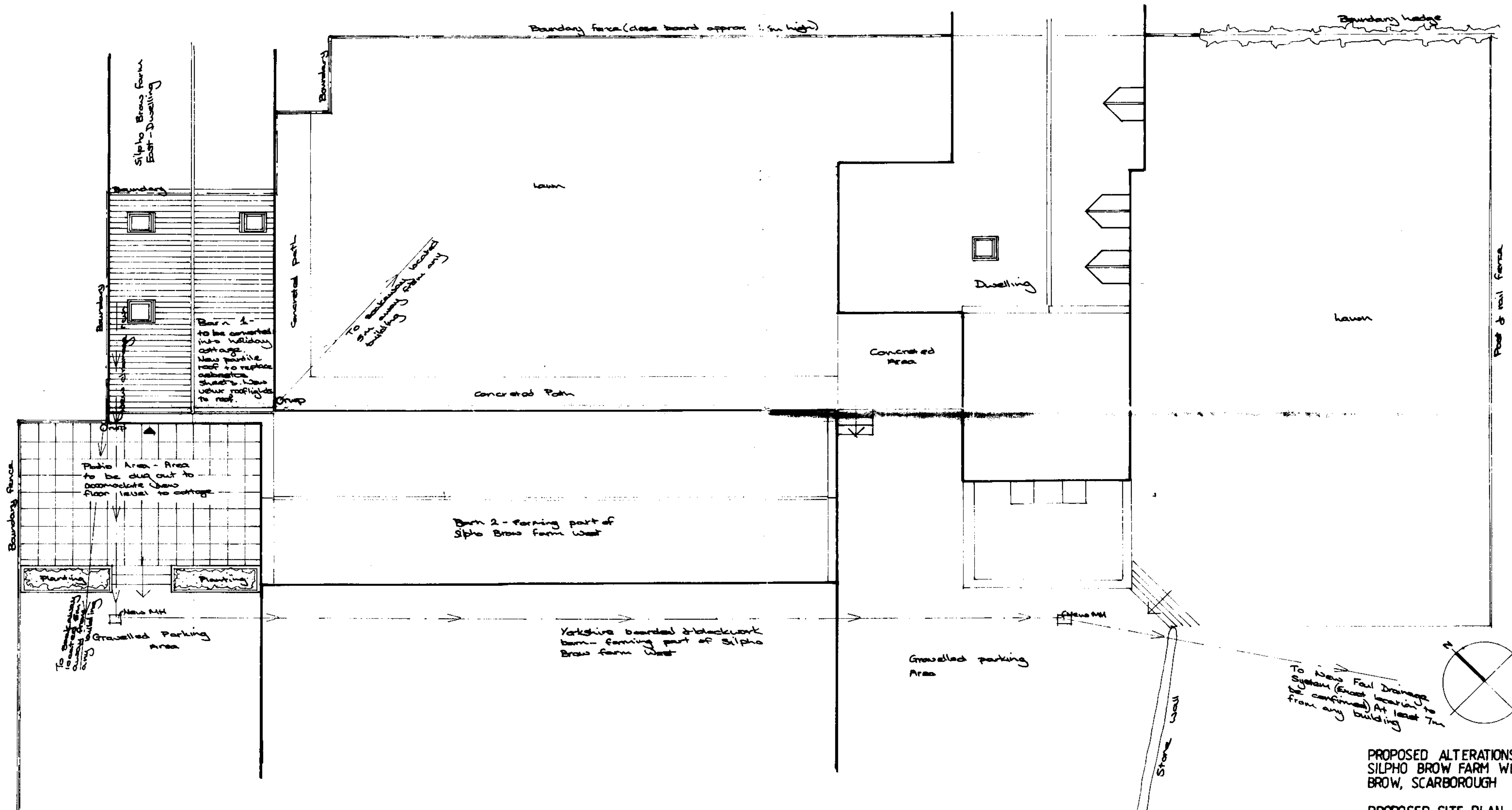


Silpho Brow Farm East Drive



Barn 2 -
to be converted
into holiday
cottage.
New patio
area to replace
existing shed. New
viewing platform
to roof.

To be converted
into holiday
cottage.
New patio
area to replace
existing shed. New
viewing platform
to roof.

To New Fall Drainage
System (Exact location to
be confirmed) At least 7m
from any building

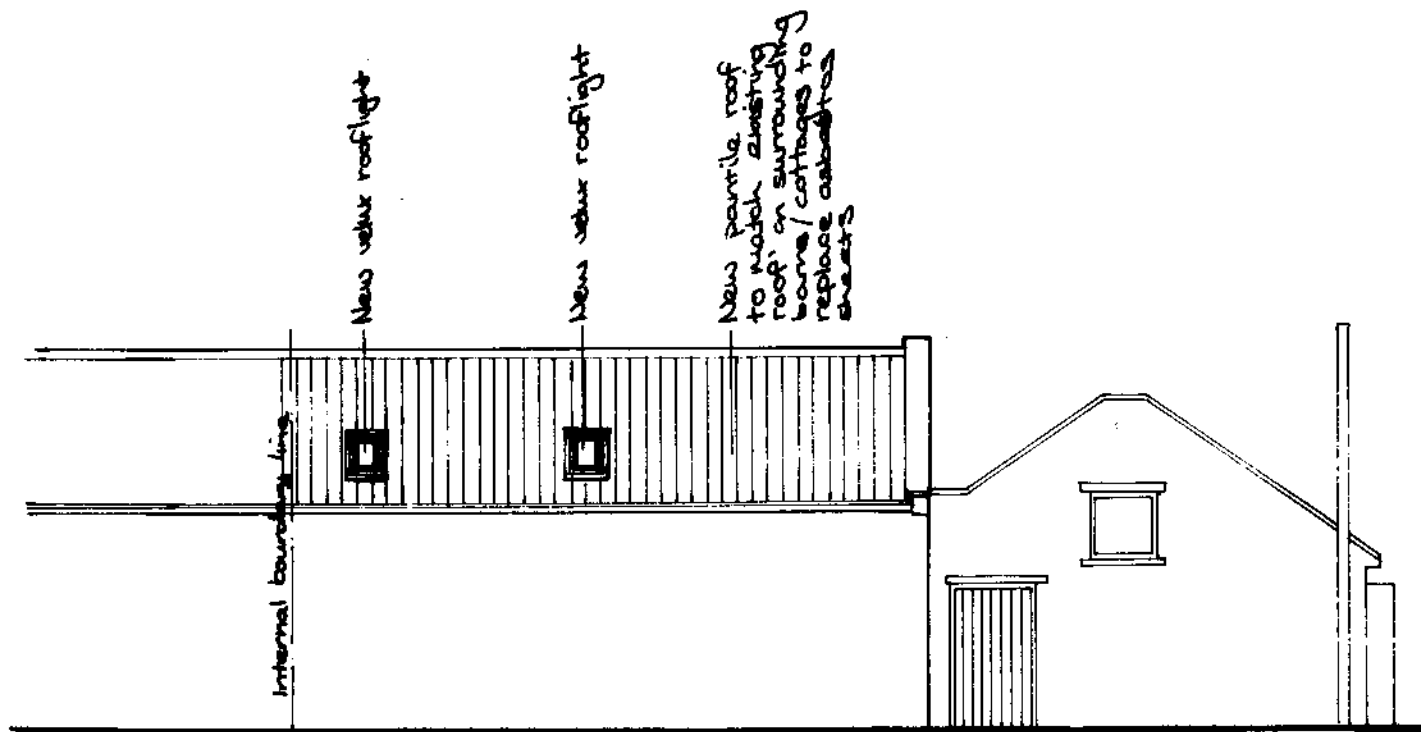
PROPOSED ALTERATIONS TO BARN AT
SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

PROPOSED SITE PLAN

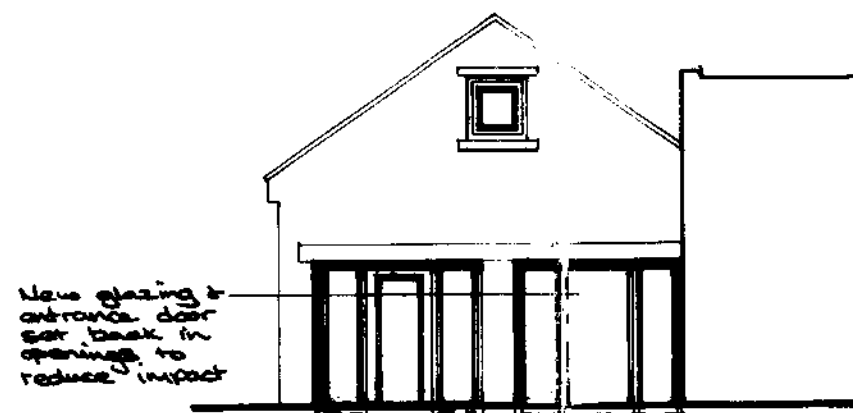
Date June '08 Job no. 07/13
Drawn VW Dwg no. 03
Scale 1:100 Rev.

