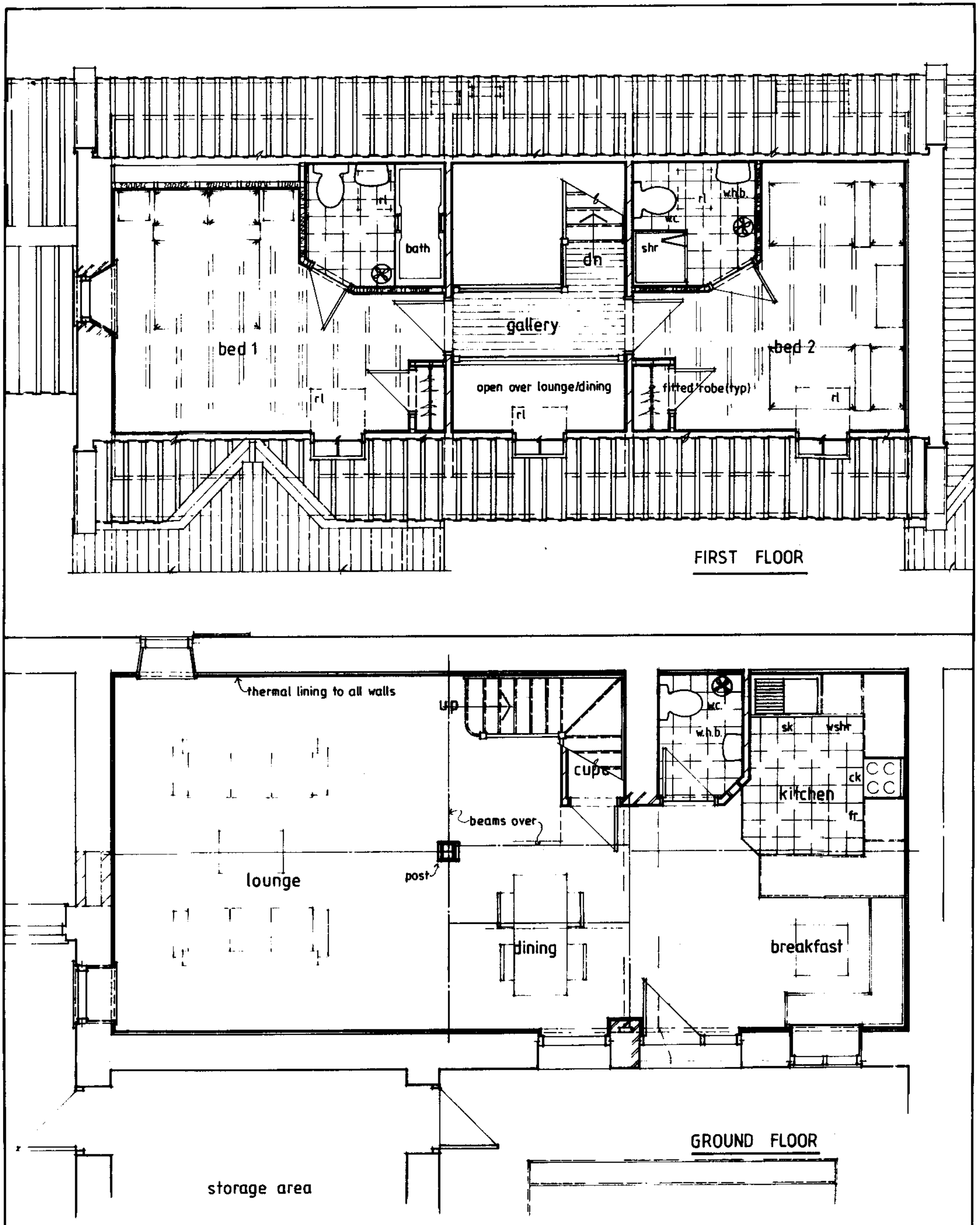

Project	:	Proposed extensions to dwelling and conversion of barn to holiday cottage
Location	:	Coopers Farm, Aislaby Side, Egton, Whitby
Clients	:	Mr & Mrs G Swift
Title	:	Proposed floor plans of barn

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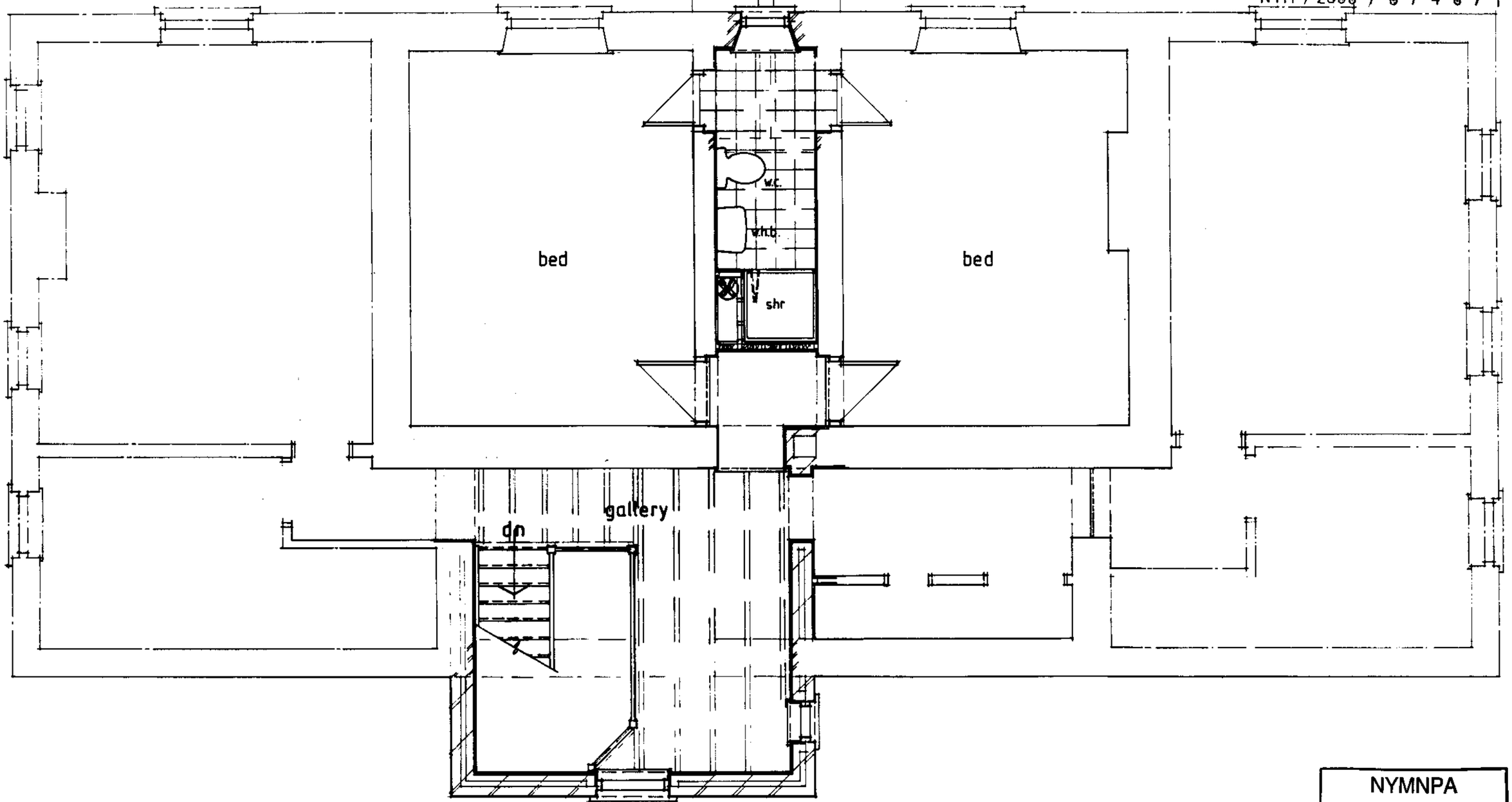
Barclays Bank House, Baxtergate, Whitby,
N. Yorks YO21 1BW
Tel. 01947 820262 E-mail- info@bell-snoxell.co.uk
RICS

Date: July '08	Scale: 1:50
Drawn By: [illegible]	Drawing No: 120/5/7

NYM / 2008 / 0746 / FL

NYM / 2008 / 0746 / FL



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Project	:	Proposed extensions to dwelling and conversion of barn to holiday cottage
Location	:	Coopers Farm, Aislaby Side, Egton, Whitby
Clients	:	Mr & Mrs G Swift
Title	:	Proposed first floor plan of house

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RICS

Date: Aug '08	Scale: 1:50
Drawn By: [illegible]	Drawing No. 1203/4

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lounge

cloak
cup'd

dining

kitchen

arch

office

hall

arch

utility

w.c.

w.h.b.

cup'd

up

Project	:	Proposed extensions to dwelling and conversion of barn to holiday cottage
Location	:	Coopers Farm, Aislaby Side, Egton, Whitby
Clients	:	Mr & Mrs G Swift
Title	:	Proposed ground floor of house

