initial detailed scoping exercise was undertaken using Visual Encounter Survey techniques (VES).

All works was undertaken by fully experienced Senior Ecologist with over 8 years experience in surveying for bats.

## 3. RESULTS

A careful examination of all horizontal and vertical surfaces within and externally to the building, failed to show any evidence of bats using the building as a roosting site. It was noted that there were several gaps and crevices, especially within the lintels over doors and windows that could permit access by bats.

The external walls of the buildings were found to have few gaps, holes or crevices that could be exploited by bats at sometime during the year. All holes and crevices found that were considered by the surveyor as possible roosting spaces were probed with a ProVision endoscope to ascertain if bats were using the building as a roost or had ever done so, without any evidence being found.

Although no evidence of bats was found clear evidence was found of birds nesting within the building.

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Internally all walls were heavily cobwebbed (left as a biological control to reduce flies within the building), holes and gaps between lintels were all heavily cobwebbed and as such would not be used by bats.

**Desktop Study**

Consultation with the National Biodiversity Network Gateway shows the following species of bat have been recorded within the 10km grid square which surrounds the site.

**Bats**

Pipistrellus pipistrellus	Common Pipistrelle
Plecotus	Brown Long Eared
Myotis brandtii	Brandt's Bat

**4. CONCLUSIONS AND RECOMMENDATIONS**

No evidence of bats was found either internally or externally to these buildings.

Due to the recent replacement of the roof of the building and sealing of the wall tops, our surveyor believes that this building has an extremely low probability that bats will use the site, either as a maternity or cool roost site during the summer, nor is the building thought suitable as a hibernatory site during the winter months as a result of its continual use throughout the year.

It cannot be shown that the building is not used at sometime during the summer months by solitary bats, although due to its exposed and isolated location with a recorded height above sea level of 350 feet this deemed extremely unlikely. Other properties seen in the surrounding landscape would provide more suitable locations for bat roosts. Linear features linking the site with the surrounding landscape are described as reasonable with mature trees in the immediate vicinity.

The surrounding habitat is of predominantly arable land with the result that there is reduced foraging potential for bats in the immediate area.

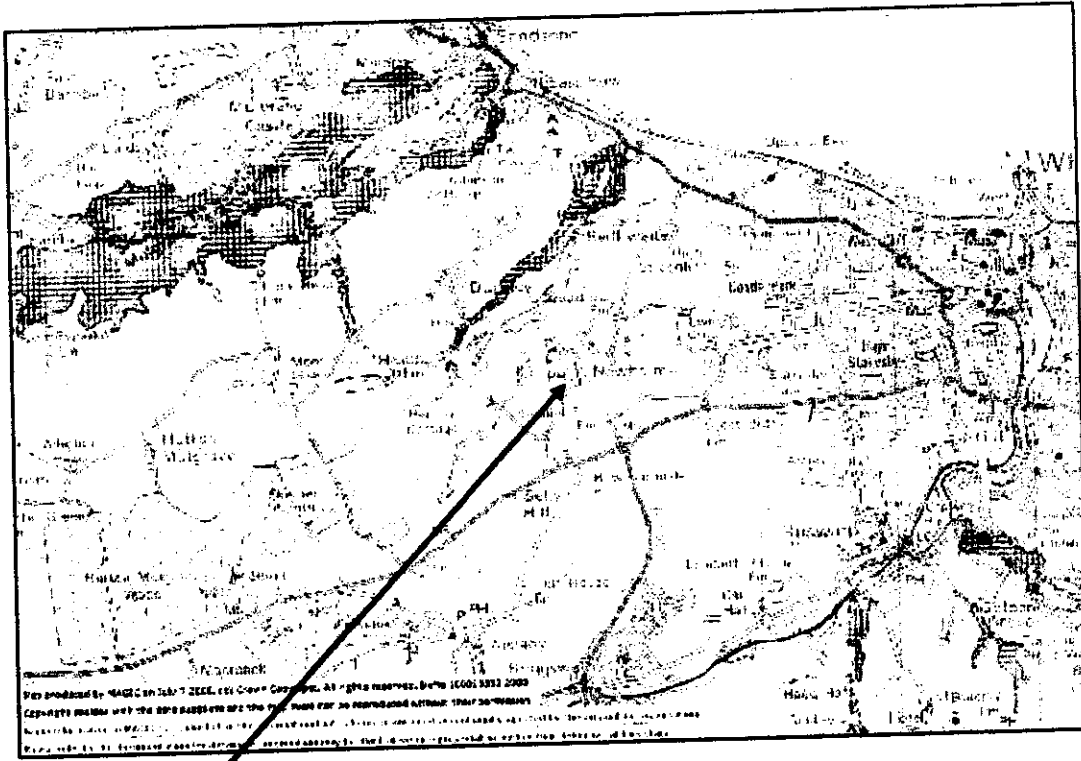
Naturally Wild Consultants Ltd can see no ecological reason why the proposed development can not go ahead. Work should be conducted outside the bird breeding season between September and March.

