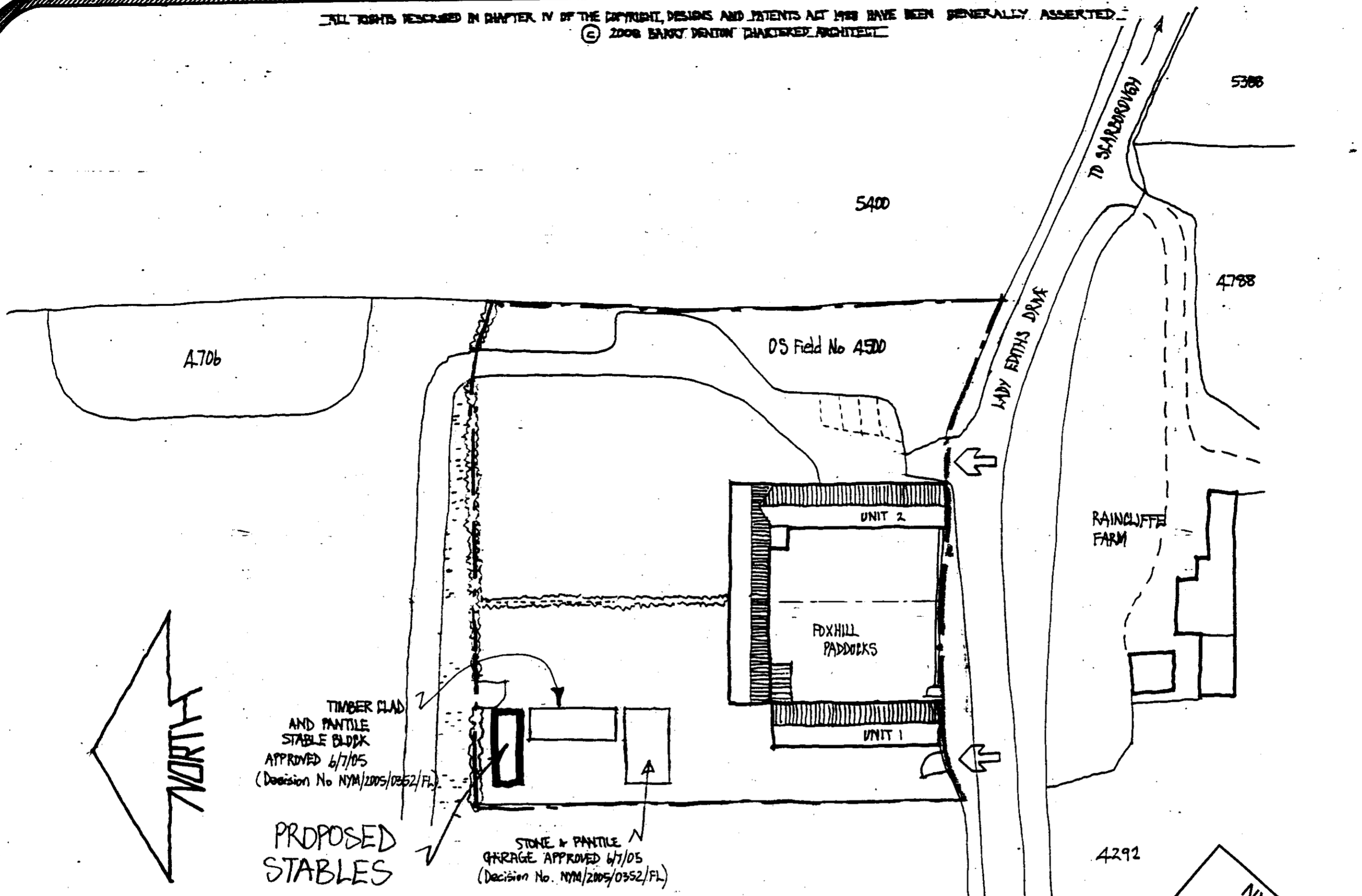