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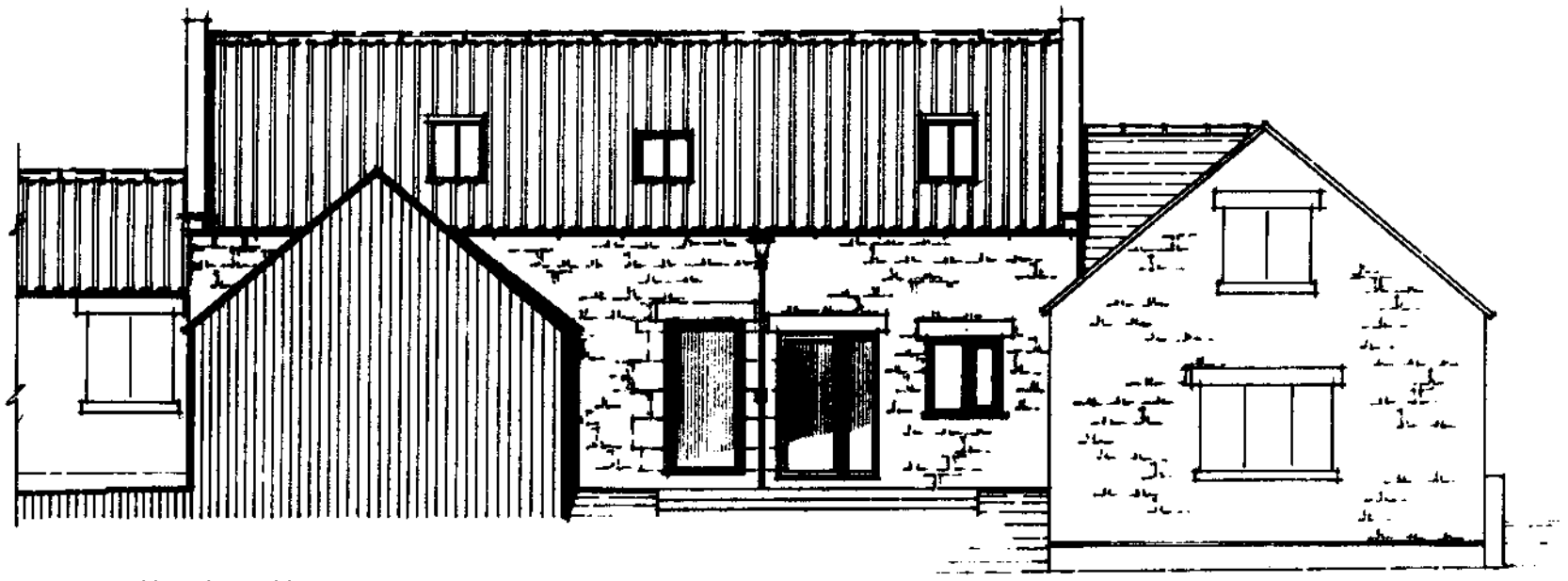
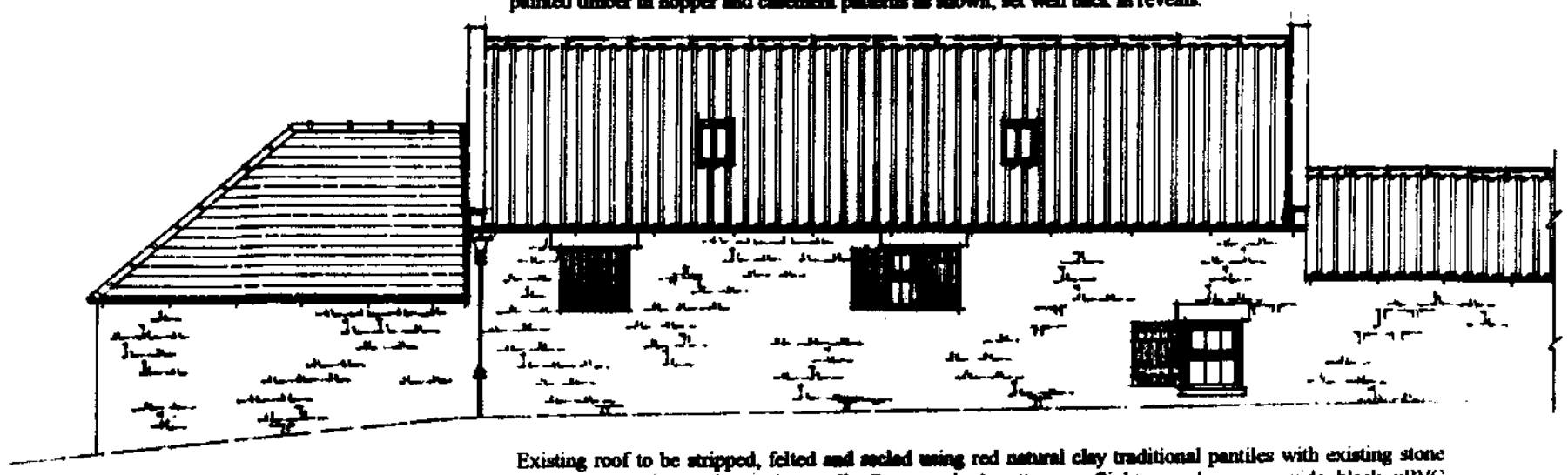
RICS

Date: Aug '08	Scale: 1:50
Drawn By: L/h.rd	Drawing No: 120/3/3



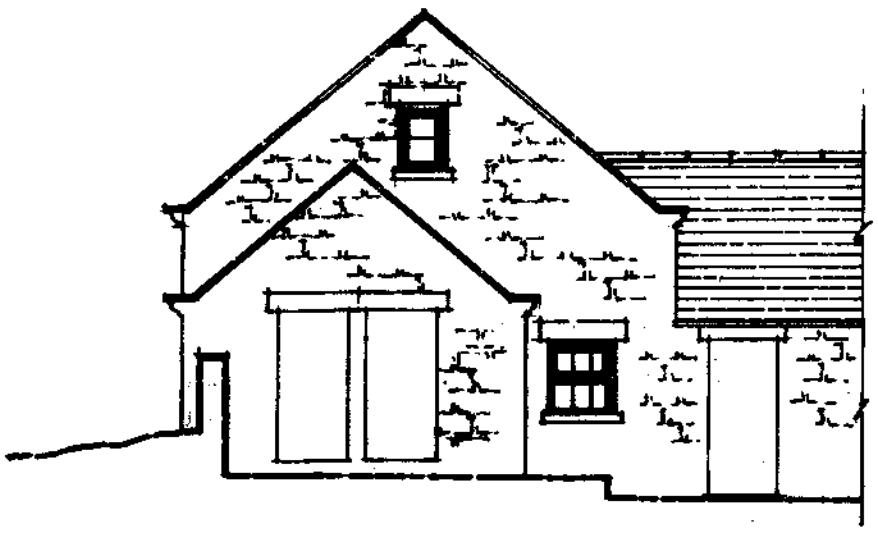
south elevation

Existing entrance openings to be adjusted as shown and fitted with matching brown painted frames and thermal glazing, set well back in reveals, adjacent window to be fitted with brown painted casement frame to match windows in adjacent cottage. New and replacement windows in north and west walls to be of white painted timber in hopper and casement patterns as shown, set well back in reveals.

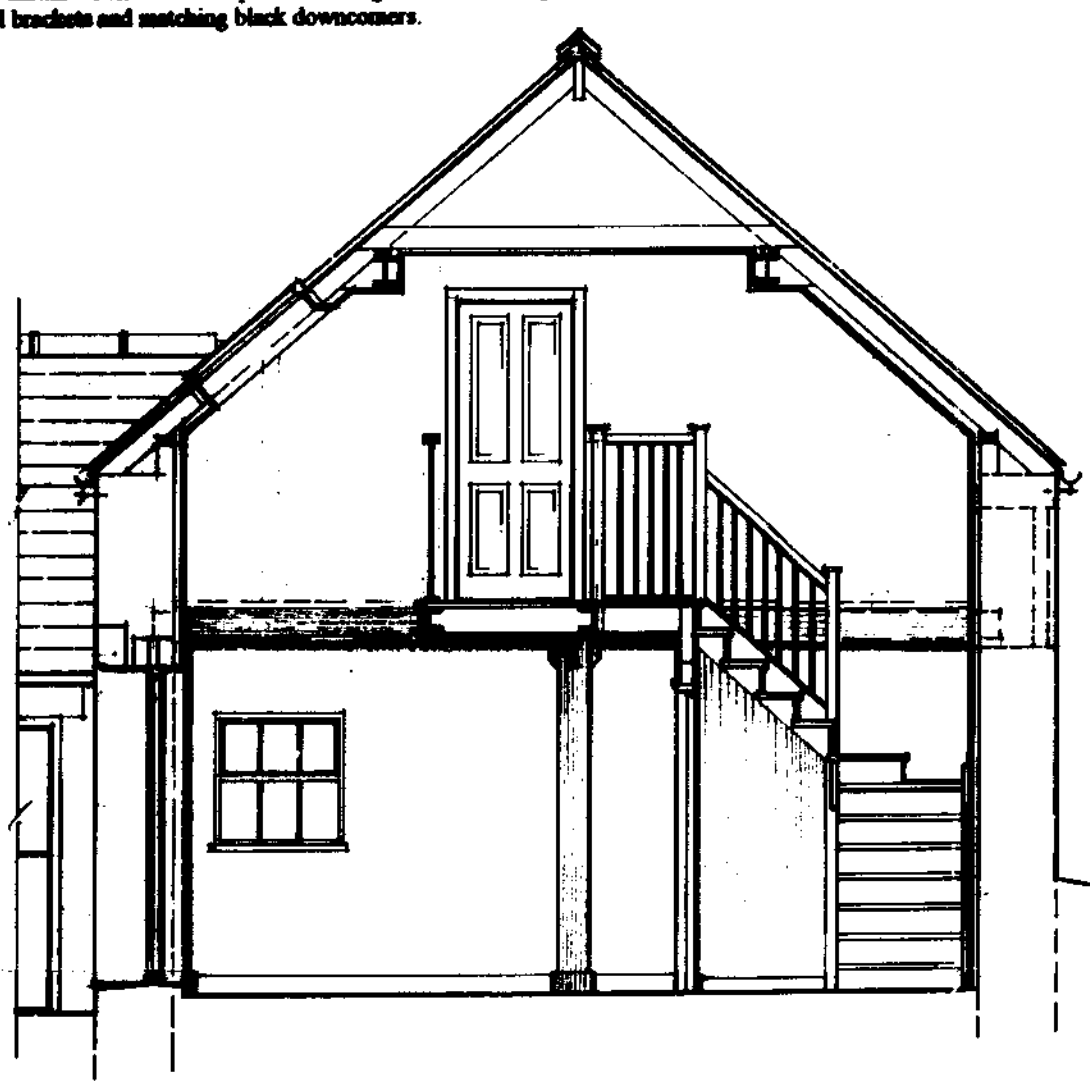


north elevation

Existing roof to be stripped, felted and sealed using red natural clay traditional pantiles with existing stone ridges and copings reinstated. Install 'Conservation' pattern rooflights as shown, provide black uPVC rainwater guttering on rise & fall brackets and matching black downcomers.



west elevation



sectional view

NYMNPA
-3 OCT 2008

Project	:	Proposed extensions to dwelling and conversion of barn to holiday cottage
Location	:	Coopers Farm, Aislaby Side, Egton, Whitby
Clients	:	Mr & Mrs G Swift
Title	:	Proposed elevations of barn

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N. Yorks YO21 1BW
Tel. 01947 820262 E-mail- info@bell-snoxell.co.uk