We would however recommend that all work is conducted carefully on site with workers warned regarding their duty of care towards bats and other protected species; together with the penalties should they fail to do so.

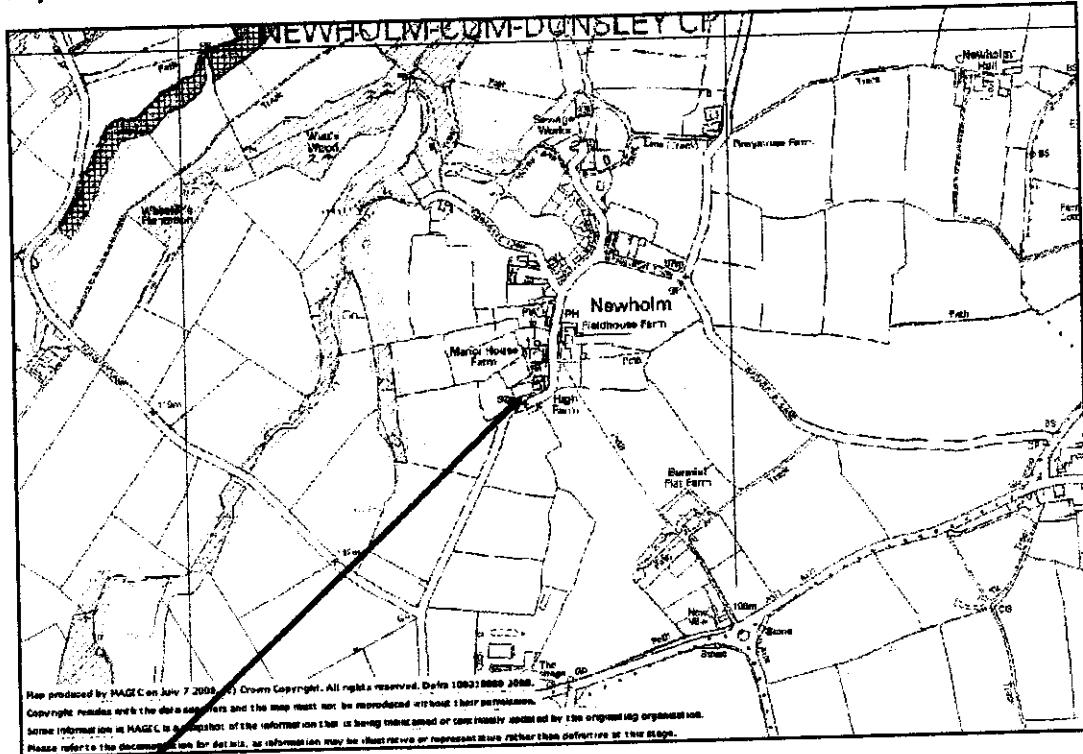
In the unlikely event of bats being observed during building work, all work should stop immediately and advice from a licensed bat worker or ourselves should be obtained.