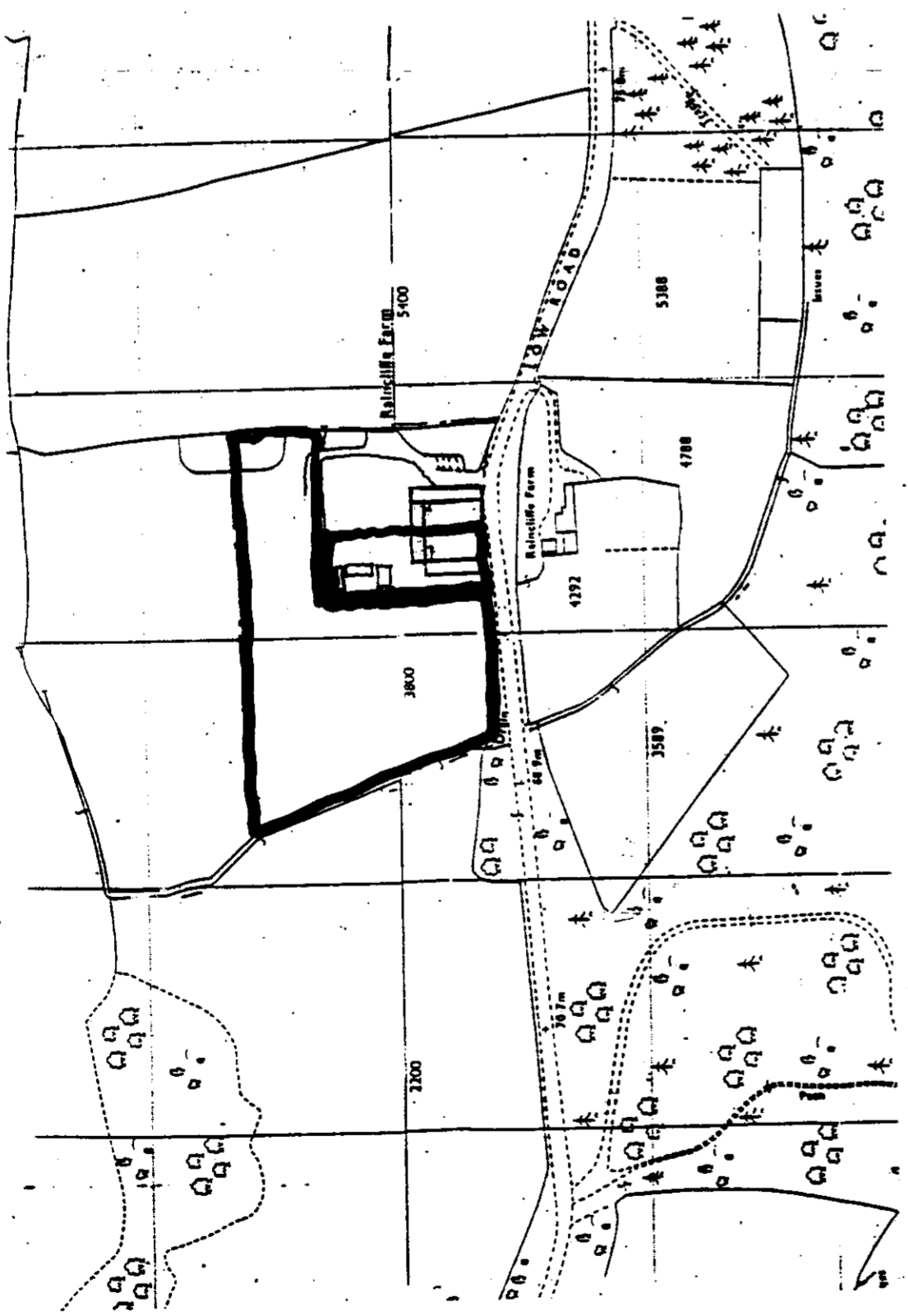


