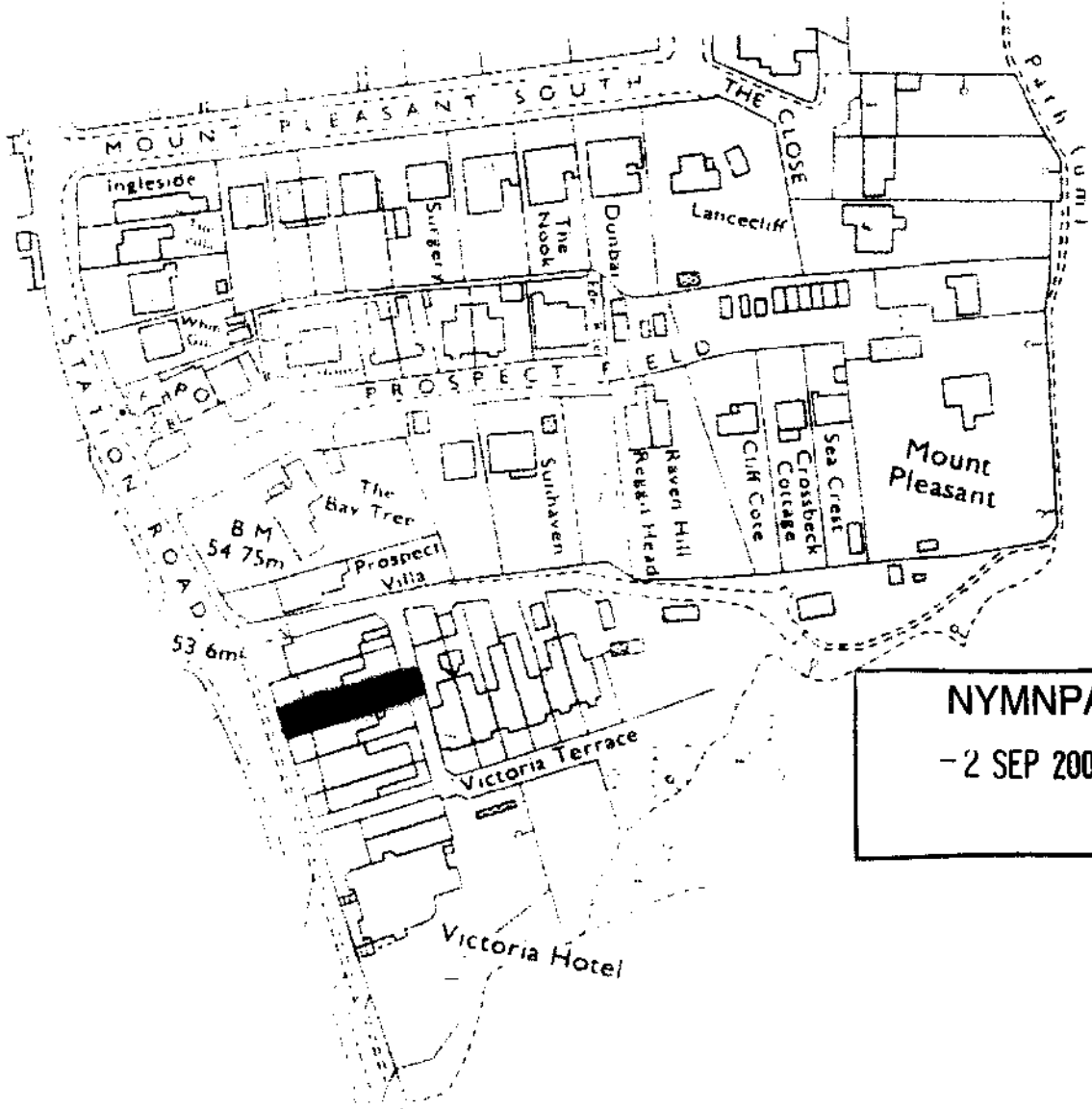
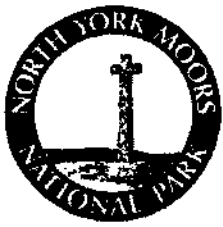