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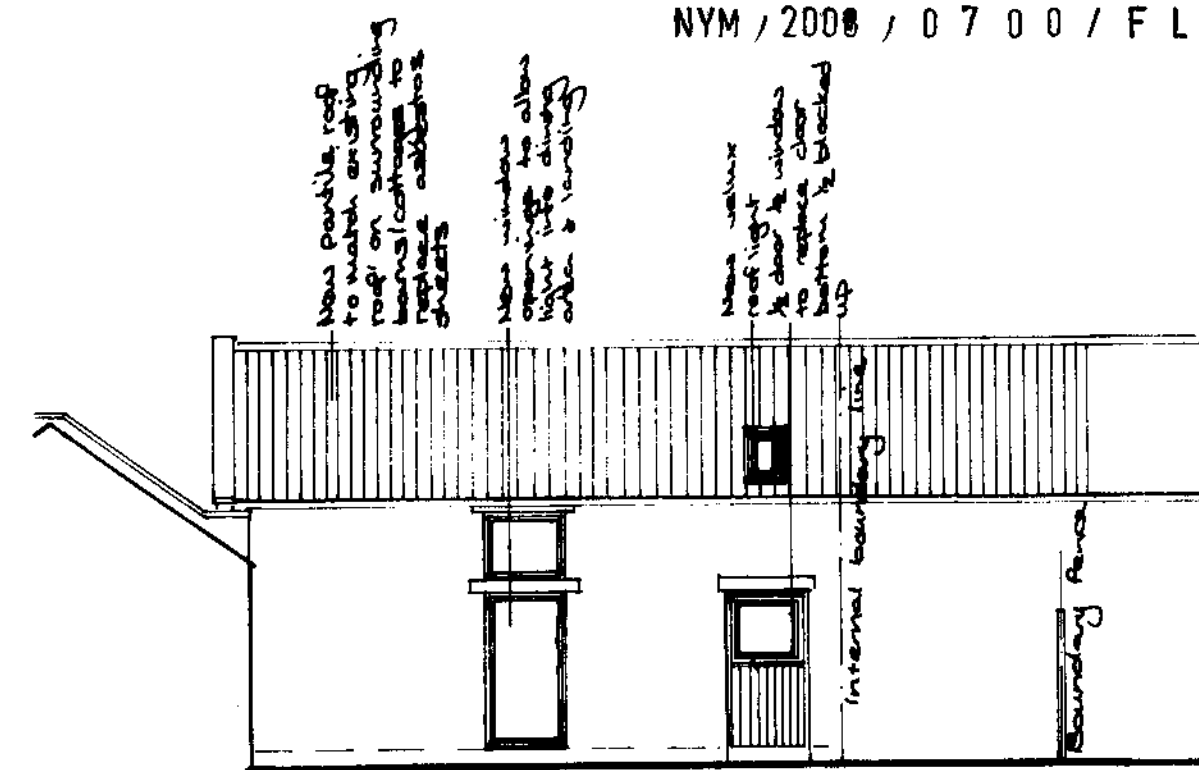
Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH
Tel 07734255300