RICS

Date: Aug '08	Scale: 1/50 & 1/100
Drawn By: L.M.-C.	Drawing No: 120/3/B

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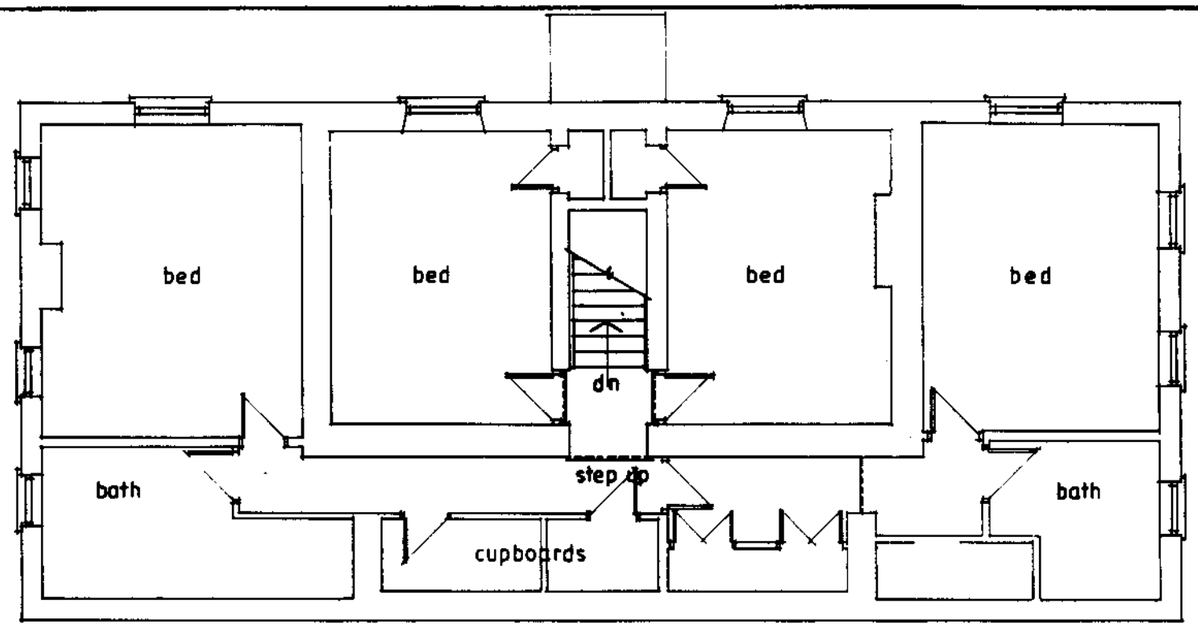
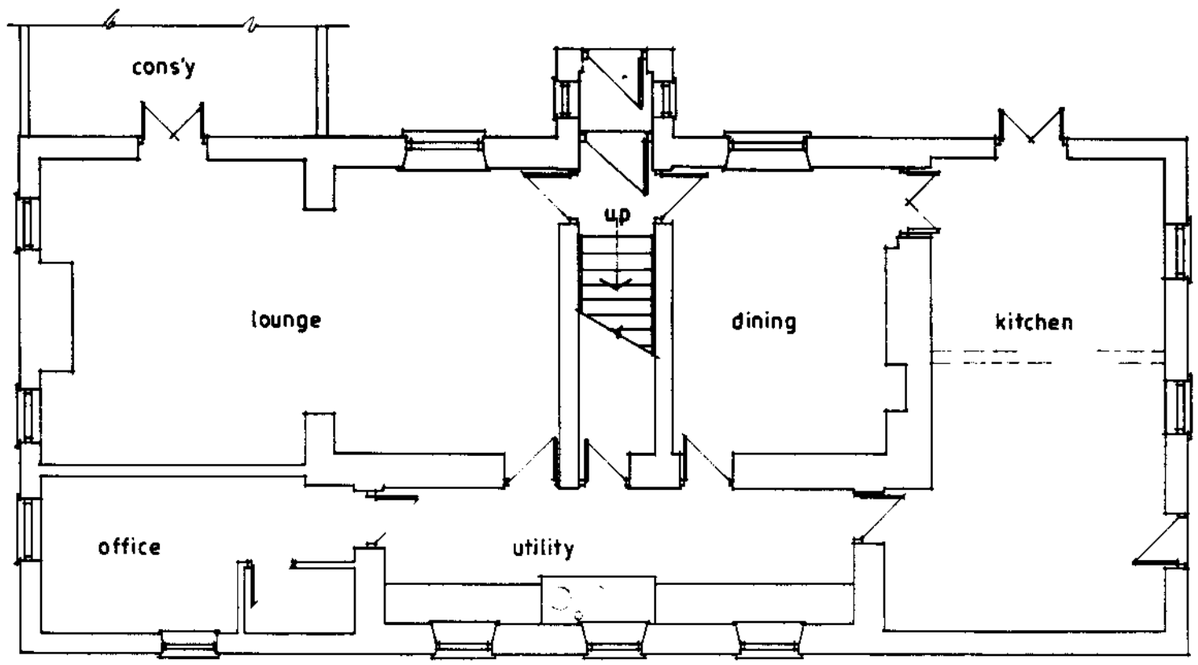


FIRST FLOOR



GROUND FLOOR

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-3 OCT 2008

Project : Proposed extensions to dwelling and conversion of barn to holiday cottage

Location : Coopers Farm, Aislaby Side, Egton, Whitby

Clients : Mr & Mrs G Swift

Title : Existing floor plans of house

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Tel. 01947 820262 E-mail- info@bell-snoxell.co.uk

RICS

Date: [illegible]07 | Scale: 1:50

Drawn By: [illegible] | Drawing No: 1203/2

FIRST FLOOR

GROUND FLOOR

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NYM / 2008 / 0767 / FL

Project	:	Proposed extensions to dwelling and conversion of barn to holiday cottage
Location	:	Coopers Farm. Aislaby Side. Egton. Whitby
Clients	:	Mr & Mrs G Swift
Title	:	Existing floor plans of barn

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Barclays Bank House, Baxtergate, Whitby,
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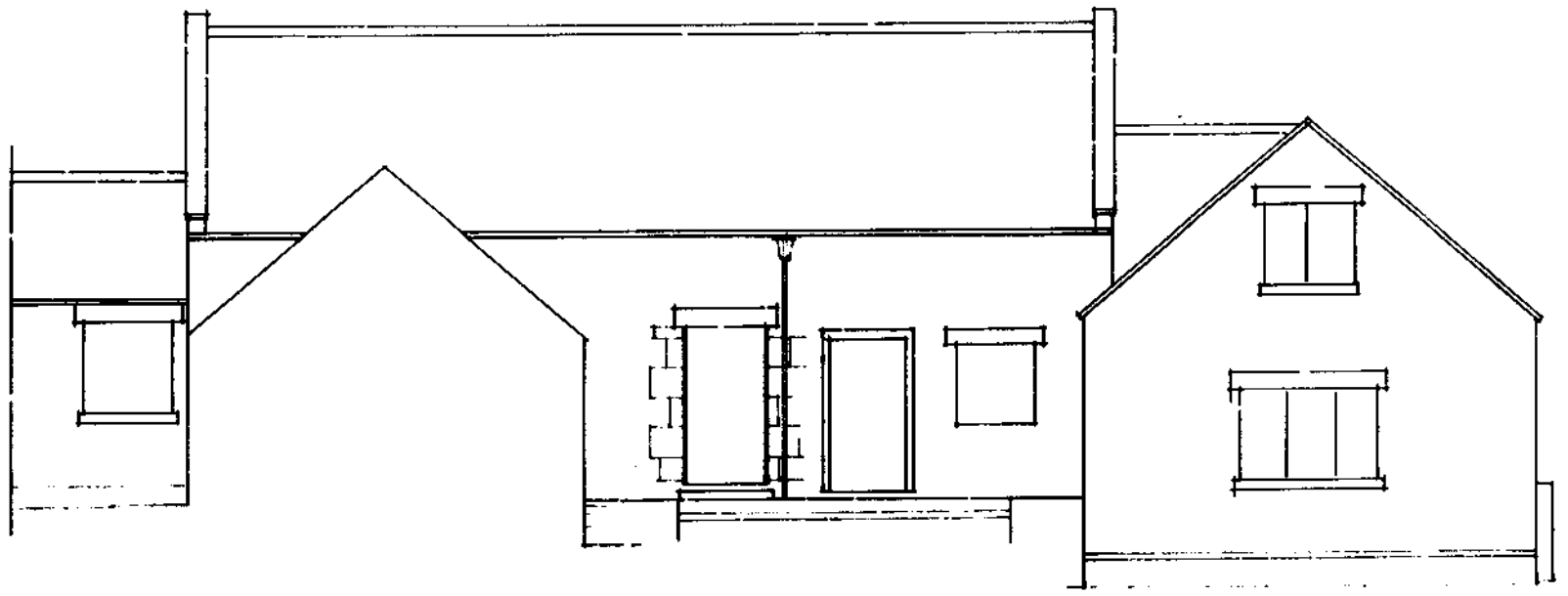
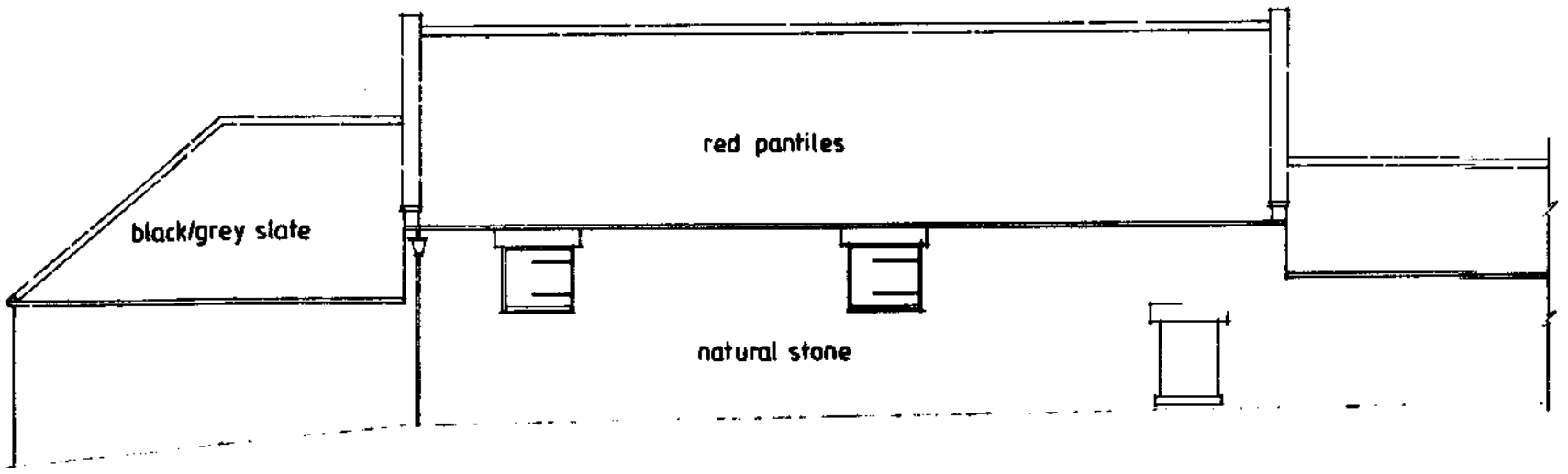
Tel. 01947 820262 E-mail- info@bell-snoxell.co.uk