H.M. LAND REGISTRY		TITLE NUMBER	
		<b>NYK120241</b>	
ORDNANCE SURVEY PLAN REFERENCE	NZ 9505	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY NORTH YORKSHIRE	DISTRICT SCARBOROUGH	© Crown copyright 1988	



**NYMNP**  
 -2 SEP 2008





Grid ref SE 95153, 05304

NYM / 2000 / 0014 / 1 L

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

08/0674 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:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**3. Description of Proposed Works**

Please describe the proposed works:

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: DEVON HOUSE

Address 1: STATION ROAD

Address 2: ROBIN HOOD'S BAY

Address 3:

Town: WHITBY

County: N. YORKSHIRE

Postcode (optional): YO22 4RL

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

Easting:  Northing:

Description:

**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: ELIZABETH WALKER

Reference: 15EW595MA

Date (DD/MM/YYYY): 11.04.08  
(must be pre-application submission)

Details of pre-application advice received?

• THAT A FULL PLANNING APPLICATION BE SUBMITTED

• THAT THE PROPOSAL IS IN LINE WITH N.Y.M. LOCAL PLAN TM9 & POLICY GP3 (SEE ATTACHED LETTERS)

**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:

**NYMNPA**

**- 2 SEP 2008**

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

If Yes, please provide details:

IN LINE WITH CURRENT ARRANGEMENTS

**8. Neighbour and Community Consultation**

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

If Yes please provide details:

INFORMAL DISCUSSIONS WITH ADJOINING AND NEAR NEIGHBOURS; NO OBJECTIONS RAISED.

**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			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" 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:

<p><b>NYMNPA</b> - 2 SEP 2008</p>
---------------------------------------

**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	TWO	TWO	ZERO
Light goods vehicles/ public carrier vehicles	-	-	-
Motorcycles	TWO	TWO	ZERO
Disability spaces	-	-	-
Cycle spaces	FIVE	FIVE	ZERO
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):

**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

**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'.

**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

**15. Existing Use**

Please describe the current use of the site:

PRIVATE DWELLING WITH SPARE ROOMS USED FOR BED & BREAKFAST BUSINESS.

Is the site currently vacant?  Yes  No

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

NYMNPA  
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When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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.

**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

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

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

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

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

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

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

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

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

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

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

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

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 - 2 SEP 2008

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	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>			
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER	Please specify	<input type="checkbox"/>			
		<input type="checkbox"/>			
	Total				

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 - 2 SEP 2008

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"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	SELF-EMPLOYED			
Proposed employees		SPOUSE	0.5	

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
SEASONAL TEA-ROOM	11.00-4.00 AD HOC.	10.30-4.30	10.30-4.30	

22. Site Area

Please state the site area in hectares (ha) N/A.

### 3. 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:

N/A  
 NYM / 2008 / 0874 / 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"/>		

NYMNP  
 -2 SEP 2008

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

### 4. 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):



**28. Applicant Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**29. Agent Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**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:

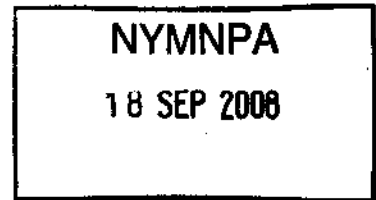
Contact name: Telephone number:

Email address:

NYMNPA  
- 2 SEP 2008

**DESIGN AND ACCESS STATEMENT**

**Devon House  
Station Road,  
Robin Hood's Bay.  
YO22 4RL**



This statement is in support of the following planning application:

"To use the room, which we currently use for serving breakfast as part of a bed & breakfast arrangement, as a 'Tea Room' serving light refreshments."

**General Access**

Devon House is located on the main road of Robin Hood's Bay, at the top of the steep bank that leads to the old village. The premises are on a naturally sloping site and are a typical mid terraced red brick three story property, built circa 1906.

Public access to the premises is well served by:

**Public transport;**

- Bus stops on the main bus route from Middlesbrough to Scarborough are located approximately ninety metres from the front of Devon House.

**Pedestrian access:**

- Public foot paths are on either side of the road to the front of the property.
- Popular footpaths e.g. The Cleveland Way & the Coast to Coast route pass nearby.