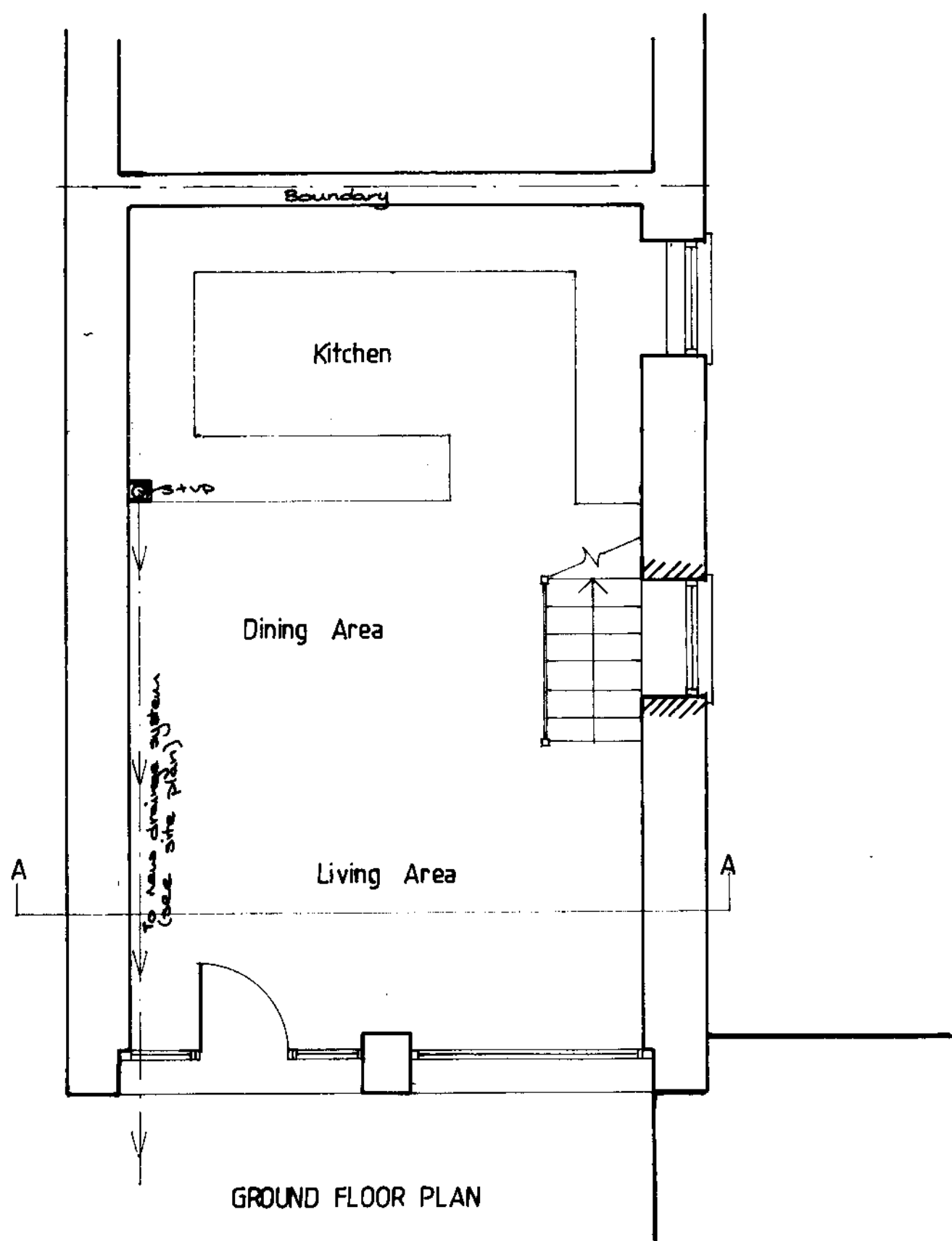
NORTH WEST ELEVATION



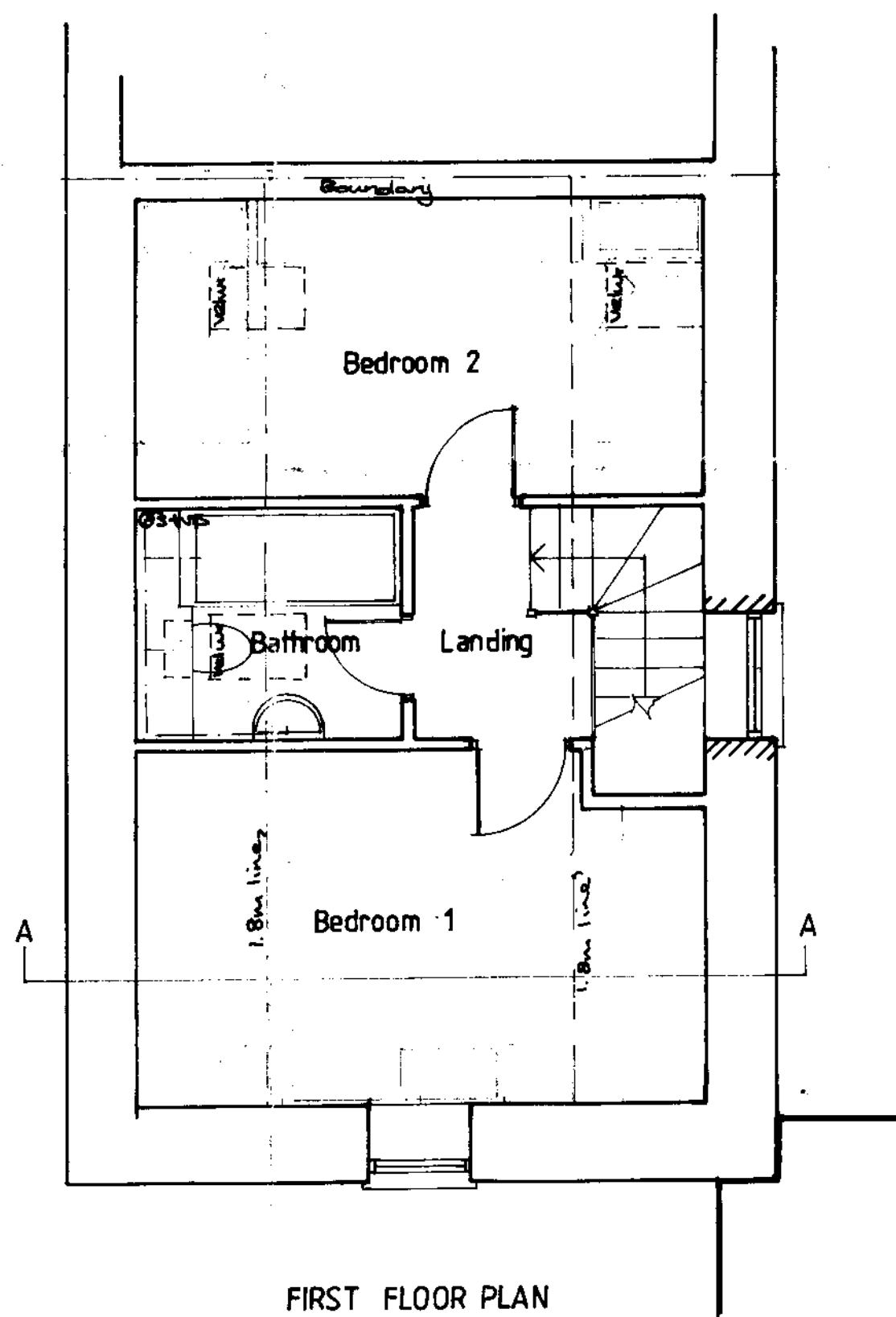
SOUTH WEST ELEVATION



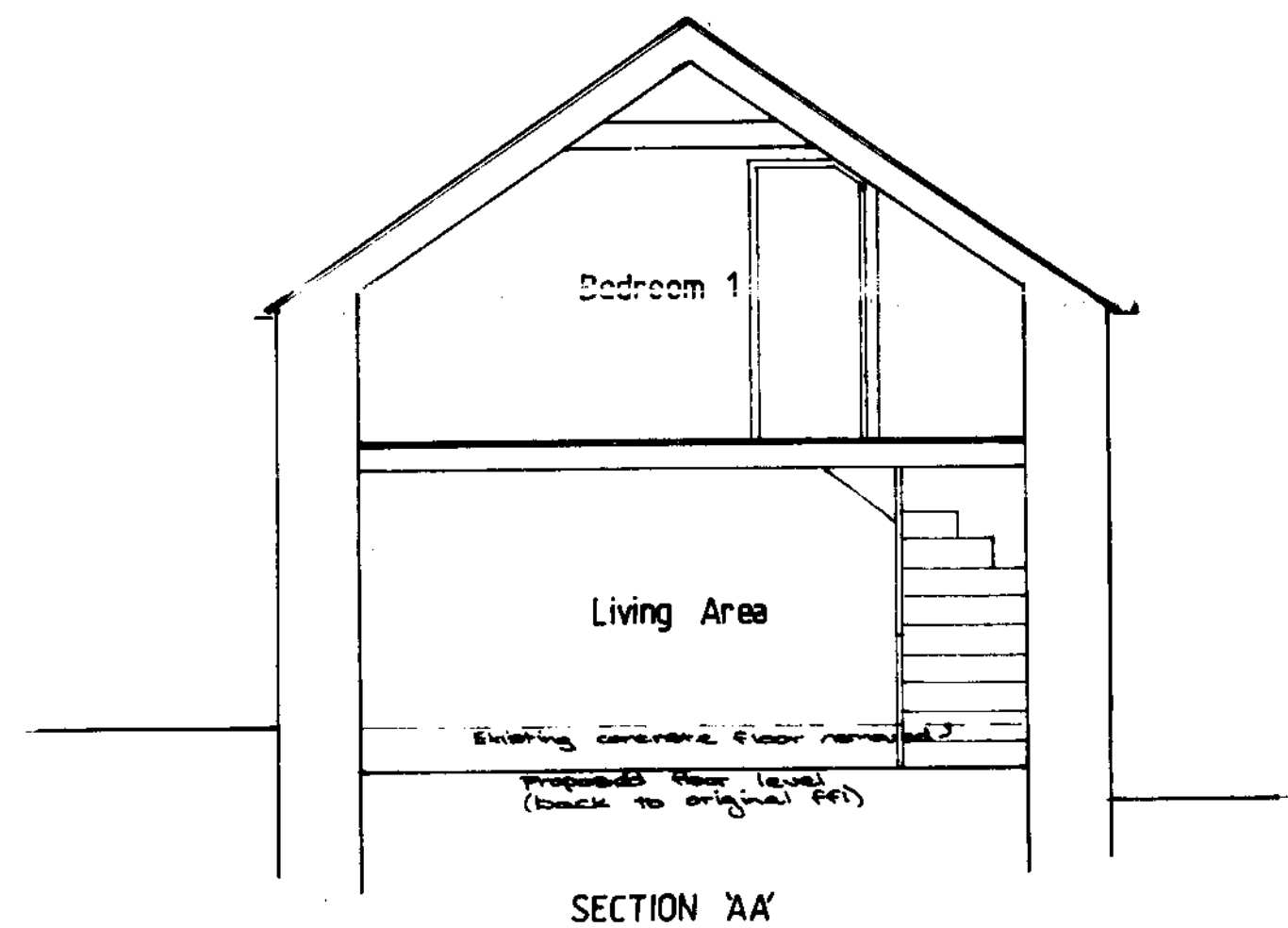
SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION 'AA'

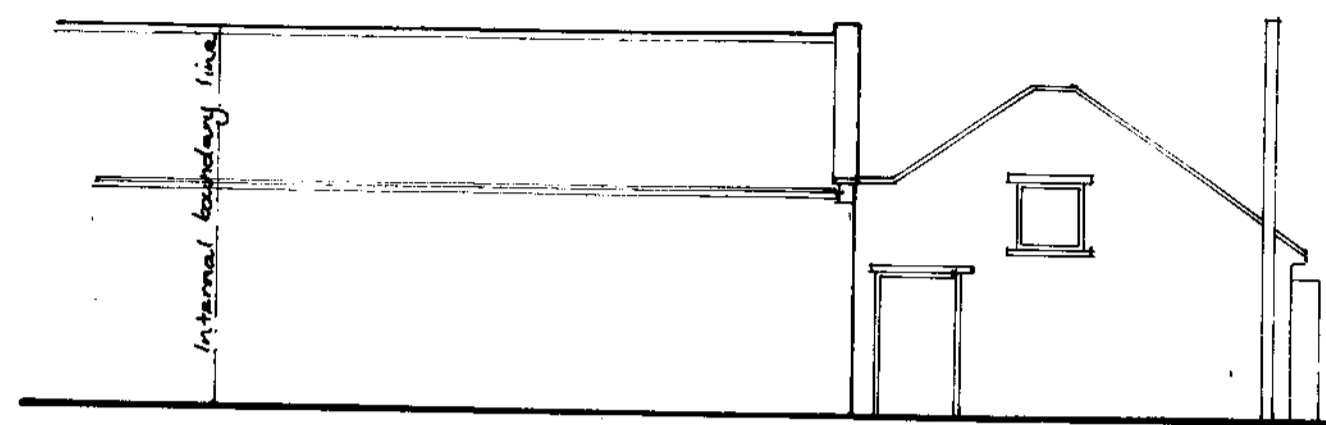
PROPOSED ALTERATIONS TO BARN AT SILPHO BROW FARM WEST, SILPHO BROW, SCARBOROUGH

PROPOSED ARRANGEMENTS

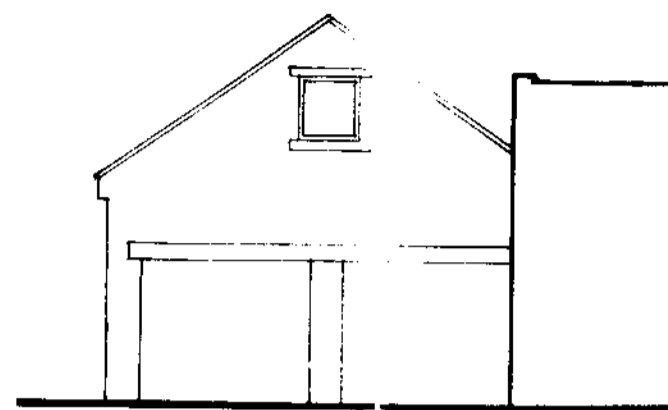
NYMNP
11 SEP 2008

Date: June '08 Job no. 07/13
 Drawn: WJ Dwg no. 02
 Scale: 1:50 1:100 Rev

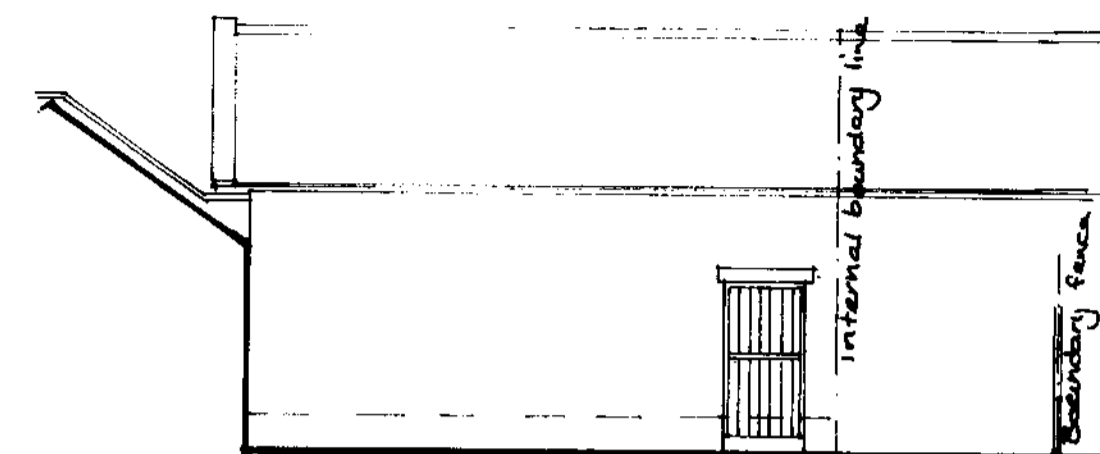
Miss V Wharton
 Architectural Design
 7 Red Scar Lane,
 Newby,
 Scarborough
 YO12 5RH
 Tel 07734255300



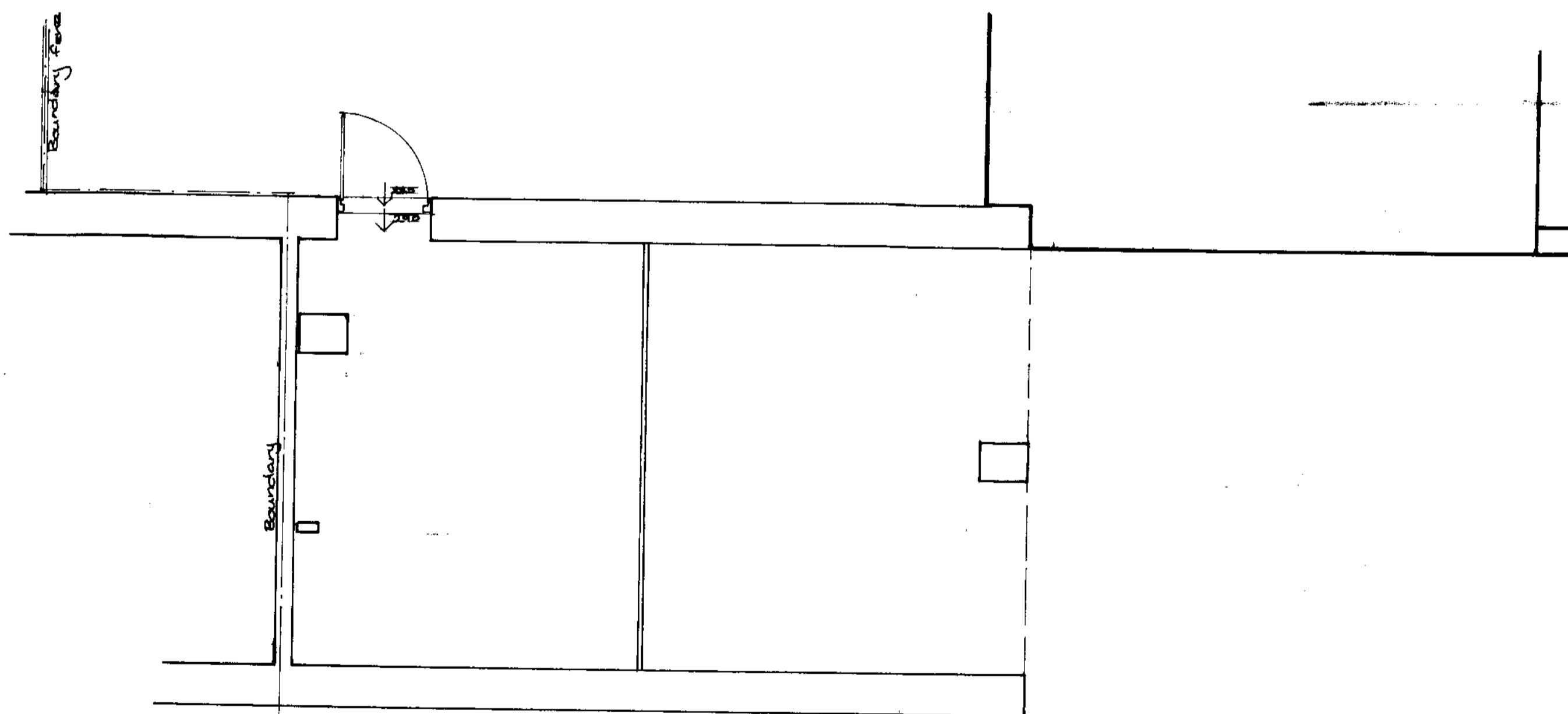
NORTH WEST ELEVATION



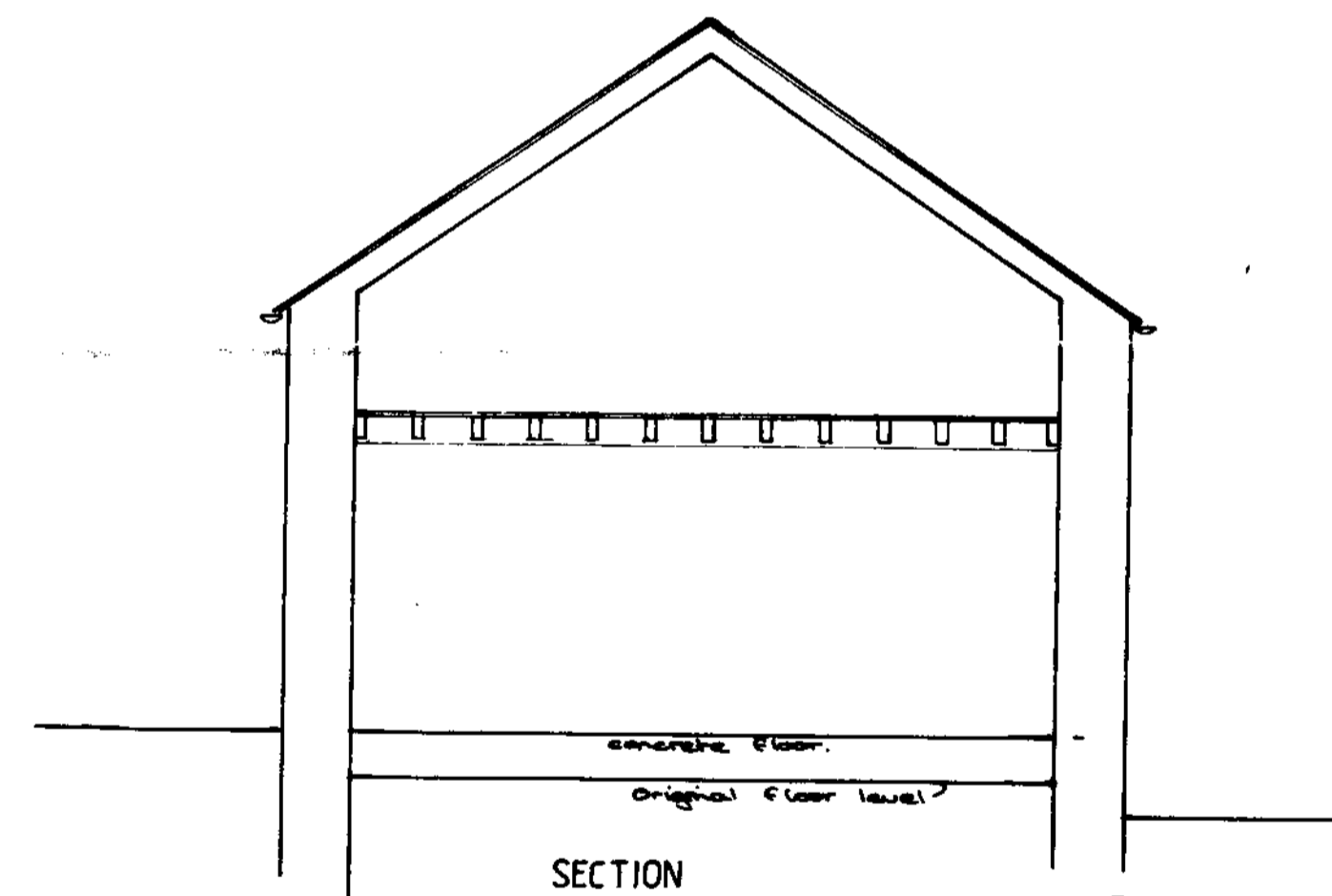
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



