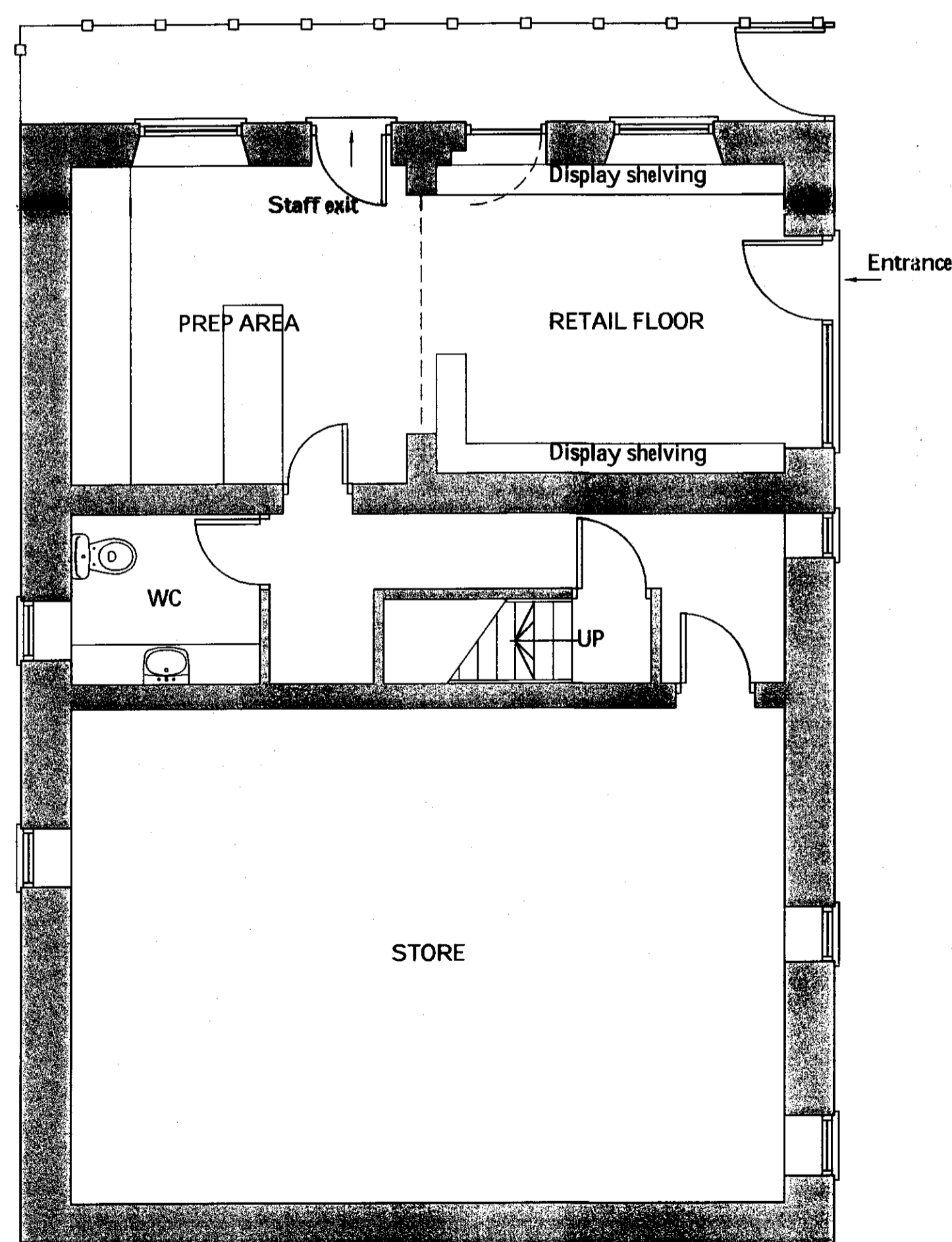
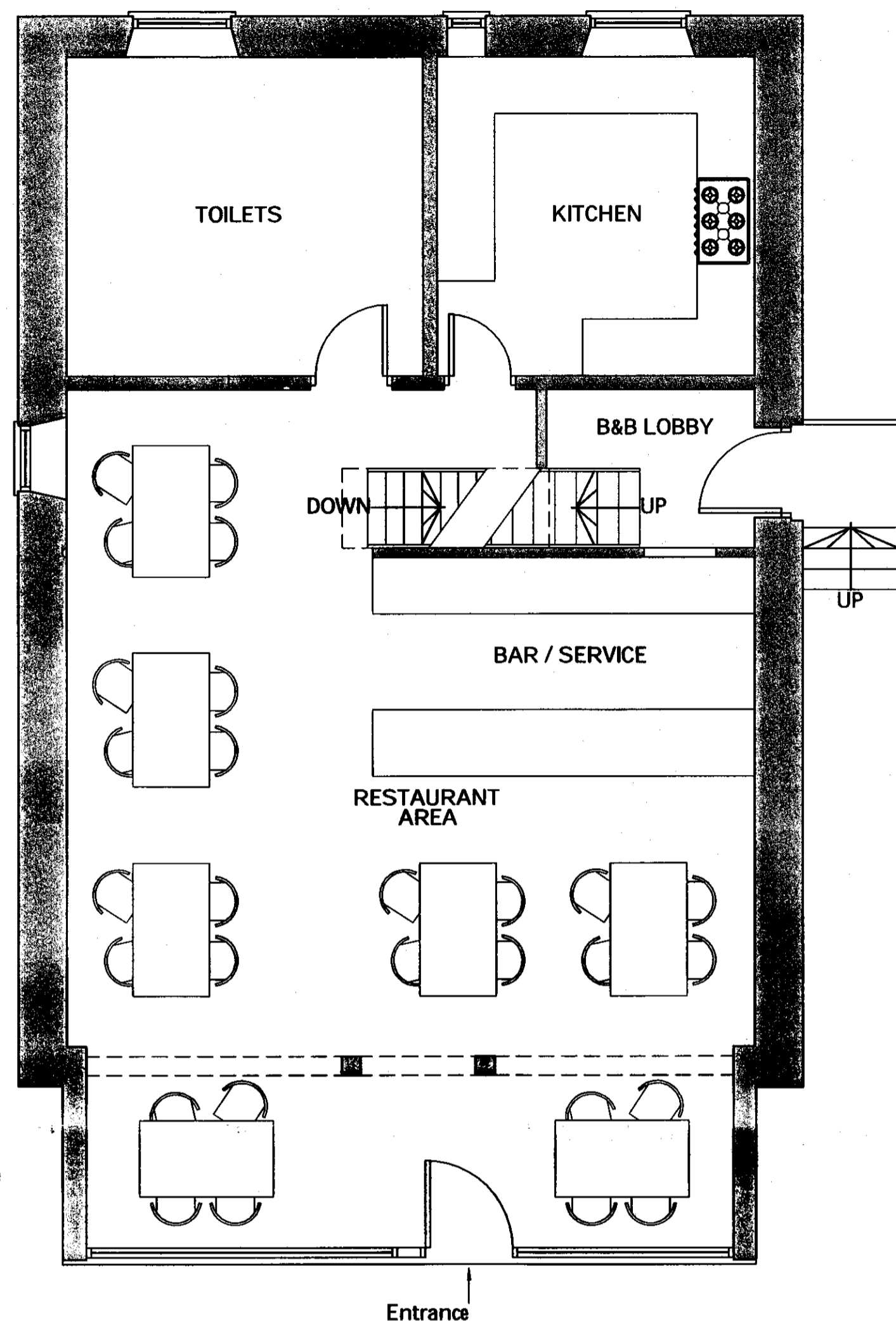