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NYM/NPA  
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ALL STRUCTURAL TIMBER IS TO BE SRESS GRADED, DIMS PASSING UNDER NEW WORK TO BE EXPOSED IN MIN. 50 CONC.

**REVISIONS**

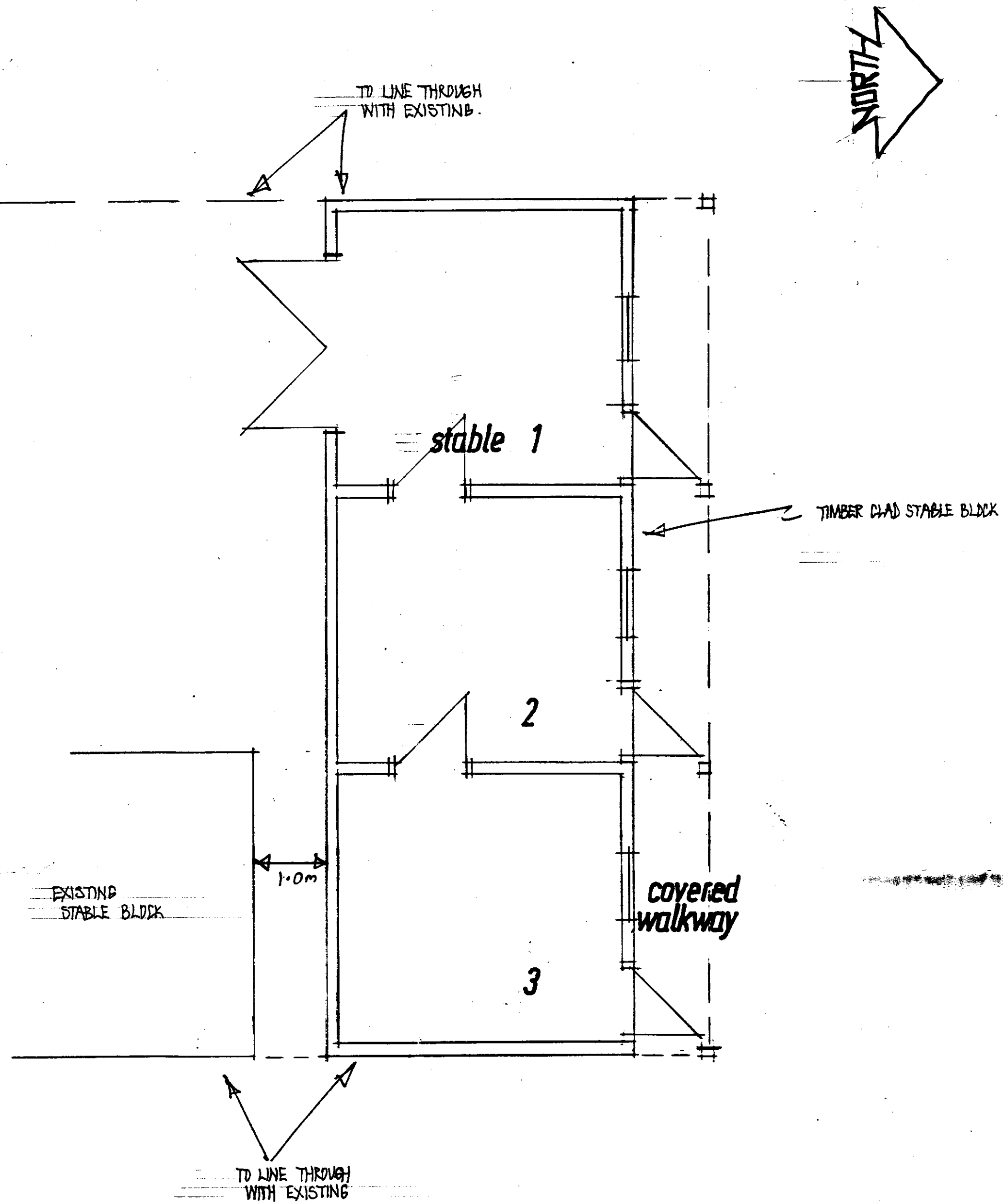
**EXISTING** Scale 1:500  
 Drwg. No. H920 808/3  
 RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



JASMYNE COTTAGE HIGH STREET BRIMPTON N YORKS YO13 9DA TEL 0723 859288

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PLAN

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ALL STRUCTURAL TIMBER IS TO BE STRESS GRADED.