RICS

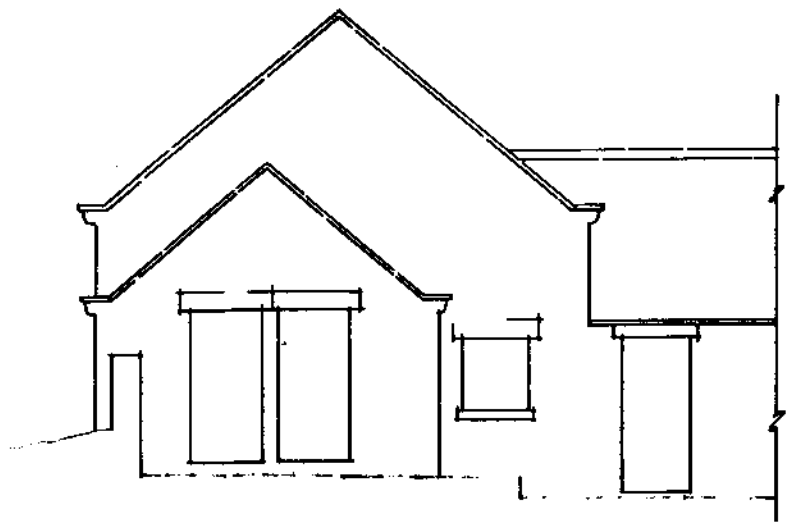
Date: Nov '07	Scale: 1:50
Drawn By: A.M.G.A	Drawing No: 120/3/6



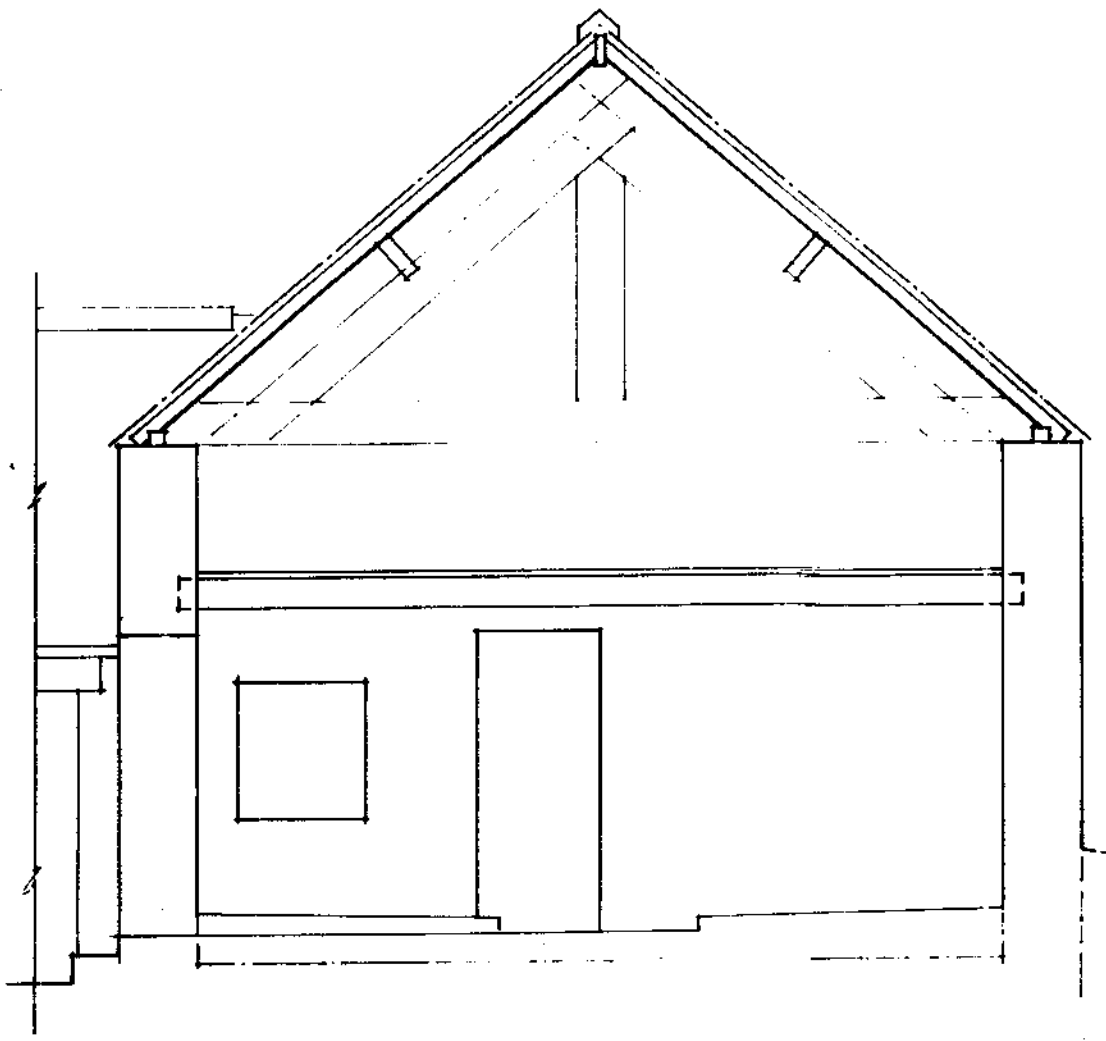
south elevation



north elevation



west elevation



sectional view

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-3 OCT 2008

NYM / 2008 / 0746 / FUL

Project	:	Proposed extensions to dwelling and conversion of barn to holiday cottage
Location	:	Coopers Farm, Aislaby Side, Egton, Whitby
Clients	:	Mr & Mrs G Swift
Title	:	Existing elevations of barn

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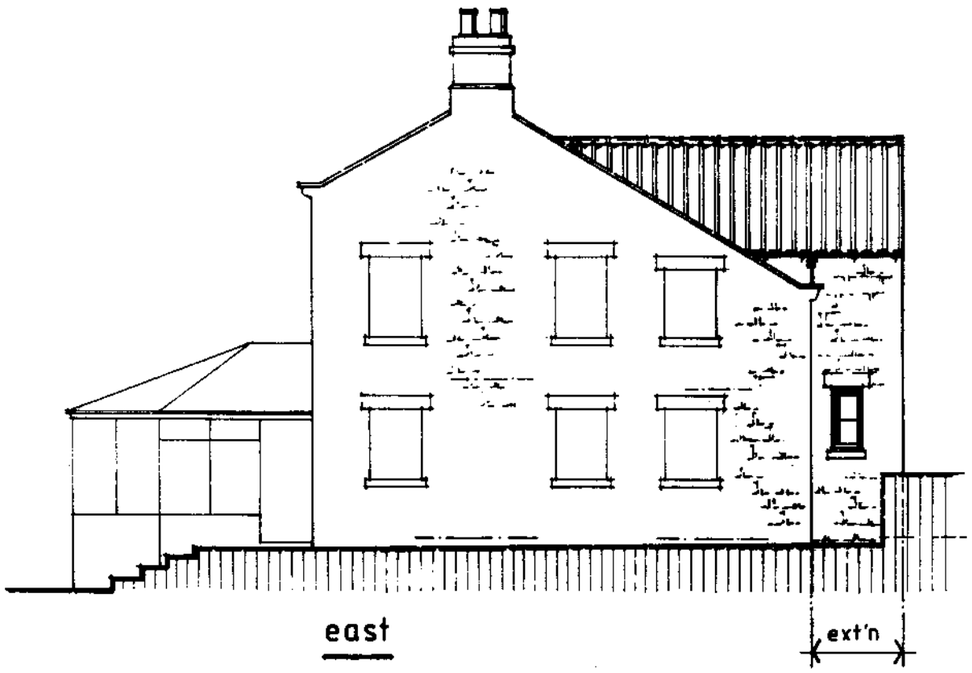
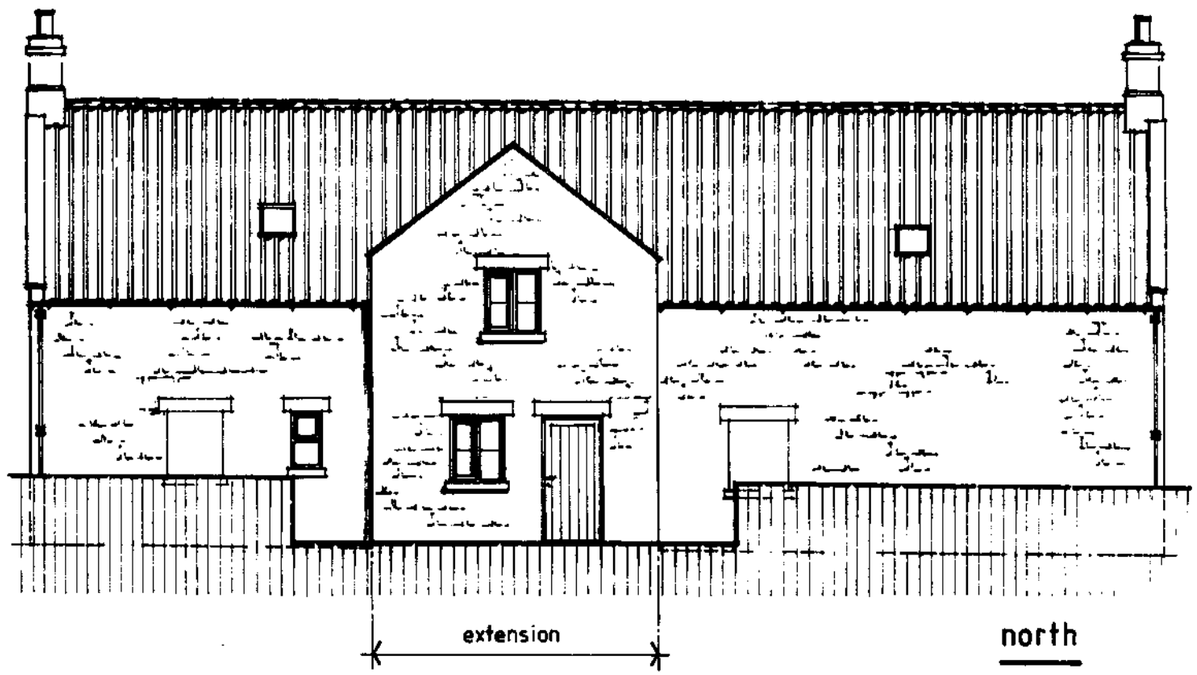
N. Yorks YO21 1BW
Tel. 01947 820262 E-mail- info@bell-snoxell.co.uk