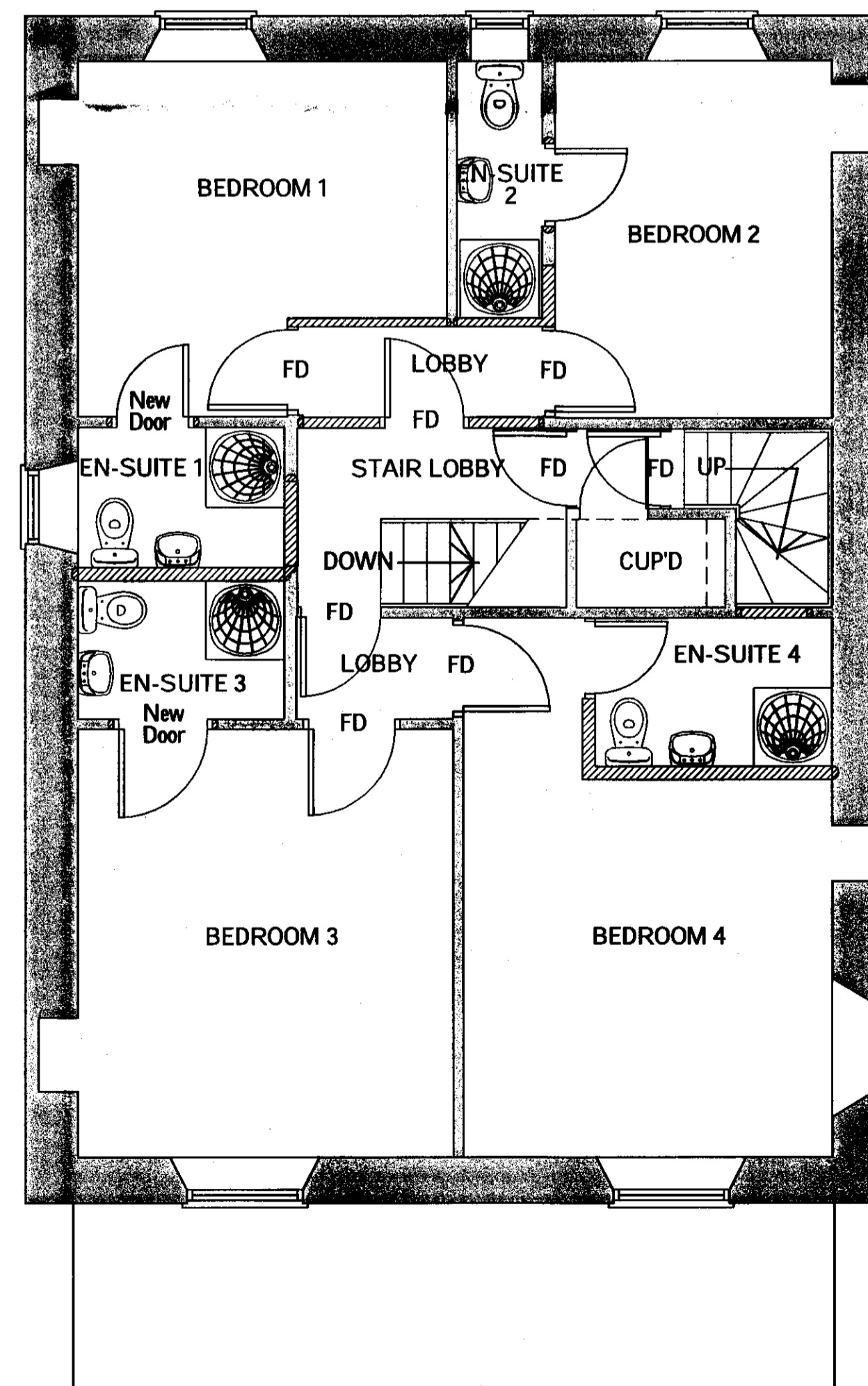
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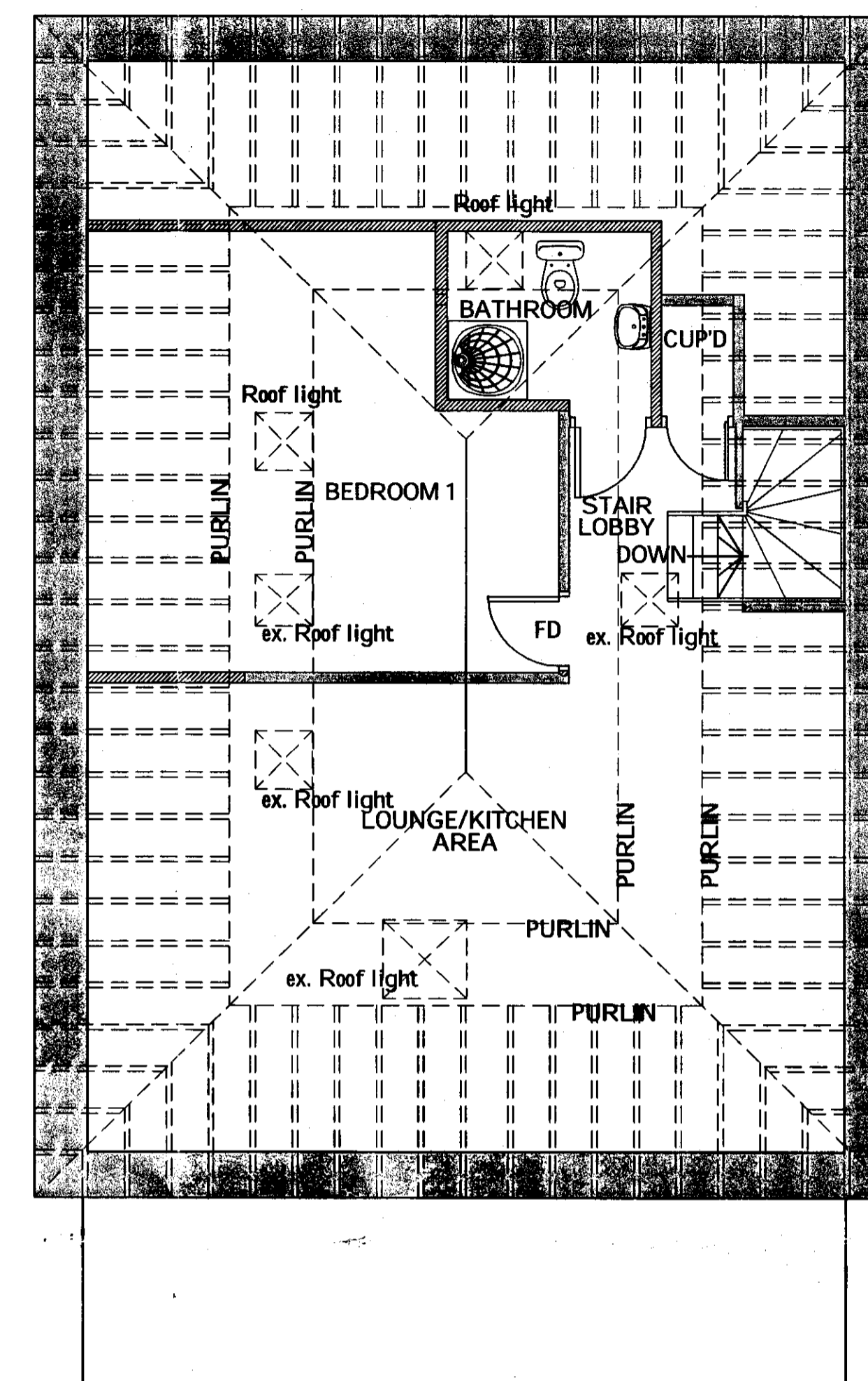
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

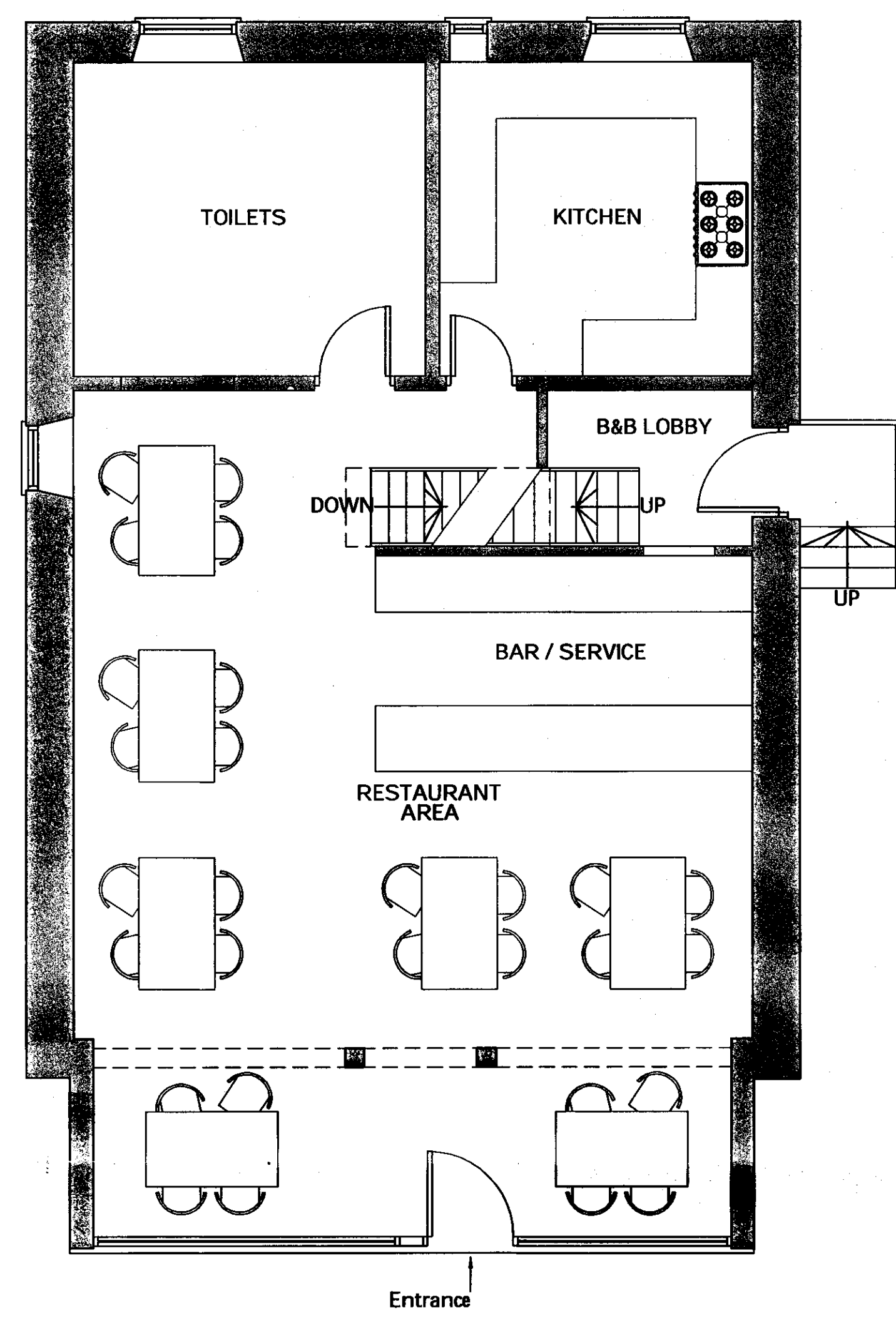
NYMNP  
- 9 SEP 2008

REV	DATE	BY	AMENDMENT	CHKD	APVD
B	04/09/08	CE	ALTERED TO SUIT CLIENTS	TRH	
A	14.08.08	DC	ISSUED FOR COMMENTS	TRH	

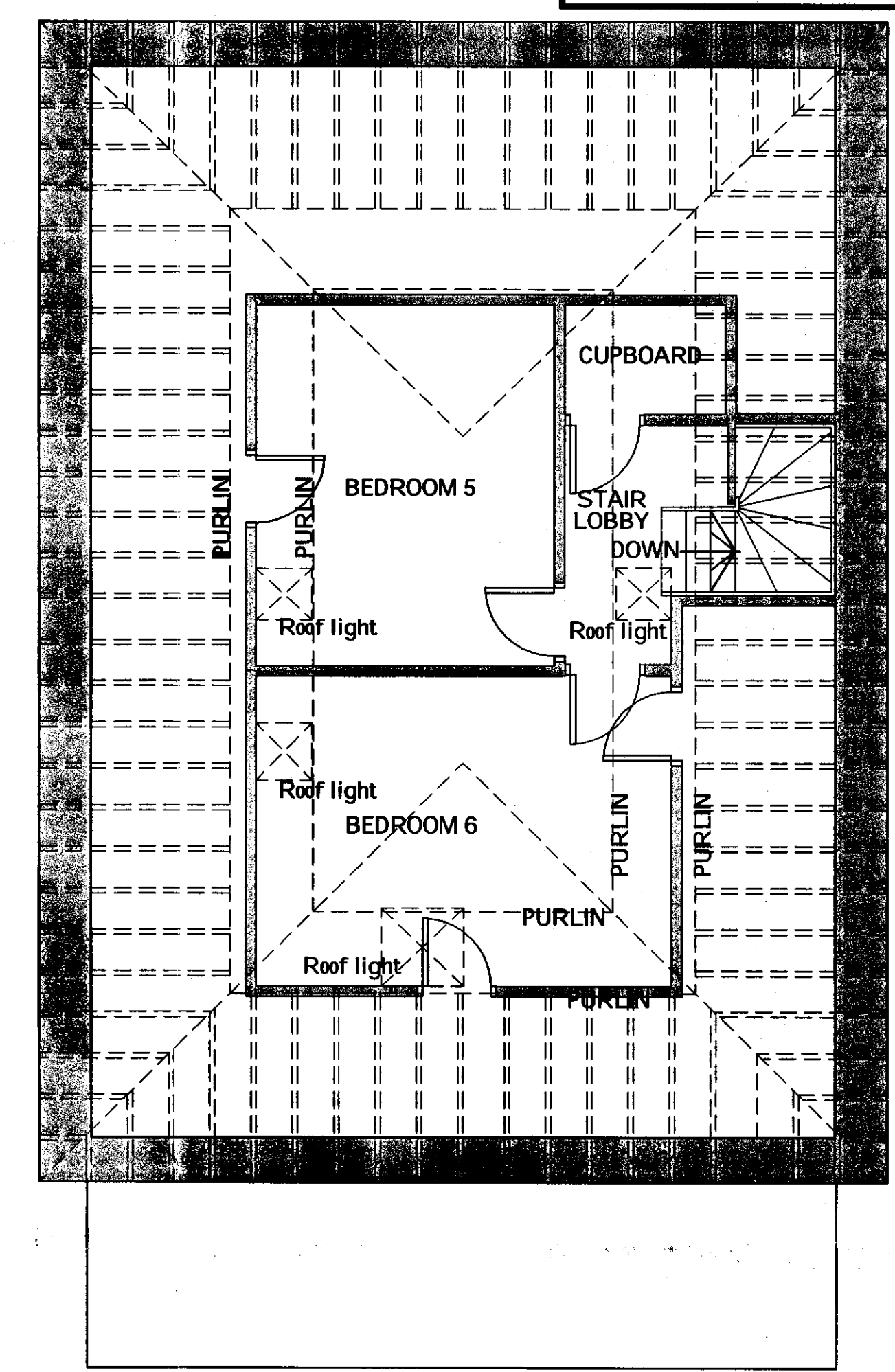
**b h d partnership**  
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.  
 Tel: 01947-604871 Fax: 01947-600010  
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE:	ARCHITECTURAL		
CLIENT:	Mr & Mrs S. Sault		
PROJECT:	Proposed alterations to Saultz Bistro High Street, Hinderwell		
TITLE:	PROPOSED PLANS		
DRAWN:	R. Partlett / D. Cairns	CHECKED:	TRH
SCALE @ SIZE:	1:50 @ A1	DATE:	14.08.08
DRAWING STATUS:	COMMENTS		
DRAWING No:	D9449-02	REV:	B

- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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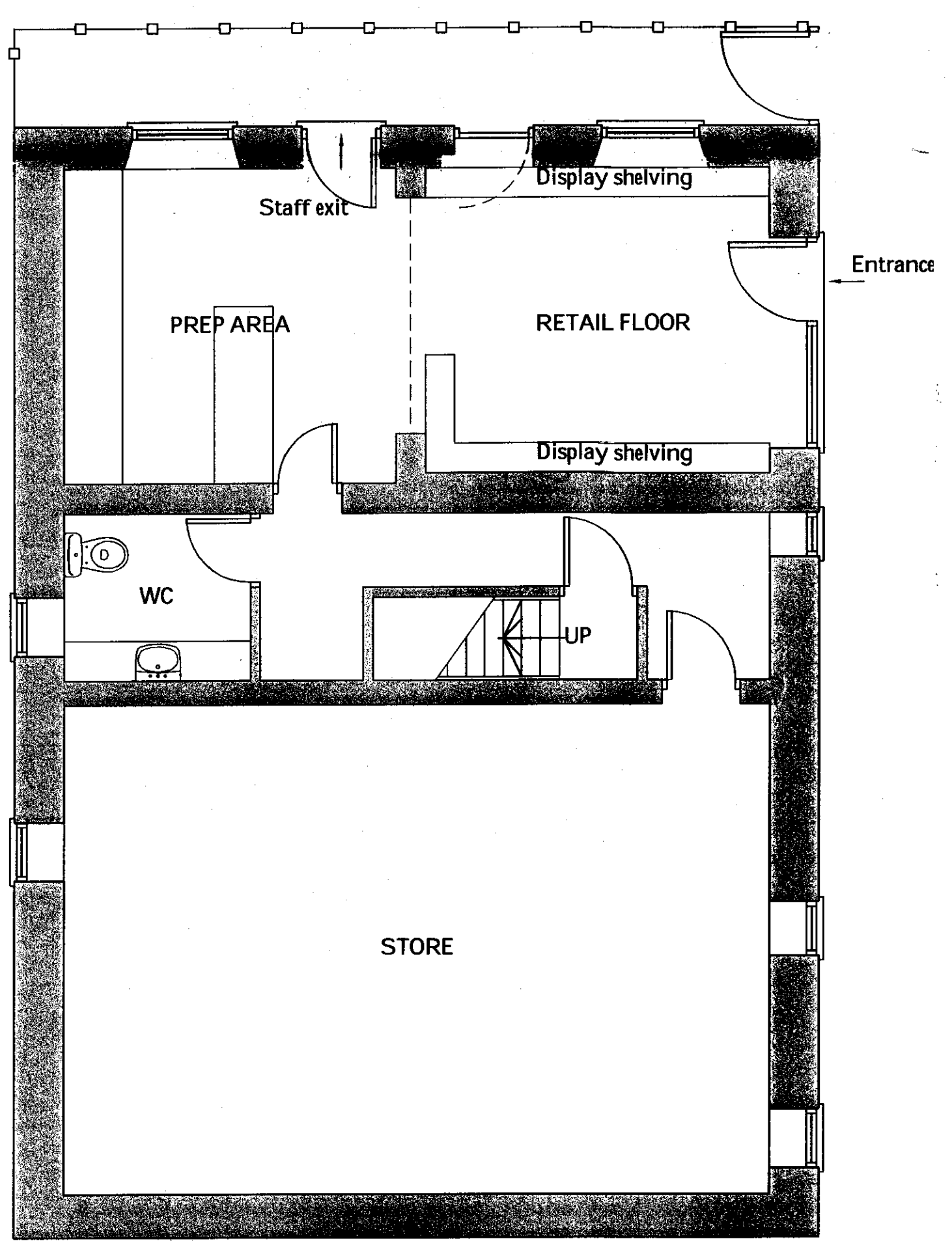
EXISTING GROUND FLOOR PLAN



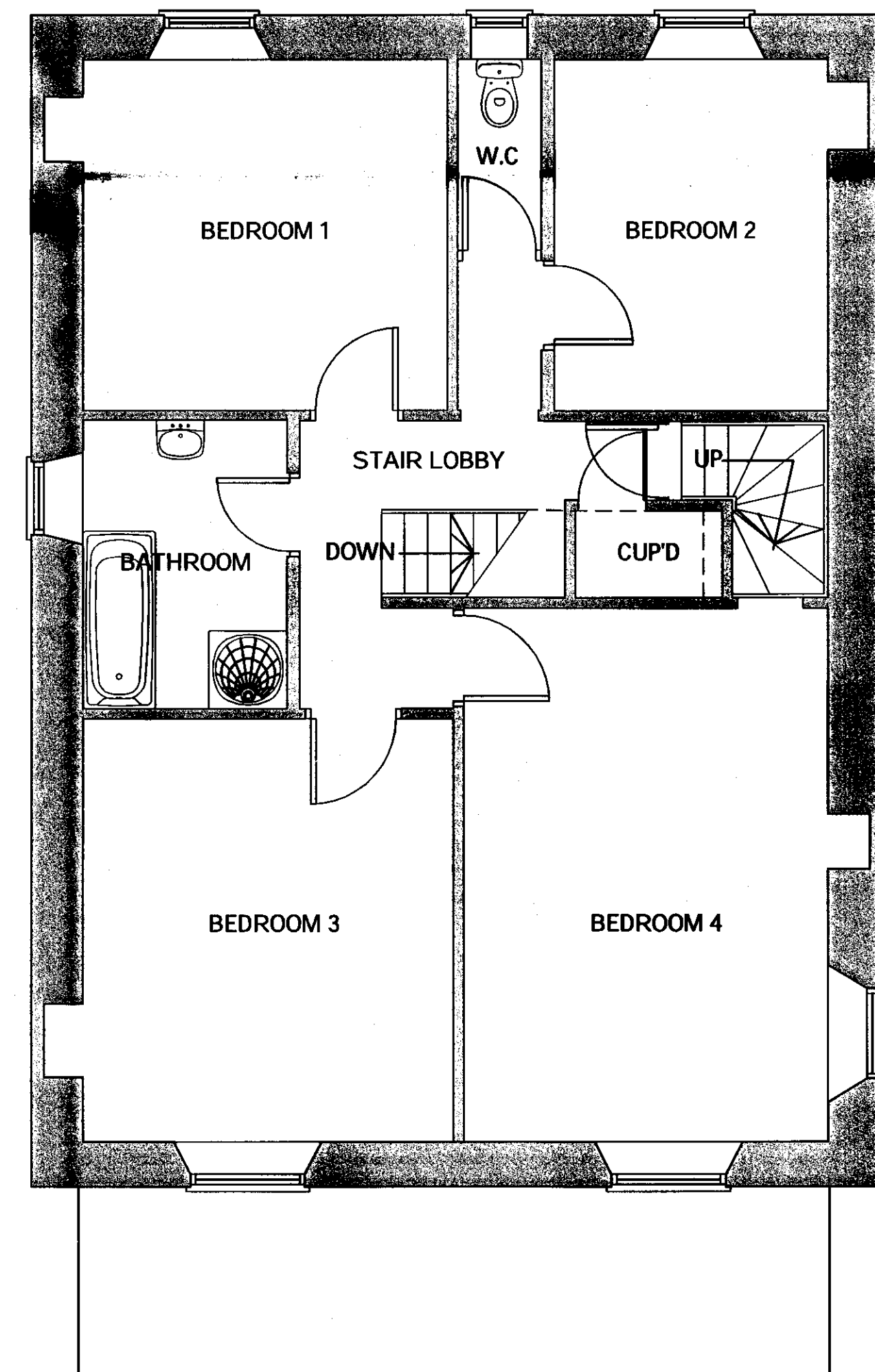
EXISTING SECOND FLOOR PLAN

NYMNPA  
-9 SEP 2008

REV	DATE	BY	AMENDMENT	CHKD	APVD
A	14.08.08	DC	ISSUED FOR COMMENTS	TRH	



EXISTING BASEMENT PLAN

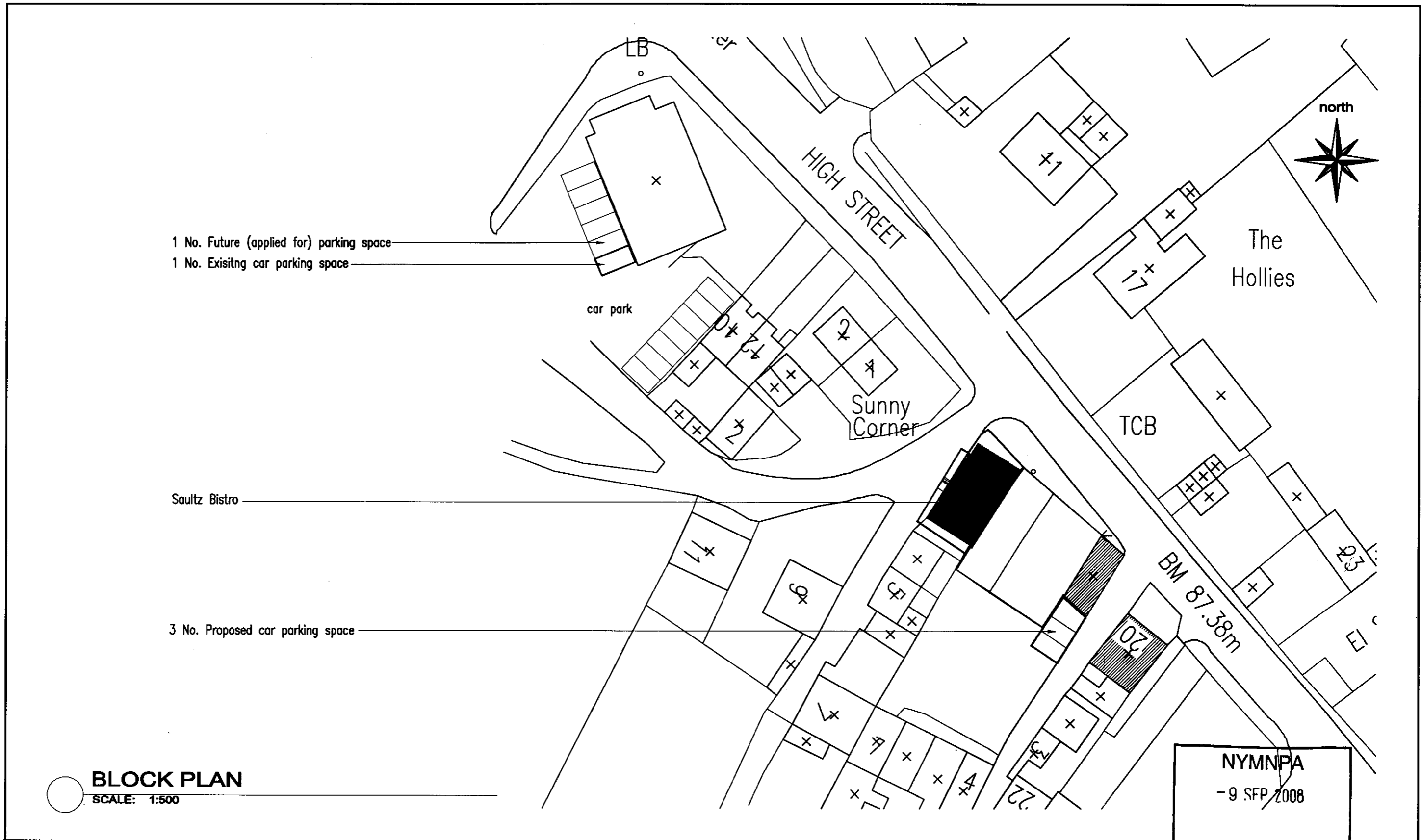


EXISTING FIRST FLOOR PLAN

**b h d partnership**  
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.  
 Tel: 01947-604871 Fax: 01947-600010  
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL  
 CLIENT: Mr & Mrs S. Sault  
 PROJECT: Proposed alterations to Saultz Bistro  
 High Street, Hinderwell  
 TITLE: EXISTING PLANS

DRAWN: R. Partlett	CHECKED: TRH	APPROVED:
SCALE & SIZE: 1:50 @ A1	DATE: 14.08.08	DRAWING STATUS: COMMENTS
DRAWING No: D9449-01	REV: A	



**BLOCK PLAN**  
SCALE: 1:500

**b h d partnership**  
Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.  
Tel: 01947-604871 Fax: 01947-600010  
general@bhdpartnership.com www.bhdpartnership.com

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• Work within The Construction (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd

REV	DATE	BY	AMENDMENT	CHKD	APVD
A	04/09/08	CE	ISSUED FOR APPROVAL	TRH	

CLIENT:  
**MR & MRS S SAULTZ**

PROJECT:  
**ALT'S TO SAULTZ BISTRO, HINDERWELL**

A3 DRN: C. BYNON DATE: 04/09/08  
SCALE: 1:500@A3 ISSUE: PLANNING

DRAWING TITLE:  
**BLOCK PLAN**

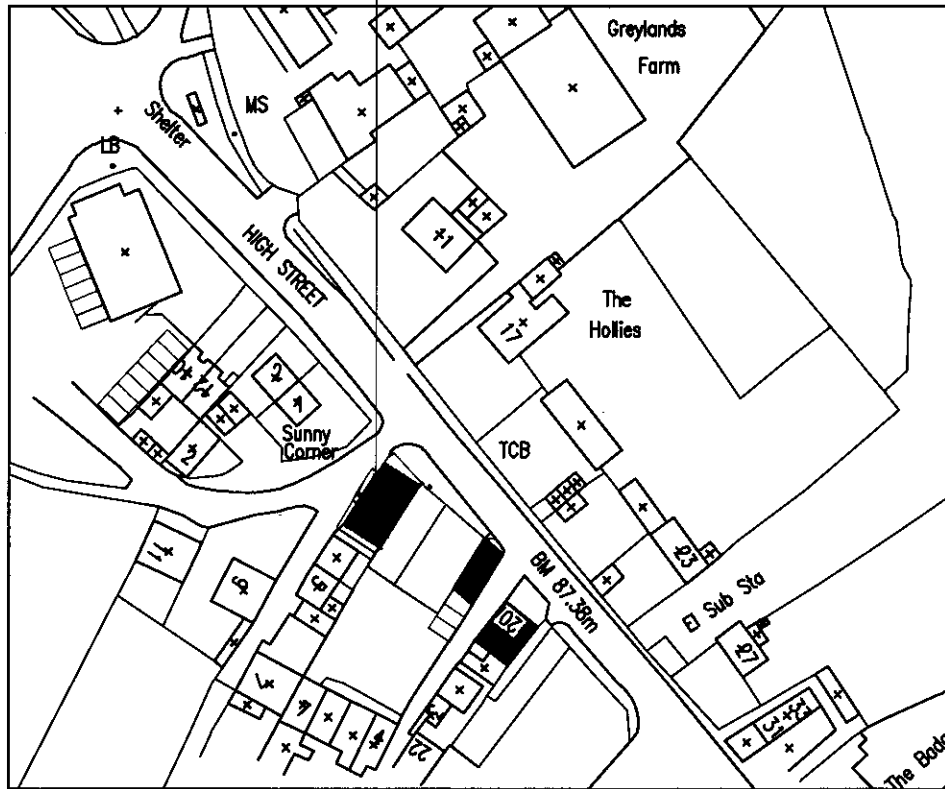
DRAWING NR:  
**D9449-04**

REV:  
**A**





SAULTZ BISTRO AND DELI



**SITE LOCATION PLAN**

SCALE: 1:1250

**NYMNPA**  
- 9 SEP 2008

**b h d partnership**  
 Airy Hill Manor, Whitby, North Yorkshire, UK YO21 1QB.  
 Tel: 01947-604871 Fax: 01947-600010  
 general@bhdpartnership.com www.bhdpartnership.com

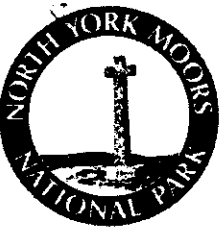
CLIENT:  
**Mr & Mrs S. Saultz**

PROJECT:  
**Proposed alterations to Saultz bistro, High Street, Hinderwell**

DRAWING TITLE:  
**Site Location Plan**

A4	DRN: D.Cairns	DATE: 19/08/08
SCALE: 1:1250 @ A4 ISSUE: Preliminary		

A	19/08/08	DC	ISSUE FOR APPROVAL	TRH		DRAWING NR: <b>D9449-03</b>	REV: <b>A</b>
REV	DATE	BY	AMENDMENT	CHKD	APVD		



Grid ref NZ79200,16852

NYM / 2008 / 0690 / FL

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

08/0690

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 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:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:   
Mobile number:   
Fax number:

Country Code:  National Number:  Extension 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:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:   
Mobile number:   
Fax number:

Country Code:  National Number:  Extension Number:

Email address:

#### 3. Description of the Proposal

Please describe the proposed development including any change of use:

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

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#### 4. Site Address Details

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

Description:

House: 16 Suffix:

House name: Saultz Bistro

Street address: High Street  
Hinderwell

Town/City: SALT BURN-BY-THE-SEA

County:

Postcode: TS13 5JH

NYM / 2008 / 0690 / FL

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

Easting: 479201

Northing: 516853

#### 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:

Title: Mr First name: Andrew Surname: Muir

Reference: NYM/2007/0284

Date (DD/MM/YYYY): 07/04/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Conversion of upstairs accomodation to letting rooms would require planning permission.  
Use of basement/garage will require planning permission for conversion into deli.

#### 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

#### 7. Waste Storage and Collection

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

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

#### 8. Neighbour and Community Consultation

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

If Yes, please provide details:

Dave Todd - Building Control  
Sgt 1153 McClachlan - cctv  
Mr D Baker - Environmental Health  
David & Barbara Tee & Debbie Duell - Supporting Letters.

#### 9. Council Employee / Member

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

#### 10. Materials

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

NYMNPA

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### 10. Materials (continued)

NYM / 2008 / 0690 / FL

#### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel

Description of *proposed* materials and finishes:

Gravel

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:

D9449-01A Existing Plans  
D9449-02B Proposed Plans  
D9449-03A Site Location plan  
D9449-04A Block Plan  
D&A9449 Design and access 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	3	5	2

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

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

### 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:

The site is currently used as a Bistro and Deli

Is the site currently vacant?  Yes  No

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.

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**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

**18. Residential Units**

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

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

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

**20. Employment**

If known, please complete the following information regarding employees:

Equivalent number of full-time	Full-time	Part-time
Existing employees	0	0
Proposed employees	0	0

**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				
	<input type="checkbox"/>			

**22. Site Area**

What is the site area?  sq.metres

**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:

Cooking, preparing and serving of food.

Is the proposal for a waste management development?  Yes  No

**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 applicant  Other person



**27. Declaration**

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

Date

**NYMNP  
-9 SEP. 2008**

**DESIGN AND ACCESS STATEMENT**

**SAULTZ BISTRO**

**16 HIGH STREET, HINDERWELL, SALTBURN, TS13 5JH**

**FOR**

**MR. & MRS. S. SAULT**

NYMNPA

- 9 SEP. 2008

**bhd**  
**partnership**  
architectural design + engineering

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

**Tel:** 01947 604871  
**Fax:** 01947 600010  
**Email:** [general@bhdpartnership.com](mailto:general@bhdpartnership.com)  
[www.bhdpartnership.com](http://www.bhdpartnership.com)

**1.0 DESIGN**

**1.1 Context**

The property currently consists of a Bistro / café / restaurant at ground floor level with kitchen and toilets which was granted Planning Permission on 28<sup>th</sup> June 2007 Decision RefNo: NYM/2007/0284/FL.

The lower Ground floor was granted Planning Permission for use as a Food Preparation and Storage area as part of the above approval.

Part of this application seeks to obtain retrospective consent for use of this area as also a Delicatessen and village shop with the sale of hot sandwiches, pies and snacks. In the same way as the village Post Office.

The first and second (attic) floors of the property formed the original shop owners residential accommodation consisting of lounge kitchen bedrooms and bathroom.

Part of this application seeks to obtain consent for Change of Use and Alterations to these rooms to form 4no. Letting Rooms with En-suite Bathroom facilities at first floor. The second floor will provide a separate suite suitable for a couple or small family and appropriate car parking.

The property is owned and operated by Mr. Steven and Mrs. Sharon Sault who live next door to the premises at No.1 The Warren High Street, Hinderwell.

They have invested heavily in order to provide an attractive, high quality bistro style café / restaurant in the village which is proving to be extremely successful and well-supported by local people and visitors alike Due to the quality of food provided, the service and costs.

The business currently employs 30 local people some full-time but the majority are employed part-time.

For these reasons the applicants wish to capitalise on the obvious success and to diversify in a discreet and sympathetic manner by provision of a small Delicatessen shop and high quality Letting Rooms for Visitors using The Star at Harome as a business model. The applicants have already been approached by Cleveland Potash Ltd as a local neighbouring large employer regarding provision of quality accommodation and food for their business visitors from this country and abroad should the application be approved.

These matters were subject to various letters from National Park Enforcement Planning Officers and this application aims to address the concerns relating to the provision of a Delicatessen shop including the sale of hot food, and Letting Rooms on the upper floors.

DAS9449

<p style="text-align: center;"><b>NYMNPA</b> - 9 SEP 2008 5<sup>th</sup> September 2008</p>
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The applicants are in the process of obtaining a letter from the Police in order to confirm that there is not a requirement for CCTV and this application also seeks to therefore remove that condition from the original Planning Approval (condition No.13) dated 28<sup>th</sup> June 2007. This being on the basis of no recorded crime to the property or immediate area.

With regard to the sign / advert referred to by the NYMNPA Officers this is located north of the village in private land owned by Mr. David Barker Farmer of St. Hilda's Farm, Hinderwell who contacted the National Park (Planning Department independently) some weeks ago. (See copy letter enclosed dated 14<sup>th</sup> January 2008).

It is understood that Mr. Barker is the owner of the sign and that this was approved some twelve to fifteen years ago although originally and previously for The Ship Inn Port Mulgrave.

The application does not relate to any external alterations to the property and is considered to comply with the following policies: -

- GP3 - General Development
- TM1 - Serviced Accommodation
- TM9 - Refreshment Facilities
- PPG21 - Tourism
- C1 - Retailing

1.2 Amount of Development

The delicatessen shop retail area will be in the region of 12.4m<sup>2</sup> in area, the prep Area will be in the region of 10.85m<sup>2</sup> in area.

The proposed four Letting Rooms with En-Suite Facilities at first floor level will be in the region of 74.9m<sup>2</sup> area.

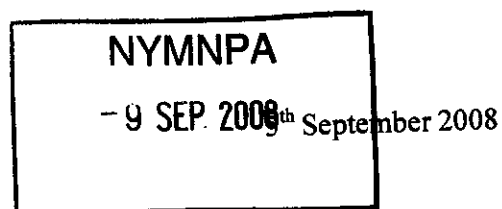
The proposed Family Suite at Second Floor level will be in the region of 30m<sup>2</sup> area at a minimum height of 1.5m above floor level and 16.2m<sup>2</sup> area at 1.8m above floor level.

1.3 Layout, Scale and Appearance

The proposals are all within the existing building and utilise existing floor space.

All floors had an existing access which are retained and utilised.

DAS9449



The proposals have been discussed and verified with Scarborough Borough Council Building Control Officers at a meeting and inspection with them on site.

In addition, Scarborough Borough Council Environmental Health Officers have also visited the property and carried out various inspections.

Therefore the Layout, Scale and Appearance remain as existing externally and the internal alterations at first and second floor refer to provision of alterations to internal walls and provision of fire doors and frames and fire protection to ceilings, floors and the roof in accordance with Building and Fire Regulations.

## 2.0 ACCESS

Access is available externally to the Delicatessen directly via Sunny Corner and access is also available for staff to and from the café, toilets and kitchen above.

Access is available to the first and second floor Letting Accommodation by means of a separate existing entrance on the north west elevation and internal stairs.

Car Parking is available off-street by use of three spaces opposite No.1 The Warren and one space at The Old School where an additional future parking space has been applied for by the applicants. In addition there is "on-street" parking available in the area where double yellow no parking lines do not exist.

Therefore adequate parking provision is available for the proposals.

The entrance and access stairs are considered to be acceptable by Scarborough Borough Council Building Control Officers. However new internal doors will be a minimum of 841mm wide to provide Access for All and light switches and socket outlets will be within the heights of 450mm to 1200mm above floor level in order to provide "Access for All"

Given the applicants existing successful Business and their willingness to respond to Planning Officers requirements, their good working relationship with Building Control Officers and Environmental Health Officers, combined with their successful Licensing Application and relationship with the majority of local people and visitors these proposals are considered to be both socially and economically beneficial to the village of Hinderwell and the local community and for these reasons consideration of approval is requested.

NYMNPA

- 9 SEP 2008

DAS9449

5<sup>th</sup> September 2008