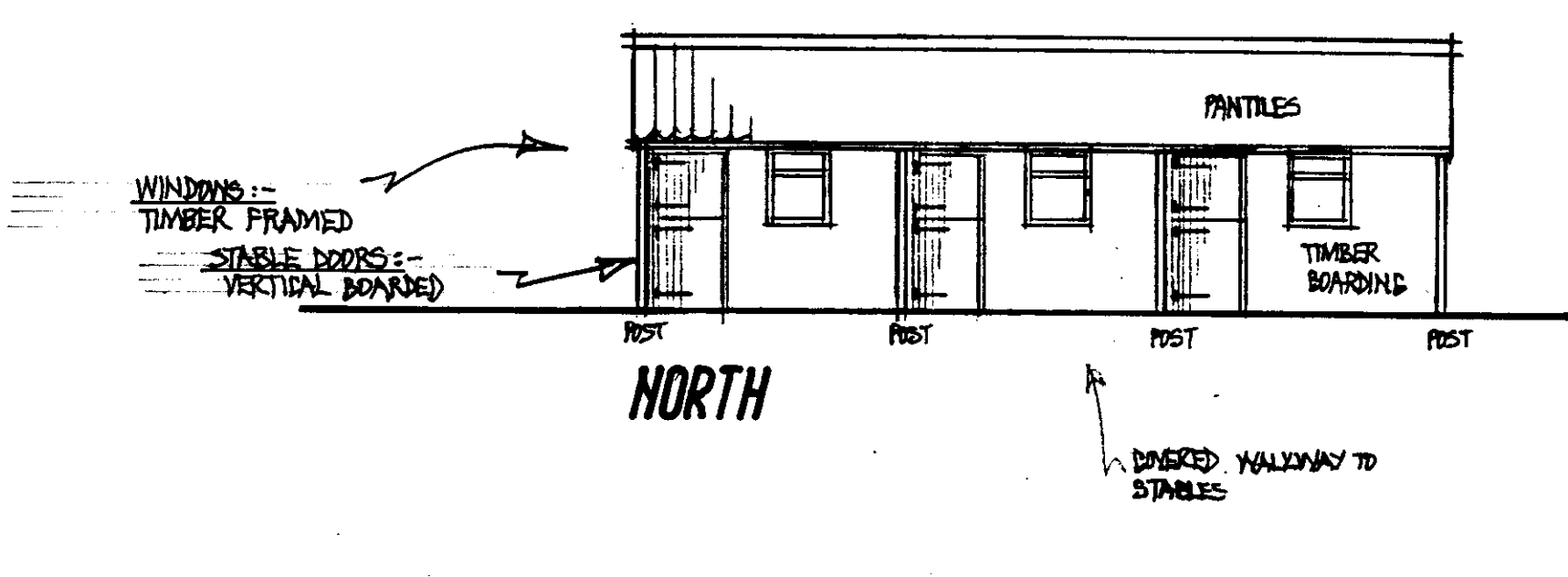
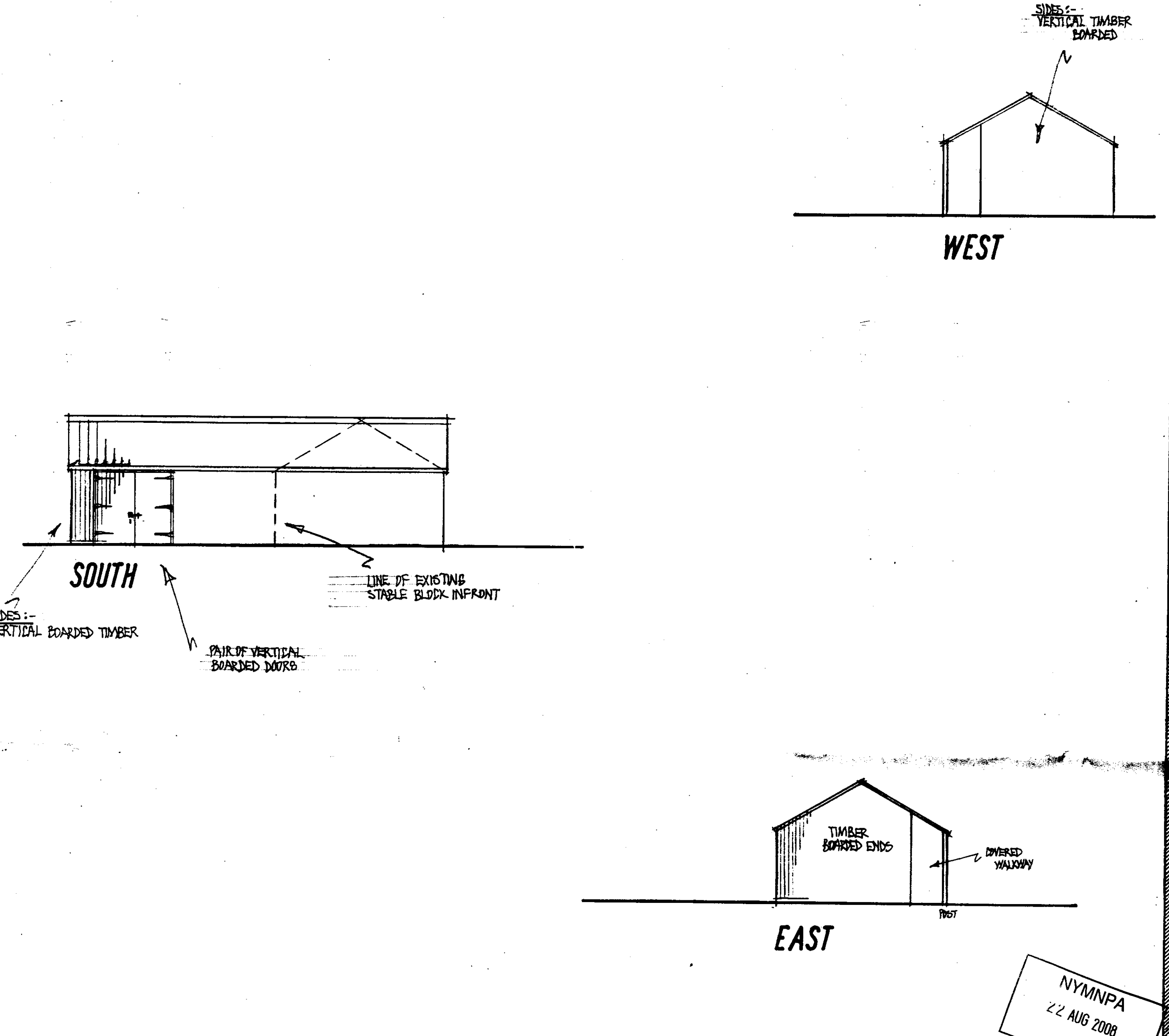
DRAINS PASSING UNDER NEW WORK TO BE ENCASED IN MIN. 750 CONC.