Date: Nov '07	Scale: 1:100 & 1:50
Drawn By: L/A. Cash	Drawing No: 120/3/5

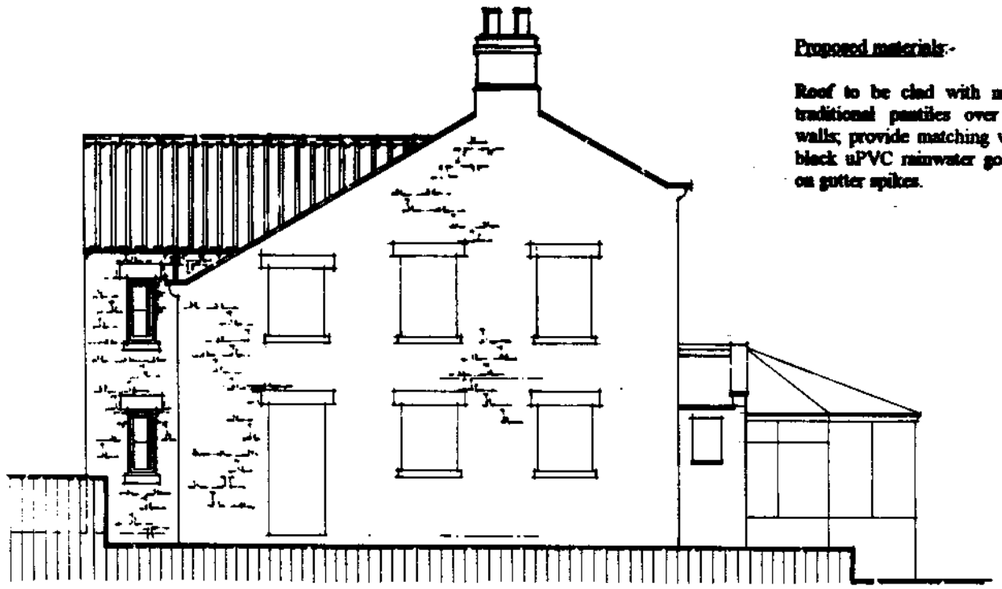
NYM / 2008 / 0 7 4 6 / F L



east



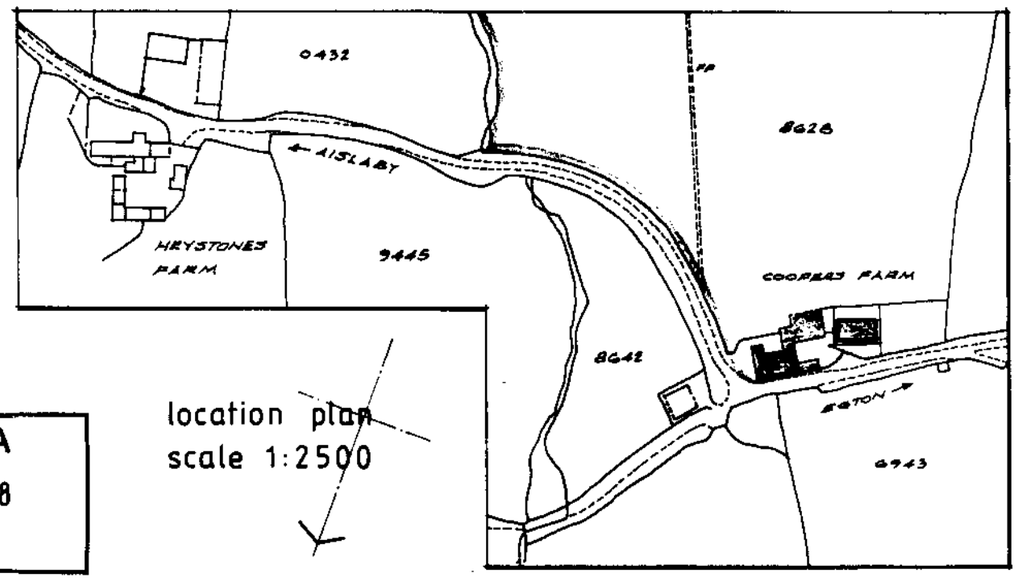
north



west

Proposed materials:-

Roof to be clad with matching red natural clay traditional pantiles over matching natural stone walls; provide matching white uPVC windows and black uPVC rainwater goods, these to be mounted on gutter spikes.



location plan
scale 1:2500

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-3 OCT 2008

Project : Proposed extensions to dwelling and conversion of barn to holiday cottage

Location : Coopers Farm, Aislaby Side, Egton, Whitby

Clients : Mr & Mrs G Swift

Title : Proposed elevations of house

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Barclays Bank House, Baxtergate, Whitby,
N. Yorks YO21 1BW
Tel. 01947 820262 E-mail- info@bell-snoxell.co.uk

RICS

Date: Aug '08	Scale: 1:100
Drawn By: L/h-Cal	Drawing No: 120/3/1

NYM / 2008 / 0746 / FL

Grid ref NZ 82807, 07393

The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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

08/0746 Pt.1

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:	MR & MRS
First name:	G.
Last name:	SWIFT
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	COOPERS FARM
Address 1:	AISLABY SIDE
Address 2:	EGTON
Address 3:	
Town:	WHITBY
County:	NORTH YORKS
Country:	U.K.
Postcode:	YO21 1UQ

2. Agent Name and Address

Title:	MR
First name:	MIKE
Last name:	McCABE
Company (optional):	BELL SNOXELL ASSOCIATES LTD
Unit:	
House number:	
House suffix:	
House name:	BARCLAYS BANK HOUSE
Address 1:	21A BAXTERGATE
Address 2:	
Address 3:	
Town:	WHITBY
County:	NORTH YORKS
Country:	U.K.
Postcode:	YO21 1BW

3. Description of Proposed Works

Please describe the proposed works:

ADDITION OF TWO STOREY EXTENSION TO REAR WALL OF HOUSE TO PROVIDE ENTRANCE, HALL AND STAIRWAY TO FIRST FLOOR ROOMS.

REVISED PROPOSAL FOR CONVERSION OF BARN TO HOLIDAY COTTAGE.

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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): 09/10/2003 (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: COOPERS FARM

Address 1: AISLABY SIDE

Address 2: EGTON

Address 3:

Town: WHITBY

County: NORTH YORKS

Postcode (optional): YO21 1UQ

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

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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 V.A. DILCOCK

Reference: ASM/ENQ2839

Date (DD/MM/YYYY): 25/07/2008
(must be pre-application submission)

Details of pre-application advice received?

MATTERS OF DESIGN AGREED

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:

ADJACENT OUTBUILDING

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

If Yes, please provide details:

L.A's WHEELIE BINS

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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:

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:

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

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	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	NATURAL STONE	MATCHING NATURAL STONE	☐	☐	
Roof	RED CLAY PANTILES	RED CLAY PANTILES	☐	☐	
Windows	TIMBER	TIMBER, ONE BROWN TO MATCH EXISTING COTTAGE, REMAINDER PAINTED WHITE	☐	☐	
Doors	TIMBER	GLAZED TIMBER PAINTED BROWN	☐	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☐	☐	

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:

D & A STATEMENT, DWG's 120/S/1 THRU' 8 inc. & BATSCOPE + ENGINEER'S REPORTS

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	MIN. 6	MIN. 6	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] 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 [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No [ ] Unknown

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] 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
- [x] 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
- [x] No

c) Features of geological conservation importance:

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

15. Existing Use

Please describe the current use of the site:

DWELLING AND HOLIDAY COTTAGES

Is the site currently vacant? [ ] Yes [x] No

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

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 [x] No

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

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

If Yes, please describe the nature, volume and method 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:

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Proposed Housing

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

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

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

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

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

Existing Housing

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

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

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

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

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

Total net gain / loss of residential units

19. All Types of Development: Non-residential Floorspace

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

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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	☐				
	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				
C2	Residential Institutions				
Other	Hostels				

20. Employment

Please complete the following information regarding employees: N/A

	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: N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

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3 OCT 2008

22. Site Area

Please state the site area in hectares (ha) 0.3ha APPROX

23. Industrial or Commercial Processes and Machinery

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

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Is the proposal 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	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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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)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (kilograms): Amount (kilograms):

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:	☑	The correct fee:	☑
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:	☑	3 copies of a design and access statement:	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

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):	
	[redacted]	02/10/2008	(date cannot be pre-application)

$Date: 2007/05/11 09:53:50 $ $Revision: 1.16 $

28. Applicant Contact Details

Telephone numbers

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

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

NYM / 2008 / 0746 / FL

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

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:

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-3 OCT 2008

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BELL SNOXELL ASSOCIATES LTD
Chartered Surveyor, Architectural & Planning Consultants
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW
☎ 01947 820262 Fax 01947 820644

Mr A Muir
Area Planning Officer
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

2 October 2008

Your Ref: ASM/ENQ2839

Our Ref: MJM/SA/S.2391

NYMNPA
-3 OCT 2008

Dear Mr Muir

Design & Access statement for addition of rear extension to main house and for a revised proposal for the conversion of barn to holiday cottage at Coopers Farm, Aislaby Side, Egton, Whitby, Mr & Mrs G Swift

The buildings, which are the subjects of the accompanying application, are of traditional stone and pantiled construction, dating back to the 19th century, and being originally a farmstead situated high on the north slope of the Esk Valley. The property is accessed via a private driveway, leading from the highway, and there is a substantial car park area which was created in fairly recent times.