SECTION

NYMNP
11 SEP 2008

PROPOSED ALTERATIONS TO BARN AT
SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

EXISTING ARRANGEMENTS

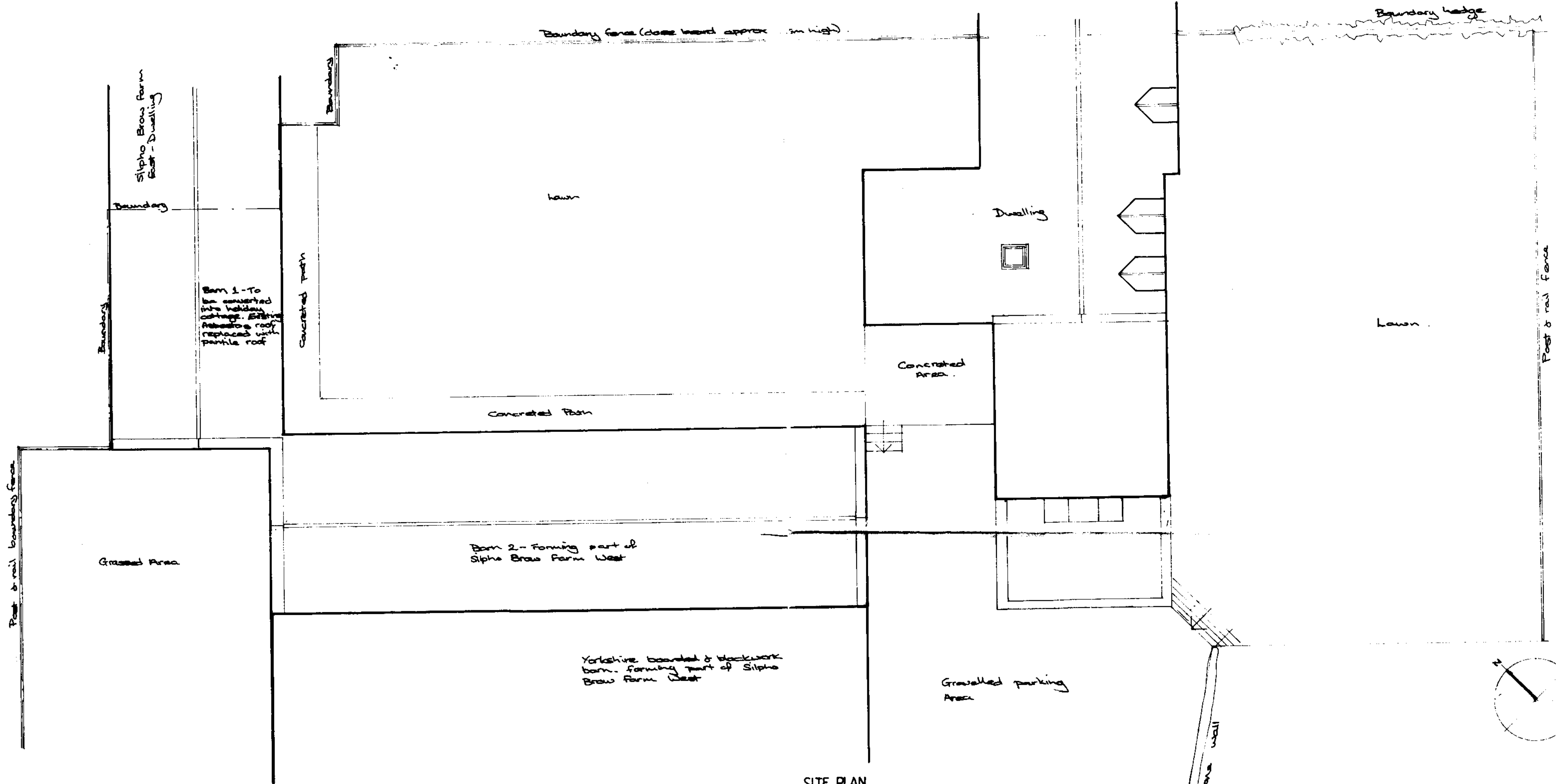
Date: Dec '07 Job no. 07/13

Drawn: VW Dwg no. 01

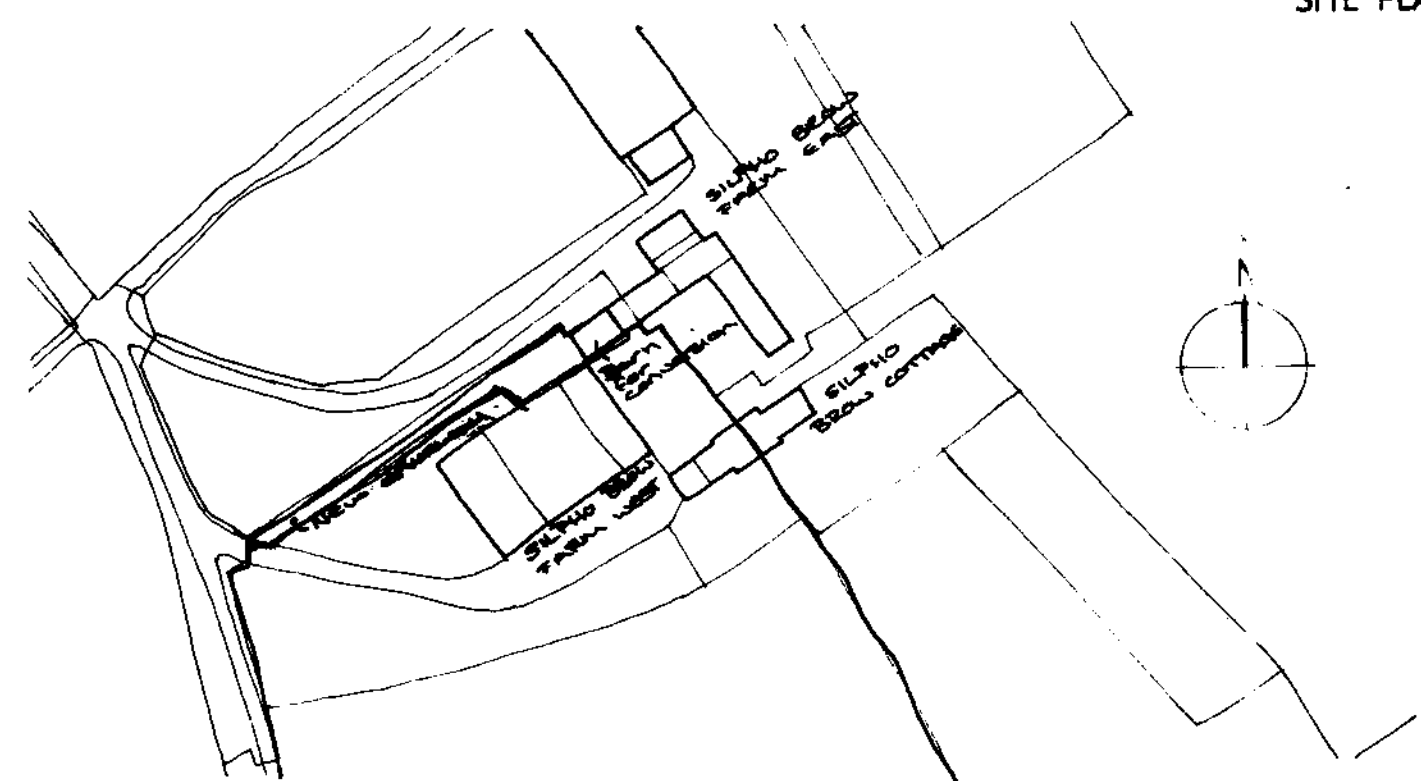
Scale: 1:50 1:100 Rev.

Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH

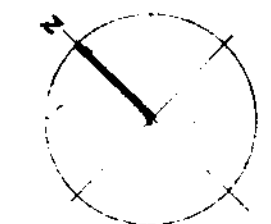
Silpho Brow Farm East Drive



SITE PLAN



LOCATION PLAN



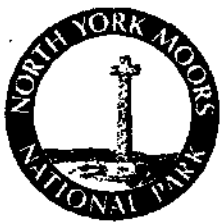
PROPOSED ALTERATIONS TO BARN
AT SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

EXISTING SITE & LOCATION PLANS

Date	Feb '08	Job no.	07/19
Drawn	VW	Dwg no.	04
Scale	1:100 1:1250	Rev	

NYMNP
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Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH
Tel 07734255300



Encl ref SE 98059, 93300

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

08/0700 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:

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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: **NYM / 2008** use/ number: **0708** House suffix: **4**

House name: **BARN AT SILPHO BLOW FARM WEST**

Address 1: **SILPHO BLOW**

Address 2:

Address 3:

Town: **SCARBOROUGH**

County: **N. YORKS**

Postcode (optional): **YO13 0SP**

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: **MRS HILARY SAUNDERS**

Reference:

Date (DD/MM/YYYY): **17/07/07**
(must be pre-application submission)

Details of pre-application advice received?
SITE VISIT - DISCUSSED APP. POSITIVE TO CONVERSION OF BARN TO HOLIDAY LET & CREATION OF NEW OPENINGS TO HOUSE SIDE OF BARN (SOUTH-EAST ELEVATION). NO FORMAL WRITTEN ADVICE

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)

NEW DRIVE TO BARN ENTERING FROM ROAD. SEE LOCATION PLAN.