**REVISIONS**

**STABLE 2** Scale 1:50  
 Drq. No. H92D 808/1  
 RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



KIRKBY COTTAGE HIGH STREET BRAMPTON BY SANDON N YORKS YO13 9DA TEL 0723 852288



**NOTES**

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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FINAL ESTIMATE & COMMENCEMENT OF WORK.

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ALL STRUCTURAL TIMBER IS TO BE STRESS GRADED.

DRAINS PASSING UNDER NEW WORK TO BE ENCASED IN MIN. 750 CONC.

**REVISIONS**

**STABLE 2** Scale 1:100  
 Drq. No. H92D 808/2  
 RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



KIRKBY COTTAGE HIGH STREET BRAMPTON BY SANDON N YORKS YO13 9DA TEL 0723 852288

Grid ref SE00435, 88974

**081660**  
PT1

NYM/NPA  
22 AUG 2008

Application for Planning Permission  
Town and Country Planning Act 1990

Publication of planning applications on council web sites  
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

**1. Applicant Name, Address and Contact Details**

Title: Mr/Ms First name: I Surname: Harrison

Company name: \_\_\_\_\_

Street address: Foxhill Paddocks  
Low Road  
Throxenby  
Scarborough

Town/City: \_\_\_\_\_  
County: \_\_\_\_\_  
Country: \_\_\_\_\_  
Postcode: YO12 5TD

Telephone number: [REDACTED] [REDACTED] [REDACTED]

Mobile number: [REDACTED]

Fax number: \_\_\_\_\_

Email address: \_\_\_\_\_

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title: \_\_\_\_\_ First name: B. Surname: DENTON