**Private Car / Taxi / Coach:**

- The main road, directly to the front of the premises has parking restrictions (Yellow Lines) but allows 'Blue Badge Permit' parking.
- The nearest public car park is within forty metres with a larger car park approximately three hundred metres away.
- A coach drop off point is adjacent to the nearest car park.

**Cycling:**

- A disused railway track is used by cyclists and is within approximately three hundred metres of the premises. This coupled with the road affords excellent access for cyclists. Cycles can be parked off road to the rear of the premises.

**Continued..**

# North York Moors National Park Authority



A member of the Association of National Park Authorities  
 The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
 Tel: 01439 770657 e-mail: general@northyorkmoors-npa.gov.uk  
 Fax: 01439 770691 www.moors.uk.net

Andy Wilson  
 Chief Executive (National Park Officer)

Mr Bennett  
 Devon House  
 Station Road  
 Robin Hoods Bay  
 Whitby  
 YO22 4RL

Your ref:  
 Our ref: EW/ENQ  
 Date: 11 April 2008

Dear Mr Bennett

## Proposed Tea Room at Devon House, Station Road, Robin Hoods Bay

Thank you for your letter which was received on the 27 February 2008. I apologise for the delay in responding to you.

Having examined the planning history for Devon House and also the details of the proposed tea room contained in your letter, a full planning application would be required for the change of use of part of the property as a tea room.

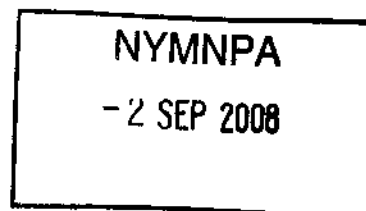
It would be my informal officer opinion that should such an application be submitted that it would be likely to receive officer support. This part of Robin Hoods Bay is characterised by existing tea rooms and restaurant type uses. The relevant Policy of the North York Moors Local Plan is TM9 which is concerned with refreshment facilities. The policy states that proposals for new facilities will be supported in existing commercial areas or where they are ancillary to an existing enterprise. Proposals should not lead to an over commercialisation of an area and should also conform with the general development policy, GP3. Given that your proposal is of a modest scale and relates to an existing bed and breakfast facility it is my informal opinion that should an application be submitted that it would be likely to receive Officer Support.

I am sure you will appreciate that this is an expression of officer opinion only and is given without prejudice to any decision that the Authority may take in the future on receipt of a formal planning application.

I trust the above advice is useful to you and should you wish to discuss the matter further please contact me on the above number.

Yours sincerely

  
 Elizabeth Walker  
 Senior Area Planning Officer



15EW595MA



Devon House  
Station Road  
Robin Hood's Bay  
Whitby  
YO22 4RL

22<sup>nd</sup> February 2008.

Ms E Walker  
North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Dear Ms Walker

**Tea Room Application**

NYMNPA  
- 2 SEP 2008

Following my recent telephone conversation with you I am pleased to provide some information relating to the possibility of opening a tea room on the premises of our current Bed and Breakfast business.

The tea room would use the existing dining room facilities consisting of four tables each able to accommodate 2 to 4 people. I also have outside seating on two tables for a further 8 people. This area is immediately outside the dining room that is sited at the front of the house and is on an enclosed terrace and is currently often used by the guests of Devon House.

The tea room will be advertised using a portable 'A' Frame Chalk Board that will be placed within the boundary of Devon House near to the Bed & Breakfast sign. Refreshments will only be available to be consumed on the premises.

The intention is to run the tea room alongside the existing bed and breakfast business so the hours of opening will be 11.30 am to 4.30 pm to capture the light lunch and snack trade. As much of this trade is seasonal the planned opening times are Friday, Saturday and Sunday between March and October.

I have attached a plan of the village with the location of Devon House highlighted and the current facilities can be viewed by visiting the web site at

[Redacted]

I hope the information provided will enable you to give an indication of the viability of the proposals and please do not hesitate to get in touch if there is anything else you need.

I look forward to hearing from you.

Yours sincerely

David Bennett.