The main house has been extended twice in the past twenty some years, which has resulted in a somewhat difficult access to the first floor area due to differing levels, and the principal entrance is located on the field-side of the house, away from the main approaches.

The applicants are seeking consent to address these short-comings by erecting a small two-storey extension on what is the rear wall of the house, using matching materials, to create a main entrance with hallway and new stairs giving access to the first floor. The submitted design has been produced in consultation with the National Park Planning Officers.

The barn which is also the subject of this application already has consent for a change of use to a holiday cottage but the approved design is considered to offer poor standards of accommodation in what is a very competitive market for holiday letting. The applicants are therefore seeking consent for a revised internal design which it is believed will produce an attractive and spacious environment for tourists. As with the house alterations, the submitted design has been produced through a process of consultation with the Planning Officers.

Cont/d..

Barrie G. Snoxell BA, FRICS, IHBC
Stuart J. Emerson B.Sc., MRICS
info@bell-snoxell.co.uk
www.bell-snoxell.co.uk

RICS

The present roof profile of the barn will be maintained and the ridge height will therefore remain as existing. The attached small outbuilding is already used for storage and offers adequate space to accommodate cycles, garden furniture and wheelie bins which might be associated with the holiday cottage use.

The existing access and parking arrangements will remain unchanged by the proposals, the existing means of drainage and services will similarly be unaffected.

For and on behalf of Mr & Mrs G Swift

Mike McCabe

NYM / 2008 / 0746 / FL

Richard Agar
Associates Ltd

Consulting Civil & Structural Engineers

BARCLAYS BANK HOUSE
21A BAXTERGATE
WHITBY
NORTH YORKSHIRE
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Fax: 01947 - 821147
Mobile 07710 488197

Our ref 2.140

3rd October 2008

fao Wendy Trousdale (Planning)
The North York Moors National Park
The Old Vicarage
Bondgate
HELMSLEY
North Yorkshire
YO62 5BP

Dear Ms Trousdale

RE; OUTBUILDING CONVERSION AT COOPERS FARM, AISLABYSIDE, EGTON
FOR MR & MRS SWIFT

Please find enclosed copy of our structural appraisal regarding the above planning application. We have also sent one copy by e-mail.

Yours sincerely
For **Richard Agar Associates Limited**

[redacted]

Richard Agar
Director

NYMNPA
-7 OCT 2008

Director Eur Ing Richard Agar BSc(Hons) MSc CEng MIStructE MICE MCS MCIArb FConsE
Chartered Structural Engineer Chartered Civil Engineer Member of the Concrete Society
Member of the Chartered Institute of Arbitrators Fellow of the Association of Consulting Engineers
Company Secretary Sara Agar

NYM / 2008 / 0 7 4 6 / F L

Naturally Wild
Consultants Ltd

NYMNPA
-3 OCT 2008

Prepared by	Date	Revision Status	Project Code
Stuart Johnson MSc BSc	**24/09/2008**	**R1**	**P-08-02 Swift**

BAT SURVEY REPORT
COOPERS FARM
EGTON
NORTH YORKSHIRE

Grid Ref. NZ 82778 07394

FOR
Mrs Swift

Naturally Wild Consultants Limited
Unit 7, the Old Barns,
Chilmark, Wiltshire
SP3 5AF

Email: ecology@naturallywild.co.uk

STATUS:	R1
TYPE SURVEY	24/09/08

Ecological Surveys Report

Report written by: Stuart Johnson BSc MSc
On: 24/09/2008

B INTRODUCTION

B1 Background to activity

Naturally Wild Consultants Ltd was commissioned by Mrs Swift to undertake an ecological survey at Coopers Farm, Egton, North Yorkshire to ascertain if there were bats on the site of a proposed development.

The site is situated approximately 6 miles West from the town of Whitby at grid reference NZ 82778 07394.

B2 Full details of proposed works

Works will involve the removal of the existing roof, internal walls, making safe, re roofing, installation of Velux type roof windows, construction of internal walls and conversion of the building into two holiday let accommodation units.

C SITE SURVEY AND SITE ASSESSMENT

C1 Pre existing information

There are no pre existing survey reports to our knowledge

C2 Status of species

The distribution atlas of Bats in Britain and Ireland show that the most common species to be found in this area of Yorkshire are Pipistrelle, Brown Long Eared, Daubenton, Whiskered, Brandt's and Natterer's bats.

Species	Local Status	Habitat
Noctule *Nyctalus noctula*	Widespread mobile populations;	Tree dweller; predominantly in lowlands. Occupies woodpecker and rot holes. Seldom in buildings. Will utilise bat boxes. Feeds over deciduous woodland, parkland, pasture, water and forest edges.
Daubenton's bat *Myotis daubentonii*	Widespread;	Bridges, tunnels, caves, mines, stone buildings and trees. Has been found hibernating underground at high altitude (550m). Feeds over rivers, canals and other water bodies. Will forage in riparian woodland.
Natterer's bat *Myotis nattereri*	Widespread; Less common than Daubenton's.	Similar to Daubenton's and can be found together; bridges, old buildings, barns, trees and underground sites. Feeds in woodland and parkland. Has recently been recorded in some upland areas, mainly using riparian habitats.
Whiskered bat *Myotis mystacinus*	Widespread but uncommon;	Older, mainly stone buildings, churches, trees and often in bat boxes. Feeds mainly in deciduous woodland
Brandt's bat *Myotis brandtii*	Widespread but uncommon;	Similar to whiskered.
Brown Long-Eared bat *Plecotus auritus*	Widespread and common; few confirmed records	Old buildings, churches, barns (often with trees close by), underground sites and trees. Often found in bat boxes. Feeds in deciduous

		and coniferous woodland often within the canopy; around parkland trees, gardens, along hedgerows.
Common Pipistrelle *Pipistrellus pipistrellus* (45kHz)	Widespread and common; breeding roosts recorded.	Wide age range of buildings; favours modern structures, trees occasionally and bat boxes. Feeds over diverse habitats; rural and urban gardens, woodland, farmland, or near water. Found hibernating behind wooden cladding on buildings, in soffits, behind fascia boarding and in gaps in wooden window frames, also hibernates in trees
Soprano Pipistrelle *Pipistrellus pygmaeus* (55kHz)	Widespread and common; breeding roosts recorded.	As common pipistrelle. Favours riparian habitat, and roosts in larger maternity colonies than the common pipistrelle. Found hibernating behind wooden cladding on buildings, in soffits, behind fascia boarding and in gaps in wooden window frames, also hibernates in trees

C3 Objective(s) of survey

- To determine if bats utilise this building.
- Ascertain if bats use the building as a roost site.

C4 Survey area

A sandstone block former barn with hay loft above, the walls are of random stone internally and a rubble infill between the walls. The building is in a reasonable state of repair and forms part of the original farm buildings, it is located at Grid ref. NZ 82778 07394.

C5 Habitat description

The site consists of a good quality sandstone block former barn with hay loft above, with random stone internally with a rubble infill to the walls. The pan tile roof of the barn has several slipped tiles; below the tiles are the original laths with timber support frames below. The West facing external gable wall has several holes to this wall that extend to the rubble infill. There are several holes to the North facing wall which faces the adjacent road and to the South wall facing the yard.
The building is divided into two unequal parts by an internal wall that extends to the roofline. There is an upper internal wooden floor of the building which has collapsed to the western end some time ago. The roof although mostly intact is of pan tiles and has some slipped, missing or cracked tiles and as a result has numerous gaps.

C6 Field survey

C 6.1 Methods

The survey exercise was undertaken using Visual Encounter Survey techniques (VES) which involved a search of the interior and exterior of the buildings. The search followed the perimeter of the building from the southeast corner dealing with individual features as they occurred, working in an anticlockwise direction.

An examination of the walls, crevices, holes, surfaces and ground externally and internally of the buildings were made. Debris or signs consistent with occupation/use by bats such as live bats, dead bats, stains on timber from oils and claw marks in timbers were searched for. All holes and crevices considered by the surveyor as likely to be used as a bat roost were examined with the aid of a ProVision endoscope. Walls and horizontal surfaces were examined using close focus binoculars, high powered hand lamp where necessary to ascertain presence or absence of bats. Evidence as to the possible use of the building by bats was also considered i.e. hibernatory, maternity or cool roost sites.

Other factors were taken into account e.g. the building condition, dampness of walls, missing roof tiles, presence or absence of cob webs, concentrations or occasional bat droppings together with locations found, feeding remains such as moth and butterfly wing concentrations (especially on gable walls).

Planning issues

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

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

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

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

'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out,

would be likely to result in *harm to the species or its habitat.'*

In addition, paragraph 99 of ODPM Circular *06/2005* states:
'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted'

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

'Potential developers (at pre-application stage) and local planning authorities (at application stage) must provide sufficient information to the statutory consultee (Natural England) to enable it to give a substantive reply',

'the period prescribed for the purpose of the duty to respond is 21 days starting with the date the statutory consultee receives the information necessary to allow it to provide a substantive response, or any other period agreed in writing between both parties.'

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

Bats

Recent findings from the Bat Conservation Trust's ongoing National Bat Monitoring Programme (NBMP) suggest that populations of greater and lesser horseshoe bats, Daubenton's bat, Natterer's bat and the common Pipistrelle have risen since regular monitoring began in 1997. Nationally, Daubenton's bat populations are estimated to have been increasing at an annual rate of 4.4% since 1997.

However, this is the first evidence that some bat populations could be recovering from historic population declines. The general consensus, both in Britain and continental Europe is that most other bat species are still declining and vulnerable.

Factors thought to have contributed to this decline include:

- Reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows and other suitable prey habitats

- Loss of winter roosting sites in buildings and old trees
- Disturbance and destruction of roosts, including the loss of maternity roosts, due to development and the use of toxic timber treatment chemicals

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

C 6.2 Timing
Survey was undertaken on Thursday 11th September 2008 between 09.30am and 12.20pm.

C 6.3 Weather conditions
N/a

C 6.4 Personnel
Stuart Johnson MSc BSc holds Natural England, Scottish Natural Heritage and Countryside Commission for Wales bat licences. He currently holds several Defra licences involved with site developments where bats are present. He has been involved in the process of surveying for bats for over 8 years.