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:
**NYMNP
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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 discussion with neighbours by client.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof	ASBESTOS	PANTILE TO MATCH EXISTING ON BARN 2 & HOUSE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	TIMBER & GLAZING	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	POST & RAIL		<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	GRAVEL / HARDWARE	GRAVEL / HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	N/A	N/A	<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:

Drwg nos 07/13/01-04 & design & access
 NYMNPA Statement
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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	0 for Barn	2 spaces created	2 new spaces
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer **NYM / 2008 / 07 0 / F L**
- 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):

* TO BE CONFIRMED AFTER SITE INVESTIGATION (PERCOLATION TESTS)

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:

BARN STORAGE

Is the site currently vacant? Yes No

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

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

N/A

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:

NYM / 2000 / 0700 / FL 1

Proposed Housing

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

Existing Housing

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

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

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

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

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

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

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

NYM/NPA
17 SEP 2000

Total existing residential units (A+B+C+D) = 1

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

Total net gain / loss of residential units +1

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	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	NYM / 2008 / 0700 / FL			
Net tradable area:				
A2 Financial and professional services				
A3 Restaurants and cafes				
A4 Drinking establishments				
A5 Hot food takeaways				
B1 (a) Office (other than A2)				
B1 (b) Research and development				
B1 (c) Light industrial				
B2 General industrial				
B8 Storage or distribution				
C1 Hotels and halls of residence				
C2 Residential institutions				
D1 Non-residential institutions				
D2 Assembly and leisure				
OTHER Please specify				
Total				

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			NYM/NPA	
C2	Residential institutions			77 SEP 2008	
Other	Hostels				

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
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) 0.0048 ha (Barn 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:

NYM
NYM / 2008 / 0700 / 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"/>		

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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.

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 (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 / 0700 / FL

The steps taken were:

[Empty box for steps taken]

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):

[Empty box for newspaper name]

[Empty box for date]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty signature box]

[Empty signature box]

[Empty date box]

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):

[Empty signature box]

[Redacted signature box]

10/09/08

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

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty signature box]

[Empty signature box]

[Empty date box]

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):

[Empty signature box]

[Redacted signature box]

10/09/08 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers **NYM 7 2000 / 0 7 0 0 / FL**

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

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
11 SEP 2008

Design and Access Statement

For

Alterations

to

Barn at

Silpho Brow Farm West,

Silpho Brow,

Scarborough

NYMNPA

11 SEP 2008

Victoria Wharton BA Hons CAP

Design and Access Statement

The Site

The site is situated to the North of Scarborough. The barn (labelled Barn 1 on Drg nos 07/13/04) itself is a typical stone built barn with an asbestos roof, which is not original. The barn forms part of the neighbouring dwelling Silpho Brow Farm East also known as The Shippon and has been divided into two ownerships.

The farm is made up of the cottage, two stone barns (labelled Barn 1 and 2 on the site plan Drg no. 07/13/04) and two joined Dutch barns (clad with Yorkshire boarding). To the North East of Barn 1 is the adjoined converted barn and to the front is Silpho Brow Farm West cottage, constructed of stone and pantile. So the main buildings are stone with pantile roofs.

The barn has had its roof replaced with asbestos sheets, which obviously are neither original or in keeping with the rest of the farm and surrounding buildings.

The proposal is to convert the barn into a two-bed holiday cottage, restoring the roof with clay pantiles, and create one new window opening within the barn.

The proposed development would reuse a barn, which is currently only partly used for storage, and create a business on site in order to make the property a more sustainable place to live.

Consultation

The proposed development has not officially been discussed with any of the neighbouring residents within the area. However the applicant has had an informal discussion with his adjoining neighbours at Silpho Brow Cottage. Also, we have consulted with the North York Moors National Park on the 17th July 2007 on site with Hilary Saunders. The outcome of this meeting was that the proposal would be acceptable subject to a sympathetic design.

The design

As the development comprises a conversion of an existing building we have worked with this and tried to leave the existing building as untouched as possible. Obviously the main issues were to create some additional natural light and ventilation within the space.

Rooflights have been added to the roof in order to allow light and ventilation from above into the bedroom and bathroom. Two have been placed on the northwest side, these will be seen from the access road, and however the neighbouring property has already got a large velux in this elevation.

One has been placed on the yard side of the barn to allow some light and solar gain from this side of the barn. As both bedroom 2 and the bathroom will have no natural light other than from the veluxs it is necessary for these to be inserted into the roof.

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We have created a new opening in the Southeast elevation in order to allow light into both the dining area and the landing. If this was not created the interior would be quite dark because of the location of the existing openings and also because the ceiling will be quite low in order to gain more useable space upstairs.

The existing door on the southeast side has been dealt with in a sympathetic way, the door has been designed to try and mimic the existing stable doors on Barn 2.

The two large openings in the southwest elevation have been split into three panes. As one of openings will create the entrance to the cottage, the other opening is treated in a similar way in order to tie the design together. These have also been set back, so there will be a larger reveal in order to minimise the impact of these windows.

The roof will be restored with red clay pantiles, which should have a similar dish to the existing roof tiles on the cottage and Barn 2.

Access

The access to the site is along a tarmac road. It is a single-track road and access is obviously restricted because of this. There will obviously be additional traffic travelling on this road due to this development, however we can assume there will be a maximum of two extra cars (usually only one as it is intended the cottage will be used by a family) and these cars will be travelling on the road at different times to the current road users.

As the current users use the road at times to suit school and work, the holiday cottage users will be going out later and coming back earlier, and possibly going out again in the evening when road use is less frequent.

A new drive will be created so the holiday cottage has its own access from the road, this is marked on Drg no 07/13/03 and additional parking will be created to accommodate two extra vehicles, this is also located on Drg no 07/13/03.

The access to the building itself is going to be down three or four steps as the existing floor is lower than ground level at the entrance, so access for disabled is not really feasible.

The steps can be made less steep and more suited to an ambulant disabled stair however because of site constraints it is unfeasible to expect disabled or ramped access unfortunately.

Evaluation

The proposed development would enhance the surrounding area and have a small impact on the appearance of the area.

The barn's appearance would certainly be improved by the restoration of the pantile roof.

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While we are aware the new opening to the southeast elevation is a little intrusive, we feel it is appropriate and required in order to provide a light and airy interior. In addition to this, consultation on site considered the possibility of additional openings and the outcome was favourable for this elevation.

The conversion of the barn would provide this household with a business opportunity thus making it a sustainable development.

We feel the conversion would improve and enhance the immediate surroundings with having little impact on the neighbours and for these reasons we hope the National Parks Authority will look favourably upon them.

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Bat Scoping Survey

Silpho Brow Farm West

NYMNP

05 NOV 2008



Environment & Ecology Ltd

MAB Environment & Ecology Ltd

Tel. 01845 537845

Email: mab@mab.uk.com

www.mab.uk.com

Registered in the U.K. no.6504129

Bat Scoping Survey

Site:

Silpho Brow Farm West,
Silpho,
Scarborough,
North Yorkshire
YO13 OJP

Survey Date:

16th October 2008

Client:

Mr Darren Todd,
Silpho Brow Farm West,
Silpho,
Scarborough,
North Yorkshire.
YO13 OJP

Agents details: N/a

Planning Office:

NYMNPA

Planning reference: ~~Not known~~

NYM/2008/0700/NEW

Contents:

1. Summary
2. Introduction
3. Site description
4. Methodology
5. Constraints
6. Pre-existing information
7. Results
8. Conclusions
9. Likely impact on bats
10. Legislation relating to bats
11. References

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16 OCT 2008

1. Summary

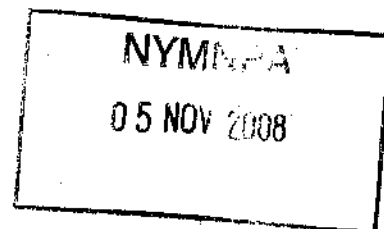
A bat scoping survey of a traditional stone granary at Silpho Brow Farm West revealed no signs of bat use or potential bat roost habitat. No bat droppings or feeding waste were found on the first floor or in the crevices. The roof is composed of asbestos sheets laid on wooden beams. There is no potential bat roost habitat for pipistrelles. The roof space is not being used by void flying bats as there were no bat droppings or feeding waste found on the first floor and the ridge beams were cobwebby. Externally, there were some crevices on the north wall of the granary which may be used by hibernating bats. These should be left unpointed or if pointed the roost habitat should be replaced with two bat boxes. The ground floor of the granary has been used by breeding swallows and so the development must avoid disturbing breeding birds and their nests.

2. Introduction

This bat scoping survey has been requested by North York Moors National Park Authority to accompany a planning application for the conversion of a small two storey stone granary into a holiday cottage.

3. Site Description

Silpho Brow Farm West is in a complex of 3 dwellings with barns in an isolated part of the North Yorkshire Moors National Park. It is approx. 15 miles from Scarborough and surrounded by undulating, pastoral countryside, with nearby woods and hedges. There are views to the sea.



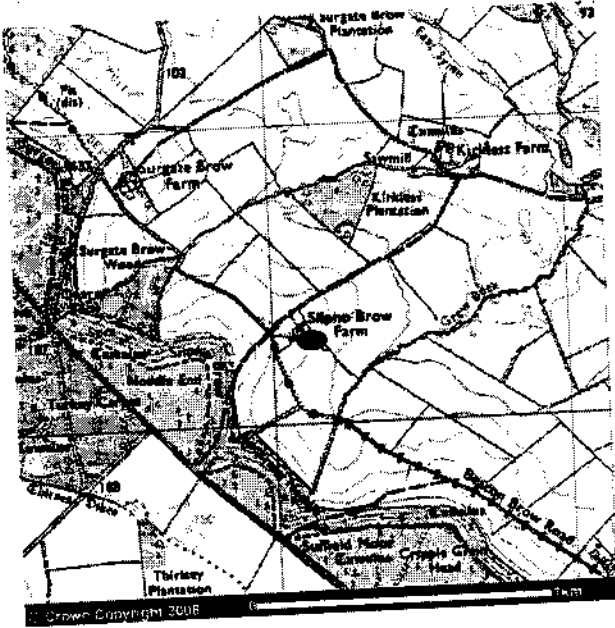


Figure 1 Location map of Silpho Brow Farm West

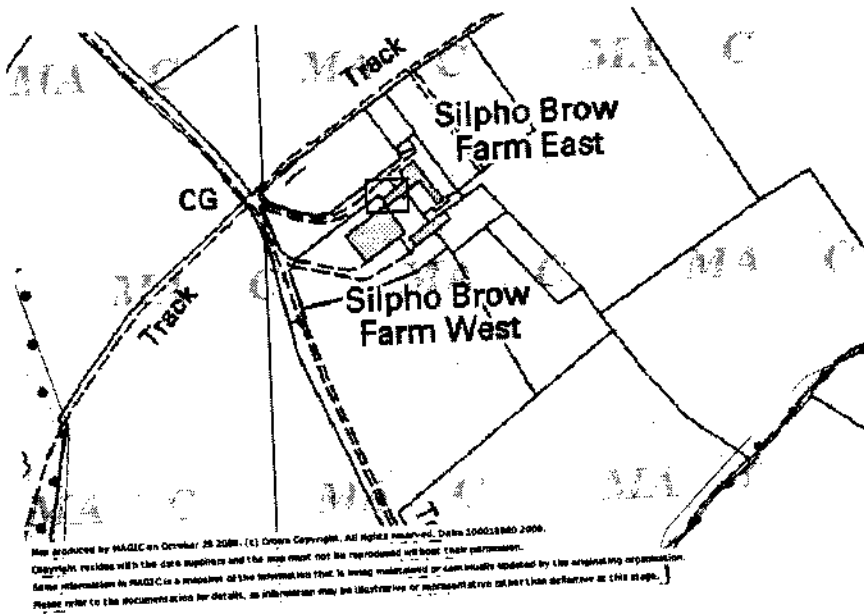


Figure 2 Site plan of showing location of granary.

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05 NOV 2000



Photo 3 North and west side of the granary. Adjoining barn is visible. There are some crevices on the north side.

4. Methodology

4.1 The property was surveyed by Ione Bareau MIEEM of MAB Environment and Ecology Ltd. Ione Bareau has been trained by the Bat Conservation Trust in surveying properties for bats, and is a licensed bat handler.

4.2 The interior and exterior of the buildings were inspected during the day using halogen torches, ladders, and a flexible endoscope (a Pro Vision 636). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, dead bats, and the sounds / smells of bat roosts.

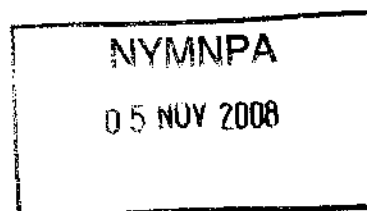
4.3 A bat records search of 2km square around the site was commissioned from the North Yorkshire Bat Group (NYBG).

5. Constraints

Conditions were good for preservation of bat droppings, feeding waste etc. The survey was carried out outside the emergence survey season.

6. Pre-existing information

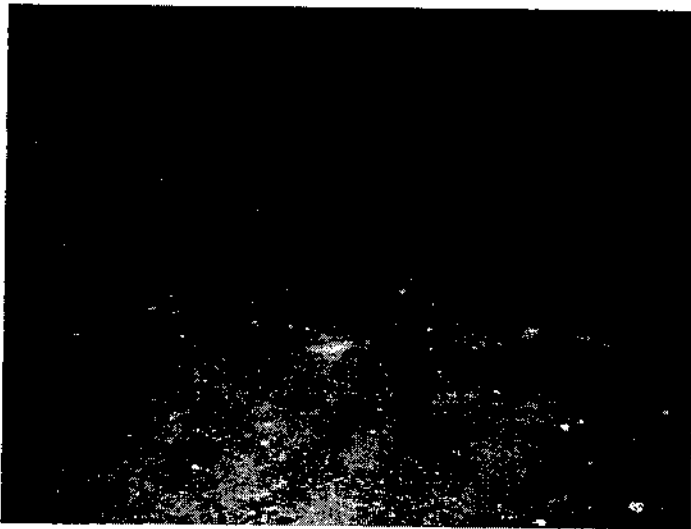
There are no bat records within 2km of the site.



7. Results

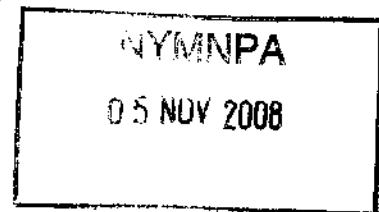
7.1 Daylight inspection

The granary is constructed of traditional sandstone with an asbestos sheet roof laid on wooden roof timbers. The granary is part of a longer barn which belongs to the neighbouring property. There is no access from the granary to the adjoining barn. The granary is two storey with a wooden floor. It is open to the west with two old open granary doorways. The other part of the ground floor is used for storage and is accessed by a wooden barn door from the south side.



The first floor was not in good condition but it was possible to gain access with a ladder and inspect the floor for any bat signs. It was scattered with old corn but conditions were good for preservation of bat waste and feeding debris and no bat signs were found.

The roof is asbestos sheets laid on wooden beams. The main ridge beams were very cobwebby.



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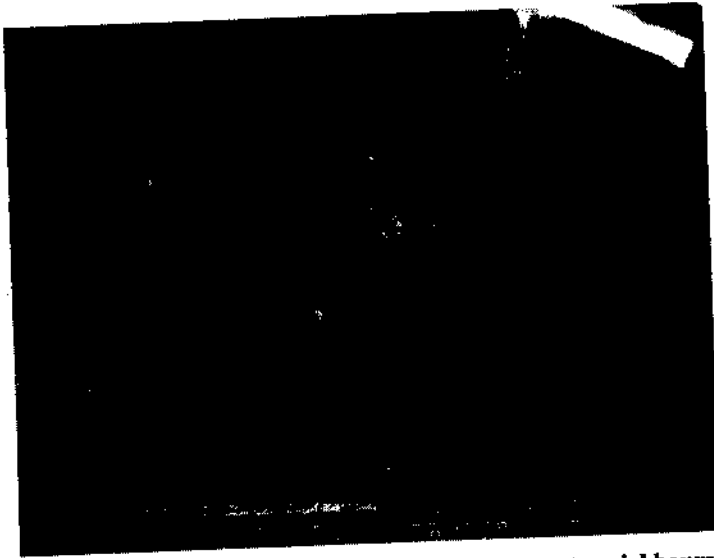


Photo 4 First floor of granary. Blocked up doorway to neighbours barn.

The external walls of the building were well pointed on the south side (the side which is part of Silpho Brow Farm West). The north side of the building can only be accessed from the neighbouring property. This side was inspected and contained some crevices between the stonework. These were inspected for bat droppings and none were found.