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5 MAPS and IMAGES



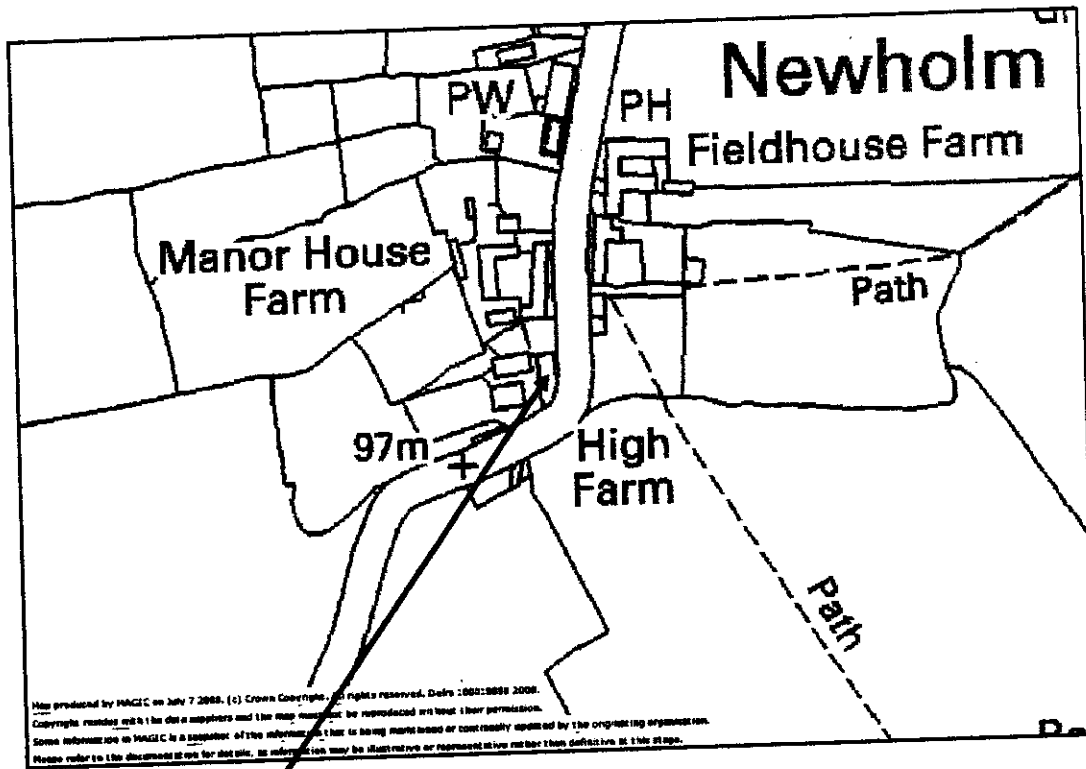
Map 1 Site in relation to surrounding landscape



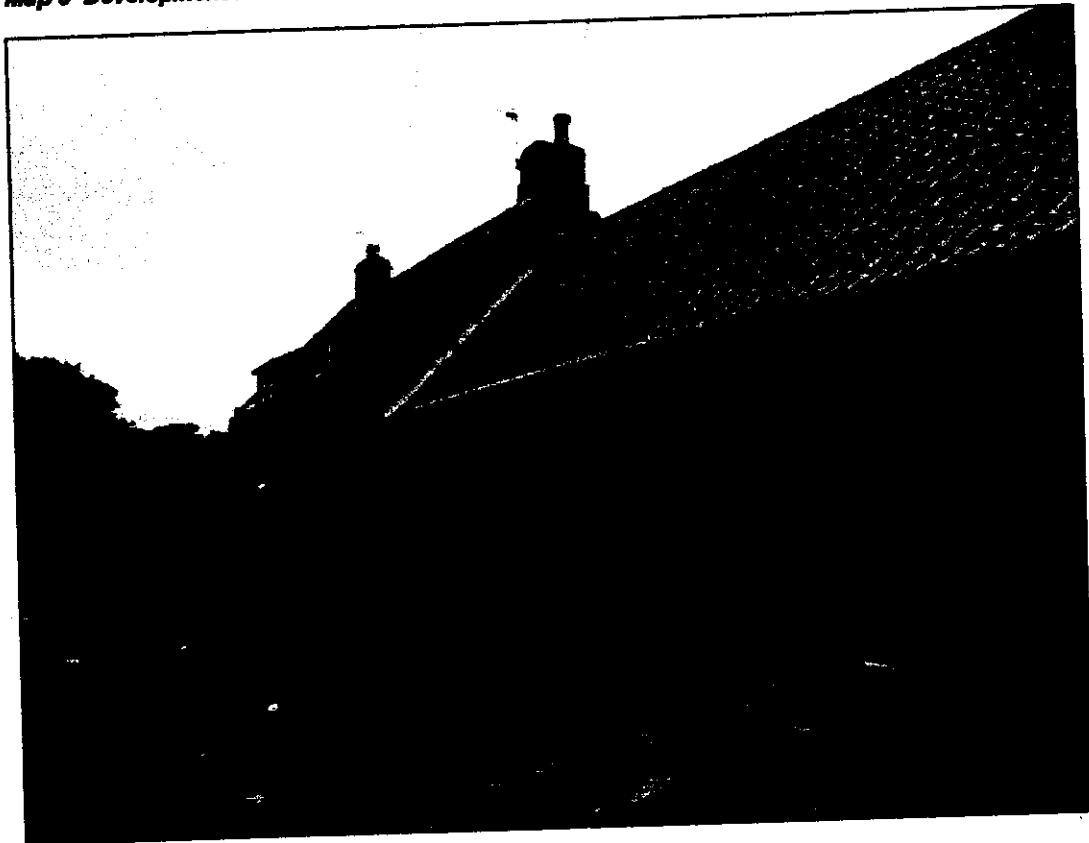
Map 2 High Farm Newholm

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**Map 3 Development location in relation to farm buildings**



**Image 1 East face stables to be converted to right**

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