C7 Results

External inspection:

As previously stated this barn is in a reasonable state of repair but in some need of restoration. The walls are cut sandstone block with more random sandstone internally with a rubble filled cavity. Gaps were found to the North, South and West facing external walls that were of sufficient size to allow access by bats to the rubble infill, no evidence was found of bats having been present in these holes when examined with an endoscope. No evidence of use of these buildings by bats was found externally.

Internal inspection

Visual inspection of the internal structure, using high powered hand lamp and endoscope where necessary was conducted to the inside of both buildings. No evidence was found of use by bats internally to the ground floor. The ground floor is as stated divided into two parts both of which are used for domestic storage. The South West corner of the building is extremely damp from rainwater ingress.
Access to the first floor is via a vertical ladder located to the east side of the internal wall. The floor above is showing evidence of rot in several places particularly close to the walls.
To the eastern gable wall a concentration of moth and butterfly wings was found, on the wall above several bat droppings were also observed. Gaps

were observed between the wall tops and the roofing tiles above, these gaps were found to be relatively free from cobwebs.
The internal wall to the western side of this room was also examined, again moth and butterfly wings were found together with bat droppings.
Access was then gained to the western first floor via a small door to the north side. Butterfly and moth wings were found to the north side of this area together with further moth wings to the east side of the internal wall. Bat droppings were observed on the internal wall and along the centre line of the floor. The central ridge line showed few cobwebs along its length. Gaps were evident above the internal wall. Closer observation of the bat droppings and wings found resulted in the conclusion that the building had not been used by bats during the breeding season of 2008. It is also safe to assume from the evidence found at the site the species of bat that uses this building is the Brown Long Eared Bat *Plecotus auritus.*

C8 Interpretation and evaluation

C8.1 Presence/absence

Evidence of bats using the building for roosting purposes was found on the survey of the building. It is presumed that from the number and distribution of the droppings and wings found the building is probably used as a cool roost site for solitary males and non breeding female bats.

C8.2 Population size class assessment

Population on site is considered to be low and consists of low numbers of bats using the building as a cool roost site.

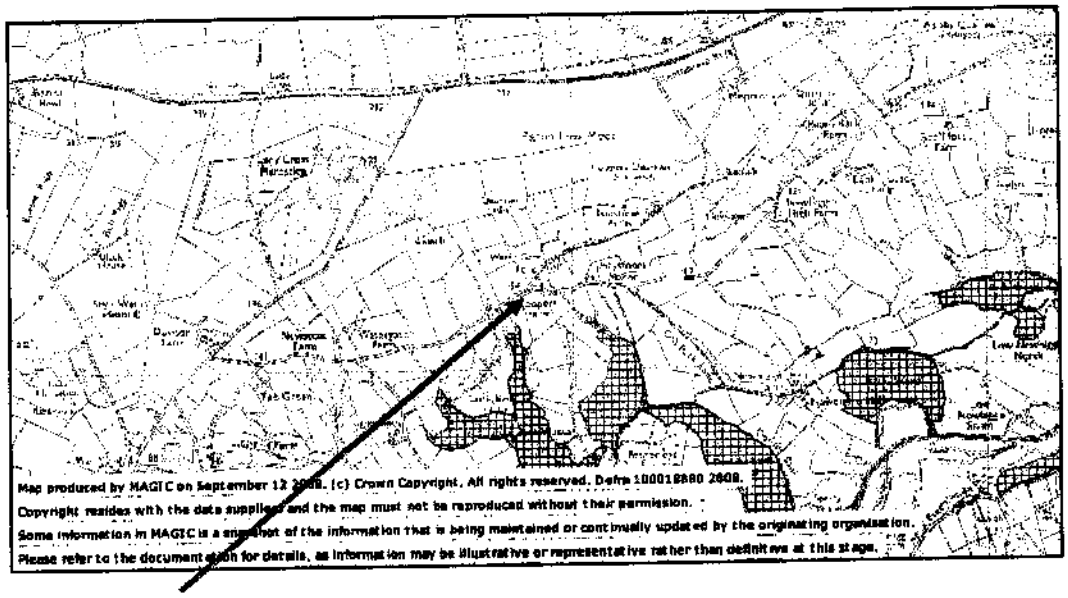
C8.3 Site status assessment

The building at present provides a cool roosting habitat for bats.
Due to its exposed location at an elevation of 532 ft above sea level it is likely that the building is used during a normal summer, 2008 has not been a typical breeding season for bats due to the high rainfall and low temperatures observed over the summer months.

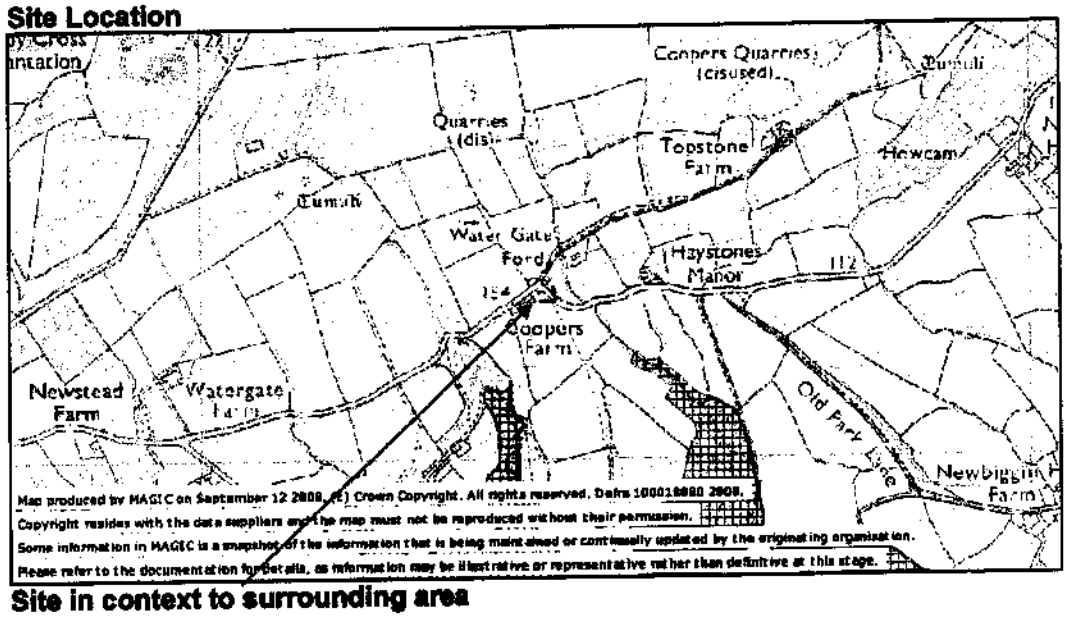
C8.4 Constraints

There were no constraints with regard to site access or surveys.

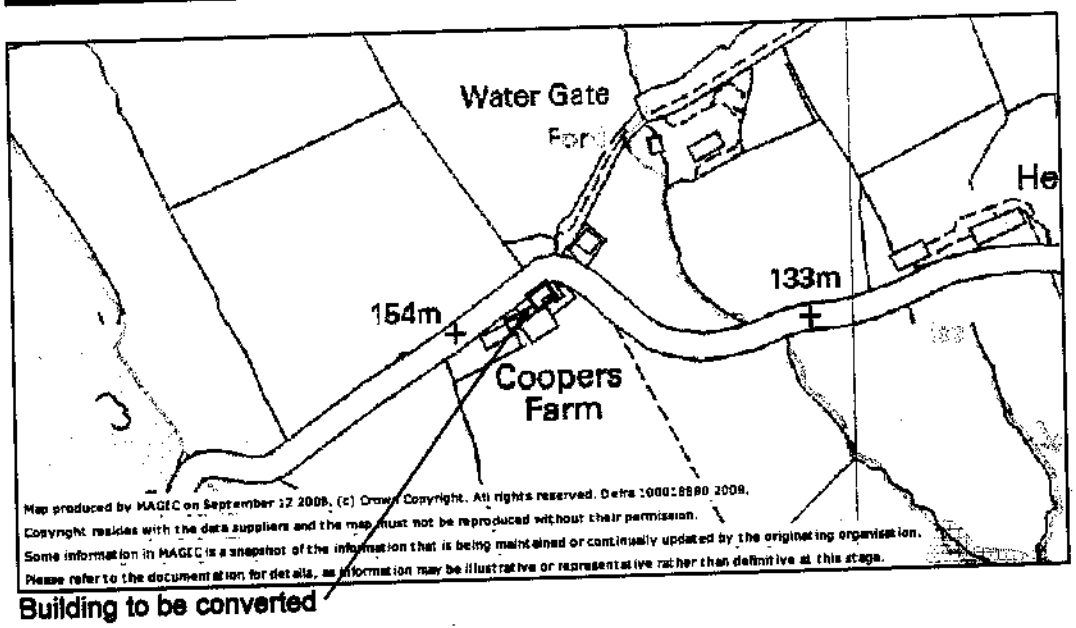
C9 Maps of survey area and surveyor location



Site Location



Site in context to surrounding area



Building to be converted

C10 Photographs of key habitat features

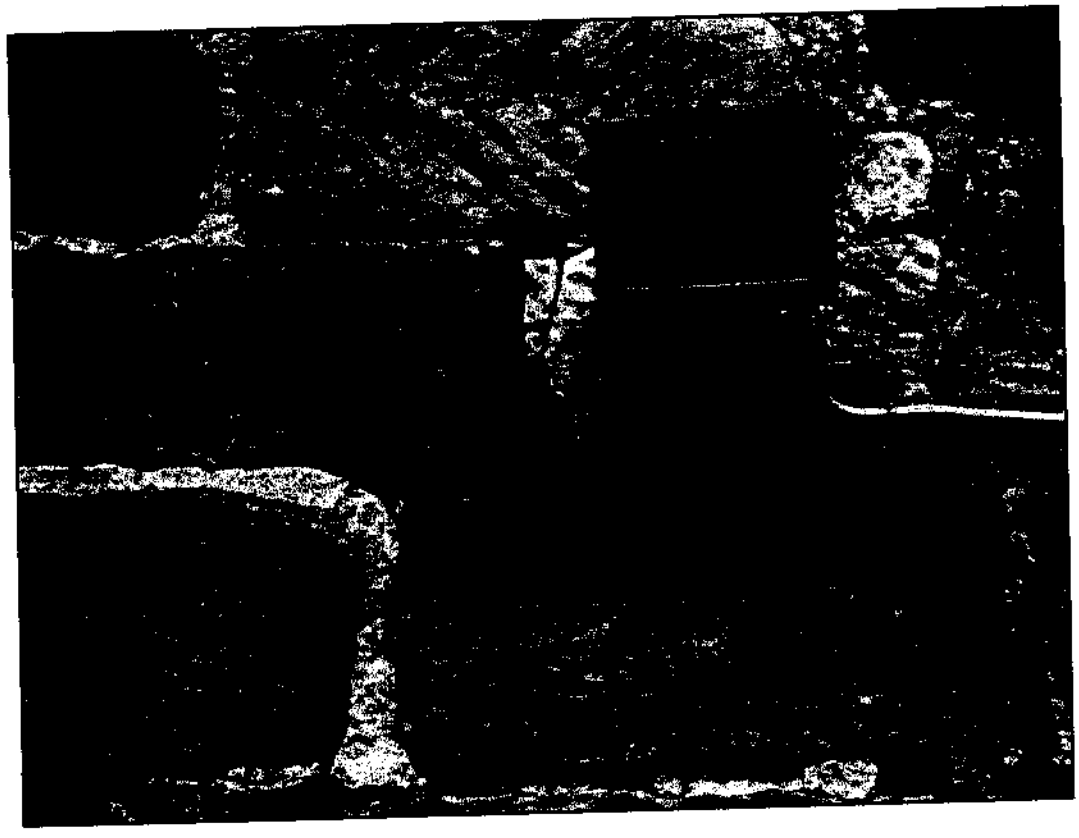


Image 1 West face of barn showing possible access points

D IMPACT ASSESSMENT

D1 Pre- and mid-activity impacts

There will be a loss of the habitat for bats as a result of the development.

D2 Long-term impacts

Long term there is to be a loss of the current habitat available for bats.

D3 Post-activity impacts

There will be post activity impact, at the site as a direct result of the building being taken back into use and its conversion into living accommodation. There will be an increase in disturbance within the building.

D4 Other impacts

No other impacts are anticipated

D5 Summary of impacts at site level

Loss of an identified bat roost
Increased impact by human presence

D6 Summary of impacts in a wider context

This development will result in the permanent loss of an identified bat roost. There is no mitigation strategy planned for the development.

E MITIGATION AND COMPENSATION

E1 Mitigation strategy

No mitigation strategy has been planned in respect of the proposed development.

F SUMMARY

F1 Summary of development and mitigation

The proposed development involves the conversion of a barn at Coopers Farm to two holiday lets. This will result in the loss of an identified bat roost. There is no mitigation strategy proposed for the development.

We consider there is a requirement for a DEFRA development licence in respect of this project.

G REFERENCES

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http://www.communities.gov.uk/publications/planningandbuilding/pps9

http://www.naturalengland.org.uk/

NYM / 2008 / 0746 / FL

Ref 2.140

October 2008

STRUCTURAL APPRAISAL

OF

OUTBUILDING AT COOPERS FARM

AISLABYSIDE, EGTON

NORTH YORKSHIRE

FOR

MR & MRS G SWIFT

Prepared by

Richard Agar
Associates Limited
Consulting Civil & Structural Engineers
Established 1988

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STRUCTURAL APPRAISAL OF OUTBUILDING AT COOPERS FARM, AISLABY NORTH YORKSHIRE FOR MR & MRS SWIFT

TABLE OF CONTENTS

1.0 BRIEF:-

This report has been prepared on the instruction of Mrs Swift. The report is required to provide supporting information regarding a planning application to convert a redundant outbuilding into a dwelling.

The objective of this report is:-

- to provide a general appraisal of the current structural status of the outbuilding.
- to comment on the structural implications, if any, of the proposed change of use.

This report is NOT a full structural specification for carrying out the works.

We have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Dimensions noted in this report are rough visual estimates for identification purposes only. No actual measurements have been taken at the site.

2.0 INTRODUCTION:-

The outbuilding that is the subject of this report is a stone built building situated adjacent to the public highway on the north side of the development.

The building is a single storey stable/tack room with hay loft over and has no doubt had a variety of uses in the past.

2.1 Grid Reference:-

The Ordnance Survey grid reference is NZ 828 / 074.

2.2 Date of Visit:-

The site was visited for the purpose of this report on the 23rd September 2008.

2.3 Weather:-

The weather was mild and dry. There have been some significant periods of wet and windy weather recently. The last 12 months have been quite wet locally.

2.4 Topography:-

The site is situated on the south facing slopes of Esk Valley in the North York Moors National Park.

The land slopes moderately down towards the south and is approximately 140 metres above sea level.

The buildings are sheltered by the North York Moors to the North. We would, however, describe the site as isolated and exposed to inclement weather.

Vegetation around the building is minimal, comprising covered yards and public highway.

2.5 Geology:-

The British Geological Survey one-inch series sheet 43 indicates that the subsoil should comprise glacial deposits overlying shale beds of the Upper Lias series.

At this stage no subsoil investigations have been carried out.

3.0 GENERAL:-

3.1 Type of Building:-

We would describe the building as a traditional single storey stone built outbuilding, we must note that approximately 75% is effectively 2 storey utilising a hay loft/tack area.

Walls are of solid stone construction typically 450mm thick.

The traditional timber purlin roof is covered with clay pantiles bedded on timber lathes.

3.2 Overall Stability:-

Overall stability is generally provided by the external masonry walls. There is also at least 1 internal cross-walls to provide additional lateral stability.

3.3 Past Alterations:-

Past alterations appear to have been minimal. Some openings may have been altered or blocked up a long time ago.

4.0 OBSERVATIONS:-

Where appropriate we have classified the visible signs of damage/movement to the building in accordance with Building Research Establishment digest no. 251 (BRE 251) "Assessment of damage to low-rise buildings". The digest has six categories '0' (negligible) to '5' (very severe).

All dimensions quoted in this report are approximate for identification purposes only.

4.1 South Elevation:-

Walls are typically 400mm thick solid sandstone construction.

There are noticeable undulations in the ridgeline.

There is a slight lean-out of the roof due to past lateral spread of the roof.

Some general re-pointing is required.

Heavy stone lintels to openings appear to be satisfactory.

Rainwater goods are in need of an overhaul/replacing. Some tiles are loose.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 2 (slight) for which the digest remarks "*...some external pointing required to ensure weathertightness. Doors and windows may stick slightly....*".

4.2 North Elevation:-

Undulations in the ridge line due to the roof indicate lateral spread. Some tiles are loose or misplaced.

There is a slight lean-out to the wall, especially near the top. It may be advisable to re-lay the top three courses of masonry on this elevation.

There is evidence of past cracking/movement at high level to the East gable. This is probably a result of past lateral spread to the roof. There is also a past vertical crack for the full height of the wall, near the centre.

There also appears to have been an opening blocked up a long time ago.

Guttering is missing. Generally rainwater goods need an overhaul.

Old re-pointing indicates past cracking around the window to the West end. There may have been some deterioration of the timber lintel to the inner face of the wall. Generally cracking and past re-pointing was typical of movement associated with lateral spread of the roof.

Generally our view is that the masonry is in reasonable condition, but would benefit from general re-pointing.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 2 (slight).

4.4 Internal:-

The concrete floor is uneven and will need replacing.

Joists to the first floor show signs of past woodworm. Floor boards are also in poor condition in places. There are areas of damp staining and mould on the timbers to the first floor. We assume that internal joinery will be replaced as part of the conversion works.

Tiles are bedded on lathes across common rafters. We will be recommending that roof timbers be replaced as part of the conversion works.

5.0 CONCLUSIONS:-

The building is effectively complete and intact.

Taking into account the age and past use of the building, we would describe the essential structure as being in a reasonably repairable condition.

Timberwork generally needs replacing.

The building has stocky proportions with few and modest openings and, therefore, overall stability characteristics may be described as inherently good.

The proposed domestic use of the building is unlikely to produce loadings in excess of those that the building has already been subjected to.

6.0 RECOMMENDATIONS:-

6.1 Roof:-

- Roof structure to be replaced and to incorporate:
  - tanalised battens on roofing felt
  - deeper common rafters to provide space for insulation/ventilation etc.
  - all rafters should either be tied to ceiling joists at eaves level or purlins should be designed by a Chartered Structural Engineer.
  - new flashings and an overhaul/replacement of rainwater goods.

6.2 Walls:-

- Externally rake out all joints to a depth of 15mm and re-point with a mortar no stronger than 1:2:9 cement:lime:sand.
- Install suitable dpc course e.g. chemical injection system by a specialist contractor able to provide an appropriate guarantee.
- Install 9 nr stainless steel helical ties to bed joints of masonry across former vertical cracks on north elevation. Exact location to be confirmed on site.
- Timber lintels to be replaced with pre-cast concrete type.
- Consider relaying top 2 or 3 courses of wall on North elevation.

6.3 Floors:-

- Replace existing rough floors with new concrete slab on dpm on hardcore bed.

Signed for
Richard Agar Associates Limited,

Eur Ing RICHARD AGAR
BSc(Hons) MSc CEng MIStructE MICE MCS MCIArb FConsE
Chartered Structural Engineer
Chartered Civil Engineer

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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☑	N/A☐
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☑	N/A☐
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	YES☑	N/A☐
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☑	N/A☐
Existing and proposed site layout plans at a scale of 1:100, 1:200 or 1:500	YES☐	N/A☑
Existing and proposed elevations to a scale of 1:50 or 1:100	YES☑	N/A☐
Existing and proposed floor plans to a scale of 1:50 or 1:100	YES☑	N/A☐
Existing and proposed roof plans to a scale of 1:50 or 1:100 – if the proposal alters the existing roof	YES☐	N/A☑
Existing and proposed sections and finished floor levels at a scale of not less than 1:100	YES☑	N/A☐
Design and Access Statement unless material change of use, engineering or mining works	YES☑	N/A☐
Application fee Please consult our enclosed Schedule of Fees. Cheques are to be made payable to NYMNPA	YES☑	NO☐
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☐

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

Biodiversity Survey and Report (Nature Conservation and Ecological Assessment)	YES☑	N/A☐
Flood Risk Assessments/ Sequential Test (flood zones)	YES☐	N/A☑
Tree Survey/Arboriculture Assessment	YES☐	N/A☑
Environmental Impact Assessment	YES☐	N/A☑
Foul Sewerage/surface water Assessment	YES☐	N/A☑
Structural Survey	YES☑	N/A☐
Statement of Agricultural Need	YES ☐	N/A☑