Photo 5 Asbestos roof

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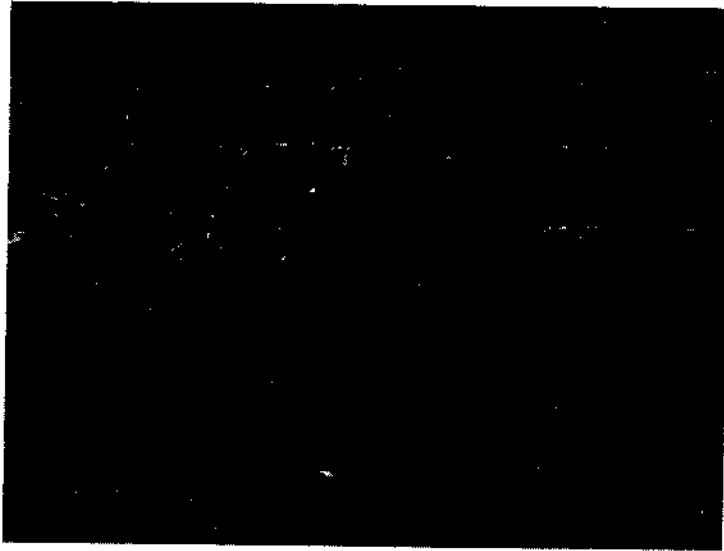


Photo 6 South side showing well pointed stonework

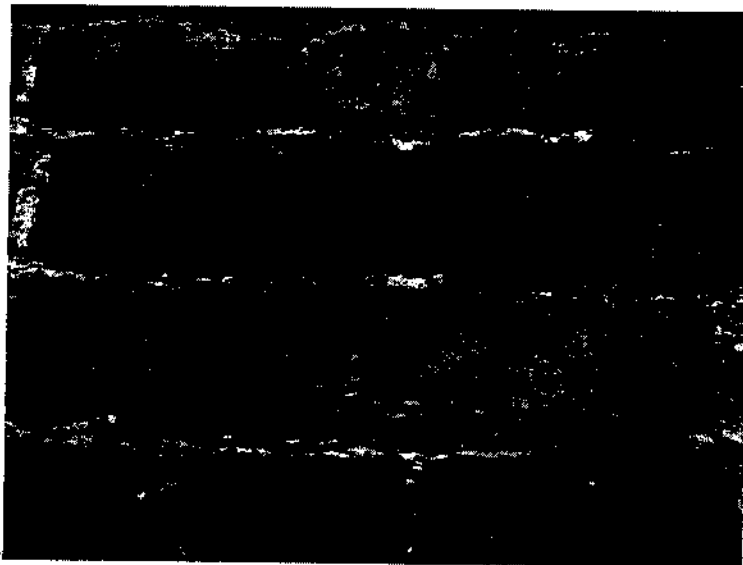
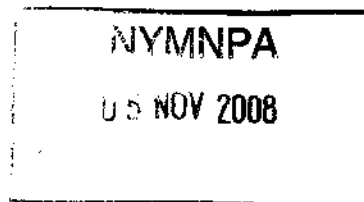


Photo 7 North facing wall showing crevices. This is accessed from the neighbouring property.

There were some old swallow nests in the open part of the granary.

7.2 Emergence survey

Not applicable



8. Conclusions

The buildings and barns at Silpho Brow Farm West are surrounded by open countryside with lots of mature broadleaves, permanent pasture and hedges. All good foraging habitat for bats though there are no bat records within 2 km of the site. There are also other barns in the complex which are tiled with underfelt and provide potential bat roost habitat.

The granary, which is part of Silpho Brow Farm West, is to be converted to a holiday cottage. It adjoins a longer barn which is owned by the neighbouring property but there is no access to that barn from Silpho Brow Farm West.

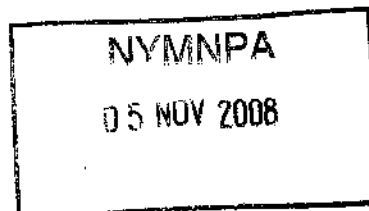
The granary is roofed with asbestos sheets and there is no potential bat roost habitat in the roof. This implies that there are no roof dwelling bats such as pipistrelles. Roof flying bats may use the roof void but the main ridge beams are cobwebby and there were no bat droppings or bat feeding waste found on the first floor. Conditions were good for the preservation of bat signs as the granary is dry.

The majority of the stonework is very well pointed so there is no potential bat roost habitat between the masonry. There are some crevices on the north facing side of the barn. This side of the barn is only accessed from the neighbouring property. The crevices were inspected using a torch and no bats or bat droppings were observed in the crevices. Sometimes crevices in stonework are used by hibernating bats in winter or lone roosting bats in summer. These crevices should remain unpointed if possible but if they are repointed they should be inspected before repointing to check no bats are likely to be interred. The subsequent crevice loss will result in potential bat habitat being lost so two or three bat boxes should be erected on the property. These can be purchased from www.yorkshirebatbox.co.uk - for hardwood English oak boxes, or 'woodcrete' boxes are available from Alana ecology. These should be placed as high possible, preferably on north or east facing walls.

These measures will result in a net gain of potential roosting and hibernating habitat for bats.

Swallows were using the granary for nesting. Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981. It is important to undertake the work before the bird breeding season or block off the granary so that swallows are encouraged to build their nests in the other buildings where they will remain undisturbed.

If in the unlikely event that a bat is found when starting the building conversion call the bat helpline on 0845 1300228 or the ecological consultants MAB Environment and Ecology Ltd on 01845 537845.



9. Likely Impact on Bats

The development will have no impact on bat populations except for a negligible amount of crevice loss. If the roof is replaced so as to be 'bat friendly' with tiles and underfelt replacing the asbestos sheets (leaving some access points between the ridge tiles and under the tiles) and provision of crevice replacement bat boxes the proposed development will have a positive impact on bat populations.

12. Legislation relating to bats

12.1 All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats &C) Regulations 1994 as amended in 2007.

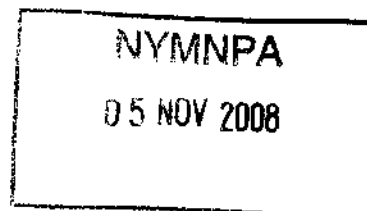
Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under the Habitats Regulations it is an offence to deliberately disturb animals of a European protected species (EPS) where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species. Natural England 2007.

12.2 Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, 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.

12.3 Where it is proposed to carry out works which will affect a bat roost, a licence must first be obtained from the Natural England even if no bats are expected to be present when the work is carried out.

12.4 The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.



12.5 When considering an application, the Ecological Consultant must consult with the local planning authority. This process may also take a considerable length of time. Applications can only be made once planning permission has been granted (where appropriate), and consultation responses have been received.

12.6 Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

12.7 PPS9: Planning Policy Statement on Biodiversity and Geological Conservation is the relevant national planning guidance in relation to ecological issues. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that biodiversity may be material to decisions on individual planning applications. It also talks about conserving and enhancing biodiversity and ensuring that developments take account of the role and value of biodiversity.

13. References

Natural England 2007: *Amendment of the Habitats Regulations in England and Wales 2007: Change to licensing requirements.* <http://www.defra.gov.uk/wildlife-countryside/ewd/ewd-chang-spec-prot-lic.pdf>

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VALIDATION CHECKLIST

PLANNING PERMISSION Other than Householder Applications



Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

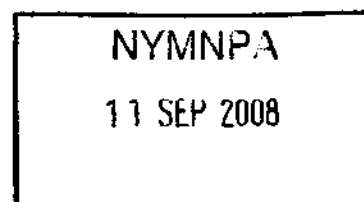
STANDARD REQUIREMENTS:

(1 original and 3 copies to be supplied unless that application is submitted electronically)

- | | | |
|---|---|------------------------------|
| Completed application form | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) regulations 1990. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed site layout plans at a scale of 1:100, 1:200 or 1:500 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed elevations to a scale of 1:50 or 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed floor plans to a scale of 1:50 or 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed roof plans to a scale of 1:50 or 1:100 – if the proposal alters the existing roof | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed sections and finished floor levels at a scale of not less than 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Design and Access Statement unless material change of use, engineering or mining works | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Application fee
Please consult our enclosed Schedule of Fees.
Cheques are to be made payable to NYMNPA | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

Manufacturers specification/leaflet, for proposals incorporating plant/machinery (swimming pools/wind turbines)
Please highlight the exact information within the leaflet that relates to the development proposal. Please also see the Authority's website for Planning Advice Note 3 – Renewable Energy
<http://www.moors.uk.net/uploads/publication/6245.pdf>

YES NO



SOME OR ALL OF THE FOLLOWING INFORMATION MAY ALSO BE REQUIRED:

- | | | |
|---|---|---|
| Biodiversity Survey and Report (Nature Conservation and Ecological Assessment) | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Flood Risk Assessments/ Sequential Test (flood zones) | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Tree Survey/Arboriculture Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Environmental Impact Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Foul Sewerage/surface water Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Structural Survey | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Statement of Agricultural Need | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

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