Company name: DENTON & DENTON, CHARTERED ARCHITECTS

Street address: 4 STATION SHOPS  
\_\_\_\_\_  
\_\_\_\_\_  
Town/City: SCARBOROUGH  
County: \_\_\_\_\_  
Country: \_\_\_\_\_  
Postcode: YO11 1TR

Telephone number: [REDACTED] [REDACTED] [REDACTED]

Mobile number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Email address: \_\_\_\_\_

**3. Description of the Proposal**

Please describe the proposed development including any change of use:  
New Stable Block

Has the building, work or change of use already started?  Yes  No

Has the building, work or change of use been completed?  Yes  No

If Yes, please state the date when the building, work, or use started: \_\_\_\_\_

If Yes, please state the date when the building, work, or change of use was completed: \_\_\_\_\_

#### 4. Site Address Details

Full postal address of the site (including full postcode where available) Description:

House:  Suffix:

House name:

Street address:

Town/City:   
County:

Postcode:

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

Easting:

Northing:

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#### 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):

Officer name:  First name:  Surname:

Reference:

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

Details of the 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

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

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

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

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

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

If Yes, please provide details:

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

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**

Please state what materials (including type, colour and name) are to be used externally (if applicable):

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:

Drwg nos H92D 808/1, 2 & 3 + Design Statement

**11. Vehicle Parking**

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Short description of Other			

*As existing*

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**12. Foul Sewage**

Please state how foul sewage is to be disposed of:

Mains sewer       Package treatment plant       Unknown  
 Septic tank       Cess pit      *N/A*

Other: \_\_\_\_\_

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

**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 an appropriate 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

How will surface water be disposed of?

Sustainable drainage system       Main sewer       Pond/lake  
 Soakaway       Existing watercourse

**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:

*Horse and stabling and Workshop*

Is the site currently vacant?  Yes  No

*NYM / 2008 / 0660 / FL*

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

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

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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

**Application advice**

If you have said 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'

**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:

**18. Residential Units**

Does your proposal include the gain or loss of residential units?  Yes  No

**Overall Residential Unit Totals**

Total proposed residential units	
Total existing residential units	

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

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

Use class/type of use	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 changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
<i>Stables (private)</i>			<i>None</i>	

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

**20. Employment**

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	<i>0</i>	<i>0</i>	<i>0</i>
Proposed employees	<i>0</i>	<i>0</i>	<i>0</i>

**21. Hours of Opening**

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

**22. Site Area**

What is the site area?

### 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:

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Is the proposal for a waste management development?       Yes     No

Please complete the following table:

	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)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
--	--	---

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

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

Is any hazardous waste involved in the proposal?       Yes     No

### 25. 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)

The agent       The applicant       Other person

**DESIGN AND ACCESS STATEMENT**

**FOR  
NEW STABLE BLOCK  
AT FOXHILL PADDOCKS, LOW ROAD, THROXENBY, SCARBOROUGH,**

**NYMNP  
22 AUG 2008**

**CONTEXT**

This Listed residential property was originally part of a farm fold yard, which was divided into two parts and converted to residential use approximately four years ago. This application is to construct a new stable block adjacent to some outbuildings (a similar stable block was approved under decision number NYM/2005/0352/FL dated 6.7.05).

**AMOUNT OF DEVELOPMENT**

The proposed stable block will be the same size as the existing block (approximately 11.5m x 4.2m).

**LAYOUT**

The stable block will form the third leg of a 'U' shaped range of outbuildings (see drawings).

**SCALE**

The stable block will have a section profile to exactly match that of the existing block.

**APPEARANCE**

The stable block will be constructed of vertical timber boarding under a red clay pantiled roof. The front elevation will have timber windows and stable doors to match those of the existing block.

**ACCESS**

Access will be unaltered.

**SUMMARY**

The character and appearance of the property will be unaltered. There will be no overlooking or loss of privacy. The character and appearance of the North Yorkshire Moors National Park will be unaltered.

**The proposals are in line with and satisfy the criteria for North York Moors National Park Local Plan policies.**

**BARRY DENTON BSc Hons DipArch RIBA**

Chartered Architect

7<sup>th</sup> August, 2008



**BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT**

**BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR**