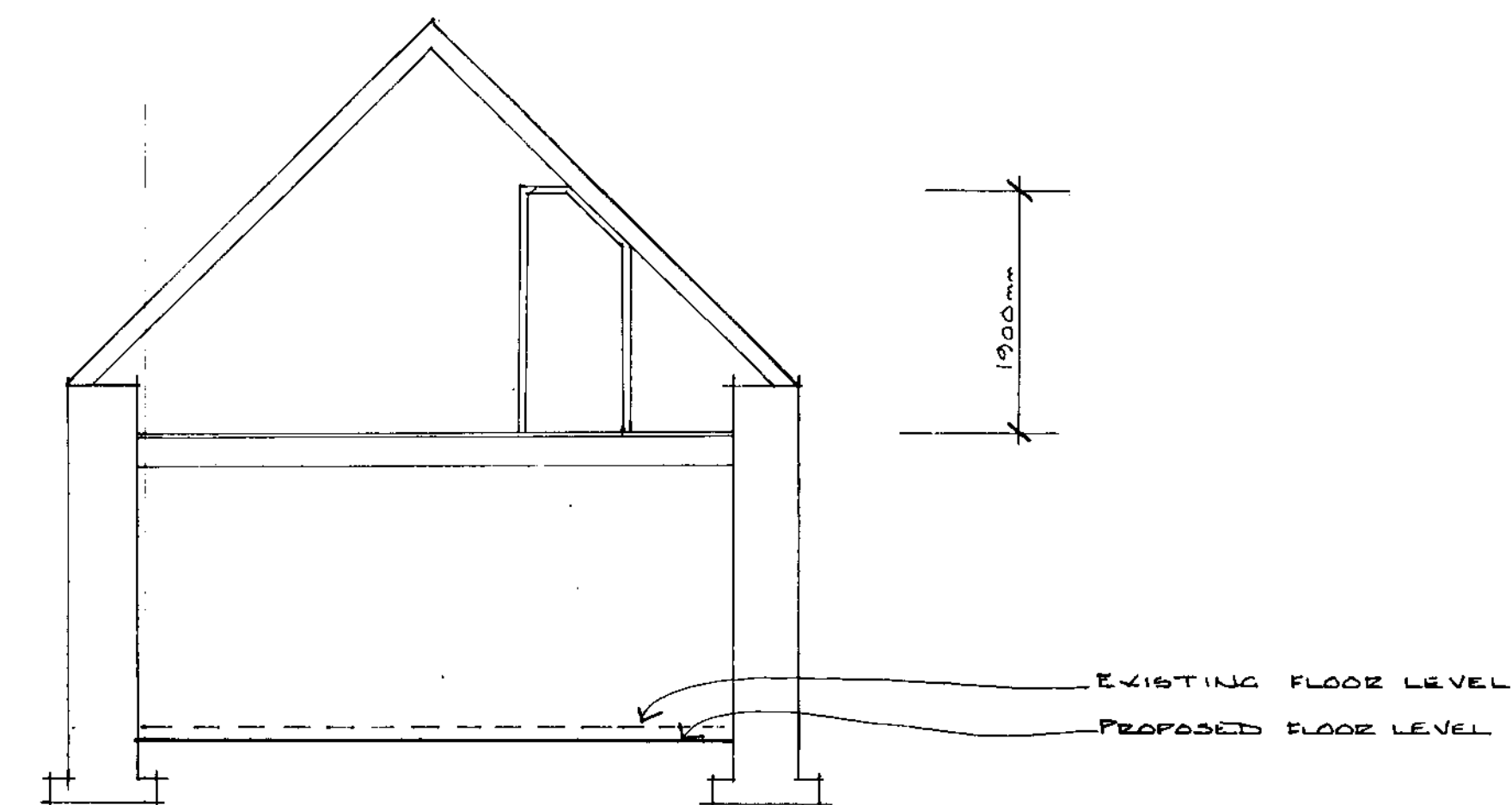
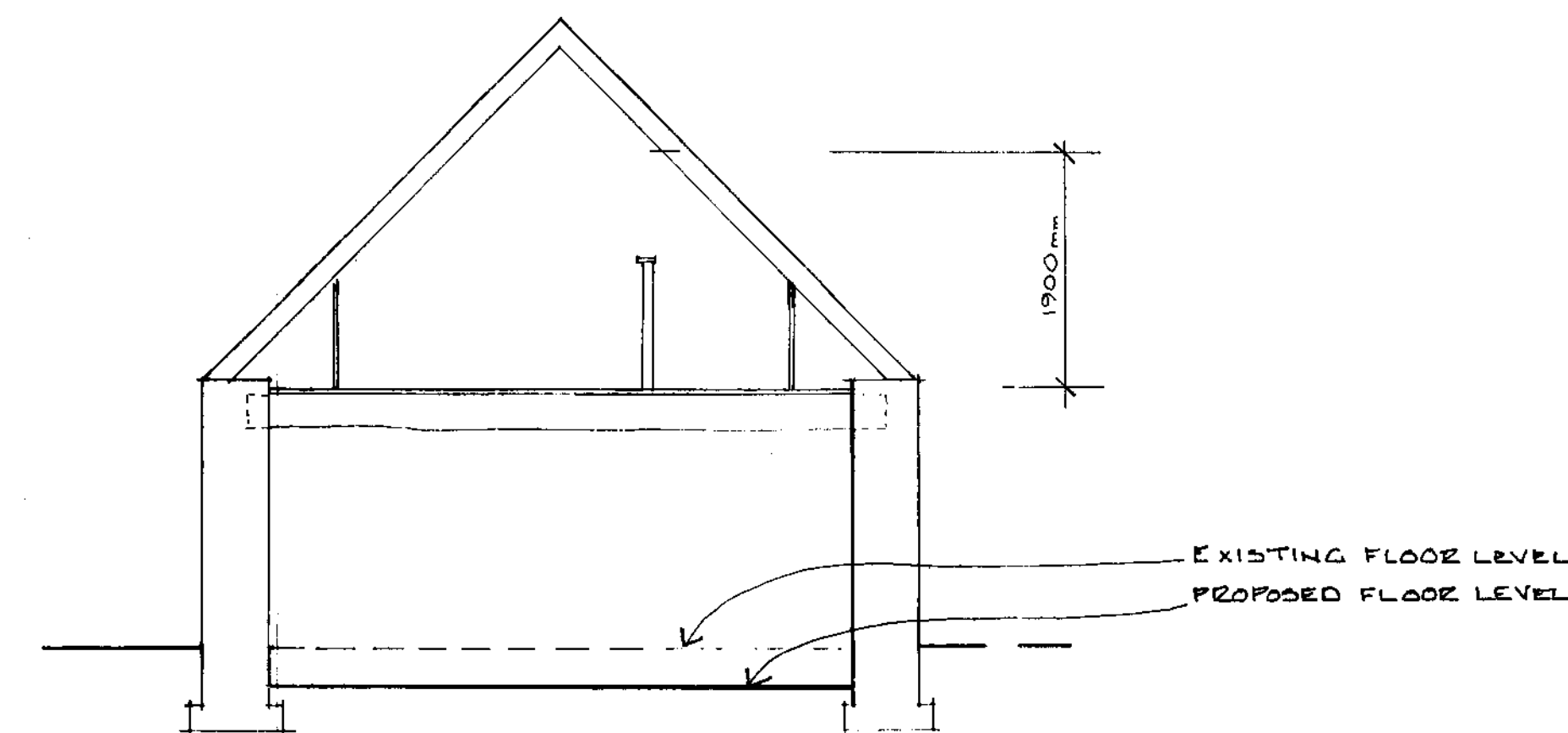


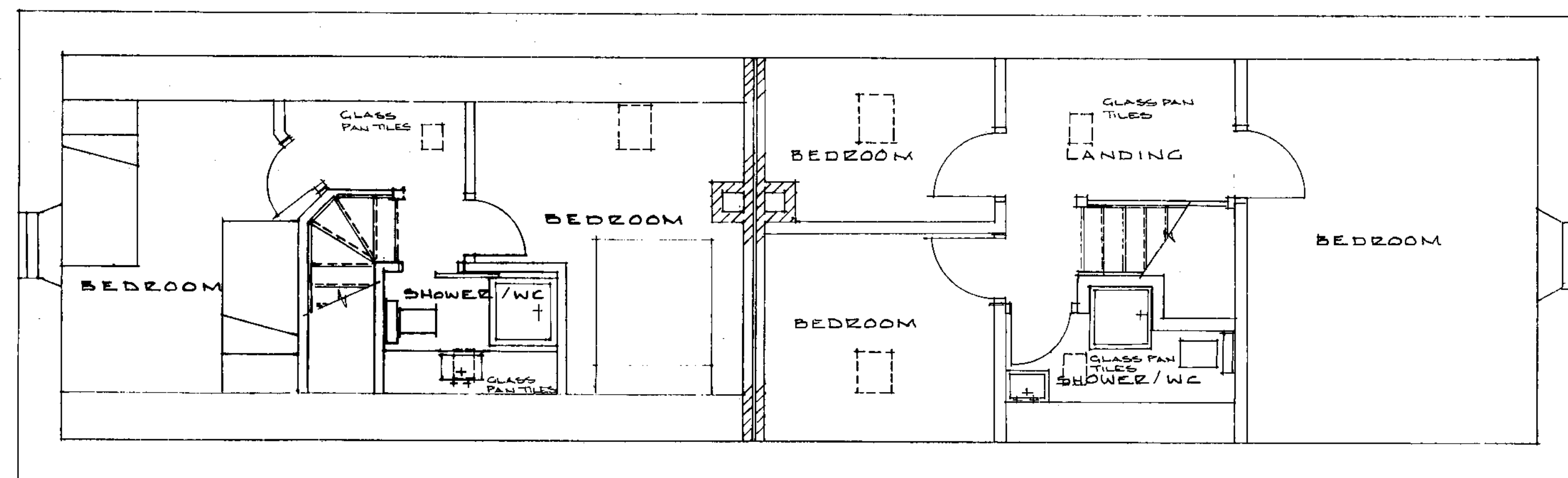
PANTILE LIGHT DETAIL NTS



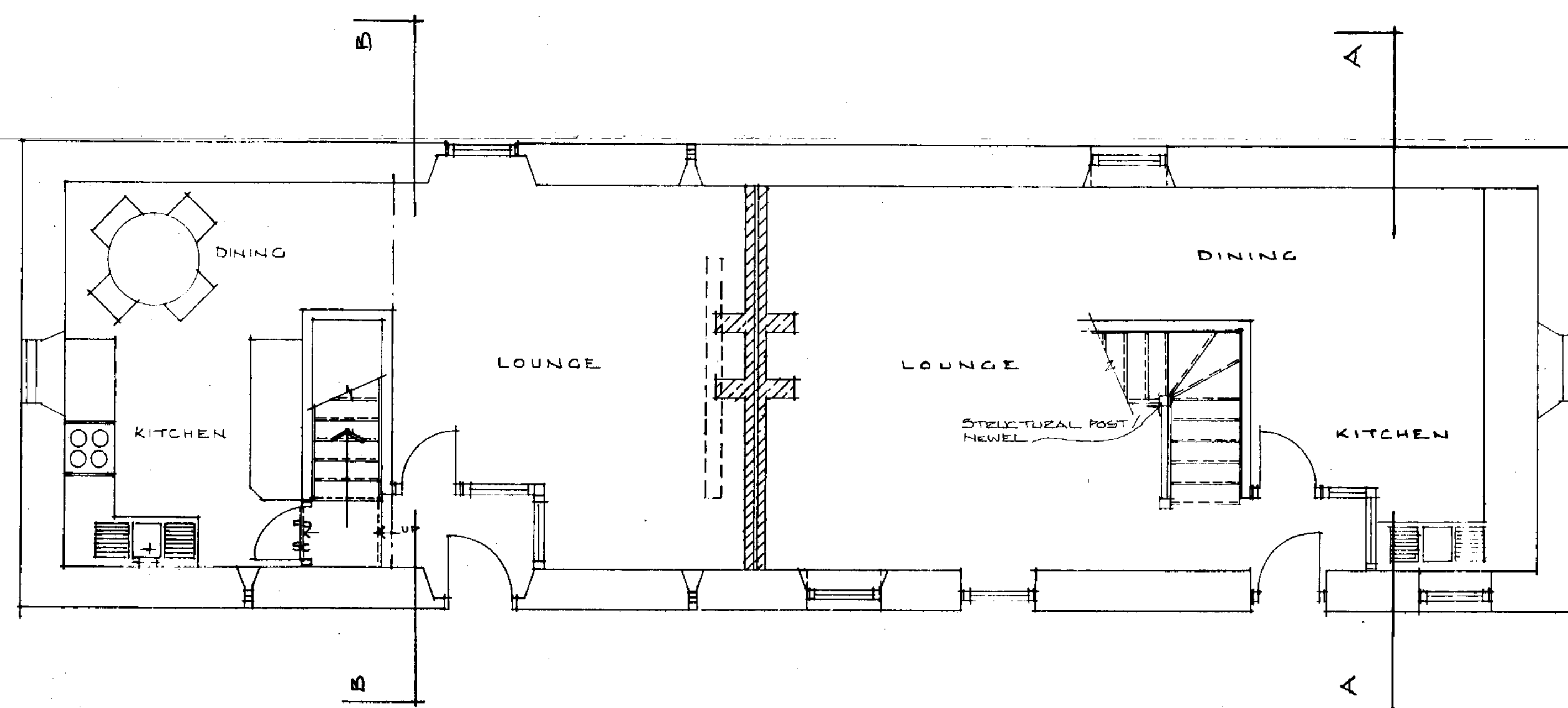
SECTION A-A  
EXISTING & PROPOSED STRUCTURE IS THE SAME



SECTION B-B  
EXISTING & PROPOSED STRUCTURE IS THE SAME



FIRST FLOOR PLAN



GROUND FLOOR PLAN SCALE 1:50

NYMNP  
24 DEC 2008

No	DESCRIPTION	CHK'D	APP'D	DATE
A	AMEND ROOFLIGHT DETAILS - ADD GLAZED PANTILE	T.D.C.	JUL 09	
ALTERATIONS				

PROPOSED HOLIDAY COTTAGES AT GREENLANDS,  
GREENEND, WHITBY. FOR MR & MRS J. NICHOLSON.  
PROPOSED PLANS UNITS 1 & 2

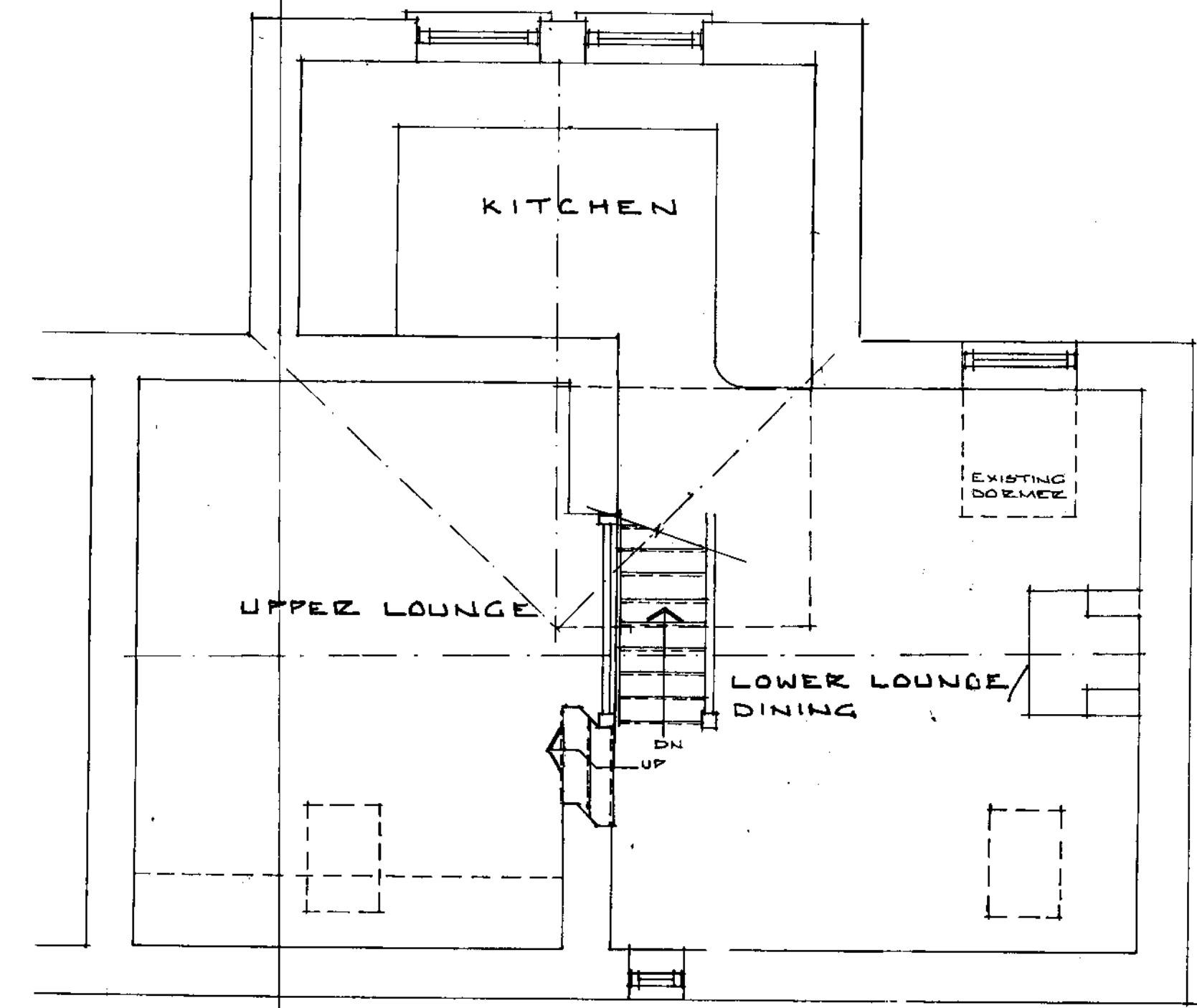
**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF  
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
T.D.C.				MAR 07	

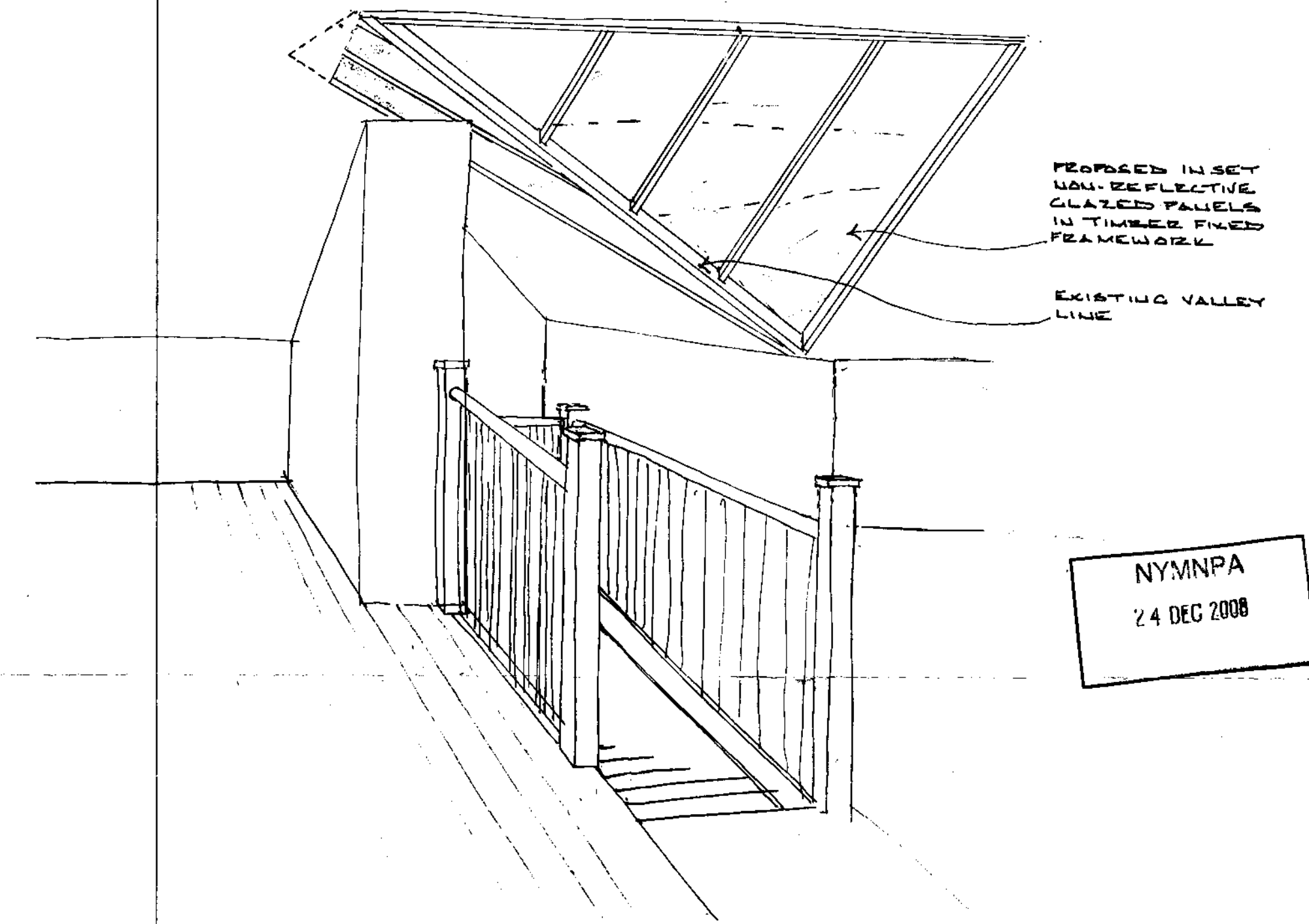
DRAWING No. 01



GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN



FIRST FLOOR PICTORIAL NTS

NYMNP  
24 DEC 2008

No	DESCRIPTION	CHK'D	APP'D	DATE
A	AMEND LAYOUT	TDC		JUL 07
ALTERATIONS				

PROPOSED HOLIDAY COTTAGES AT GREENLANDS,  
GREENEND, WHITBY. FOR MRS MRS J. NICHOLSON.  
PROPOSED PLAN UNIT 3

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF  
Tel. 01287 635616

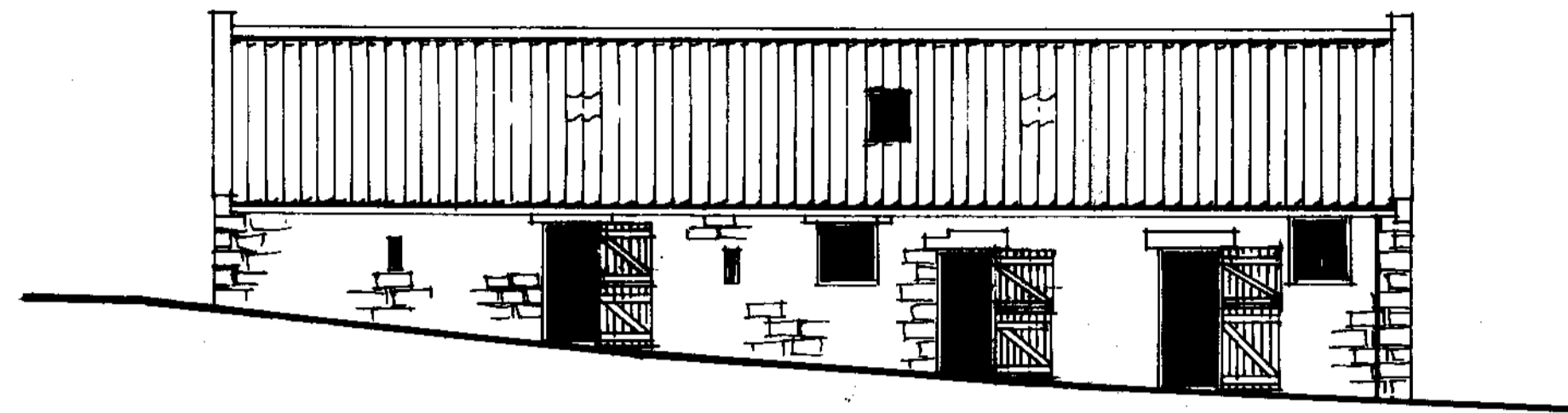
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T.D.C.				FEB 07	SHOWN

DRAWING No. 02

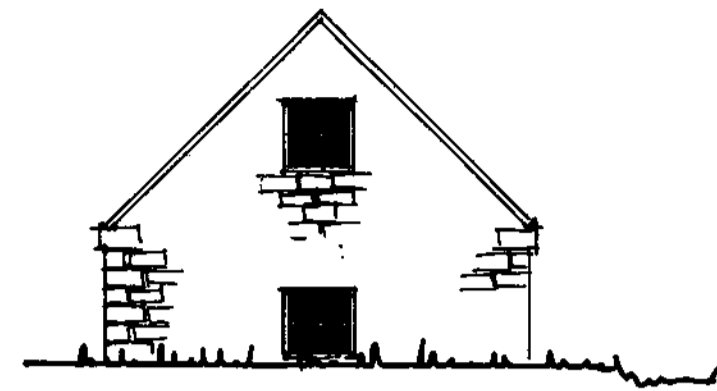
E L E V A T I O N S

SCALE 1:100

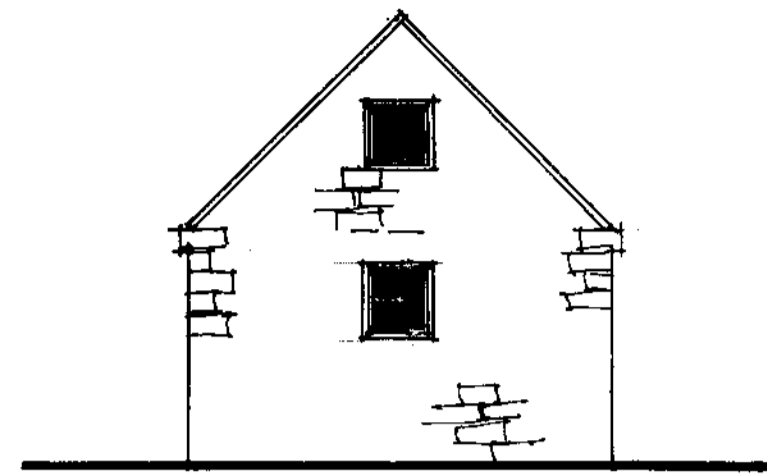
DRG- No.



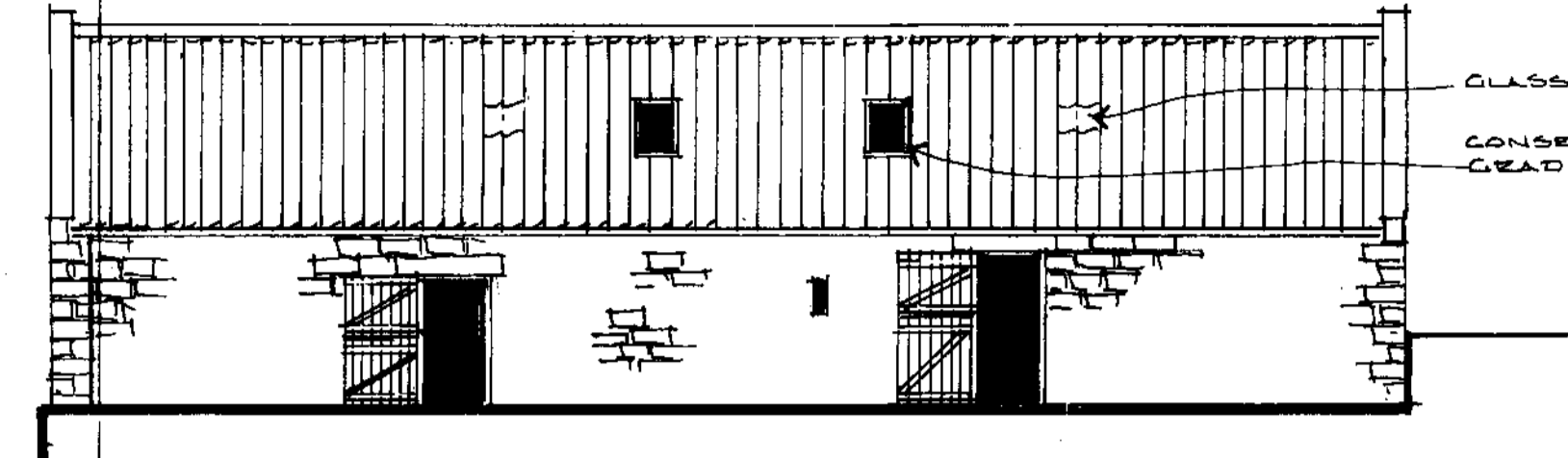
E A S T



S O U T H



N O R T H

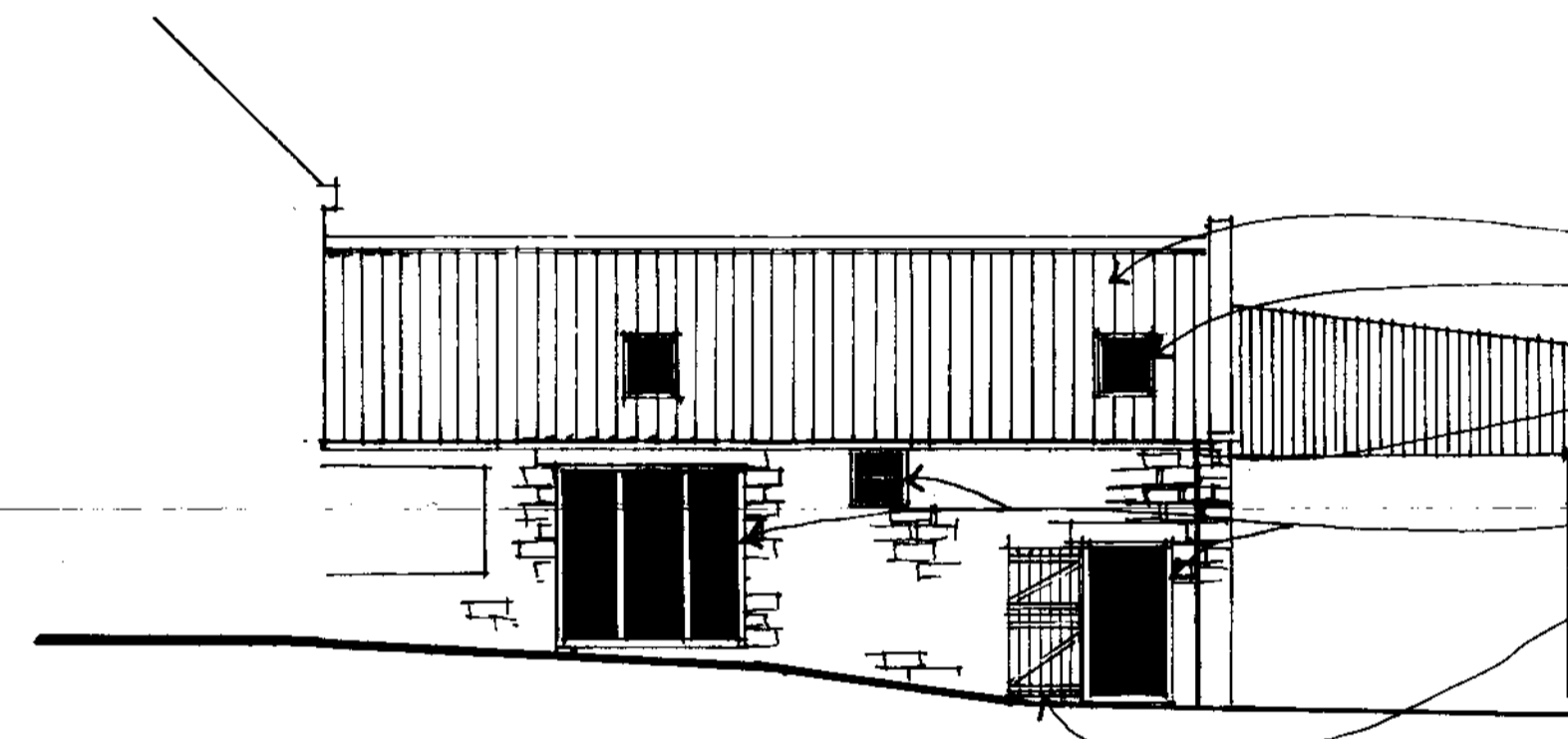


W E S T

GLASS PANTILES  
CONSERVATION GRADE LIGHTS



N O R T H W E S T



S O U T H E A S T

- GENERALLY
- RECLAIMED AND MATCHING RED CLAY PANTILES
  - CONSERVATION GRADE ROOFLIGHTS
  - BLACK CAST IRON RAINWATER GOODS & BUTTER SPIES
  - DARK OAK STAINED JOINERY
  - WORKING FRAMED, LEDGED, BRACED & BATTENED OUTER DOORS



N O R T H E A S T

NON-REFLECTIVE GLAZING

NYMNPA  
24 DEC 2008

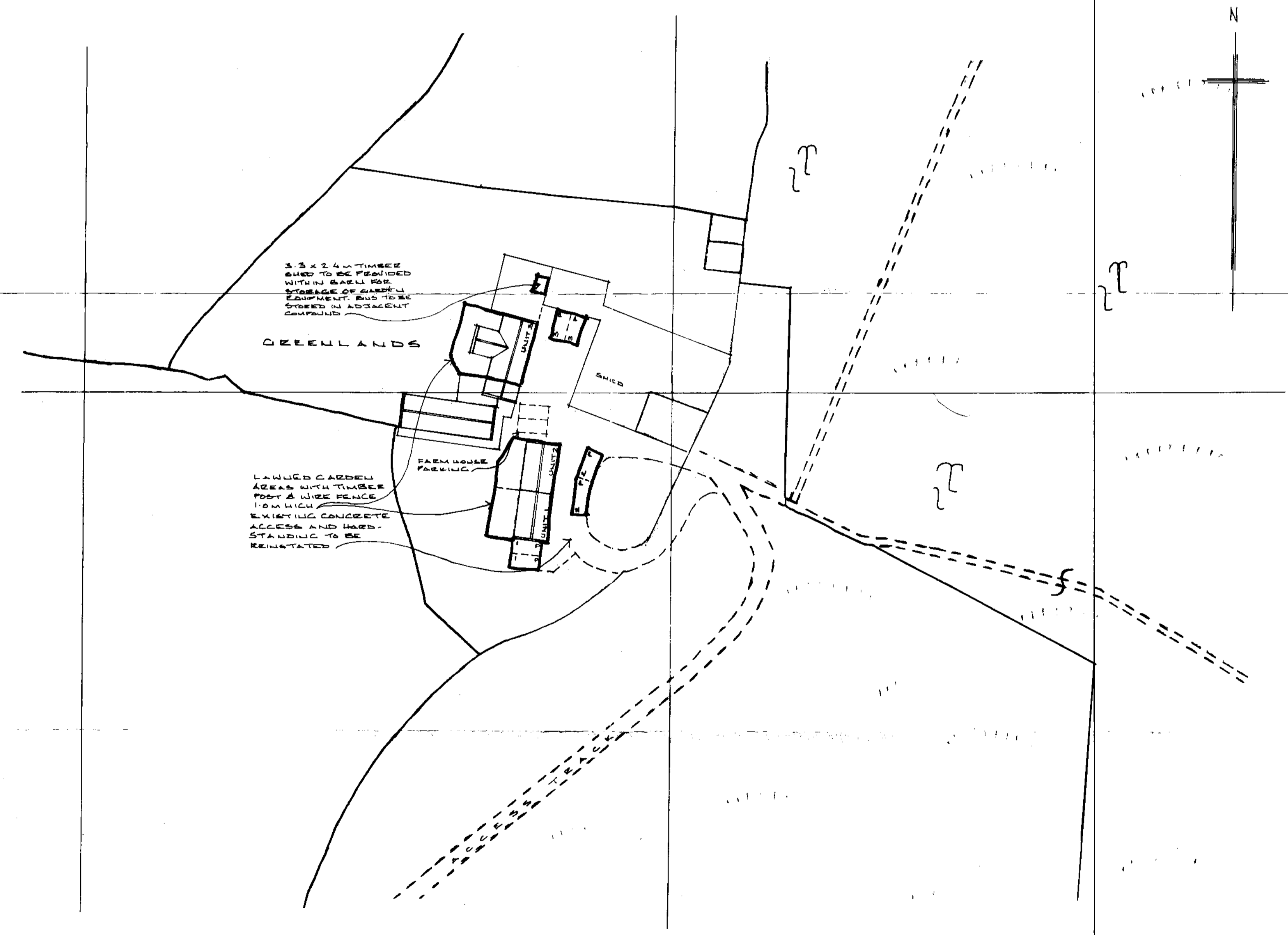
No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

PROPOSED HOLIDAY COTTAGES AT GREENLANDS.  
GREENEND, WHITBY. FOR MR & MRS J. NICHOLSON.  
AS PROPOSED ELEVATIONS.

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF  
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
T.D.C.				APRIL 07	1:100

**DRAWING No. 03**



NYMNP  
24 DEC 2008

No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

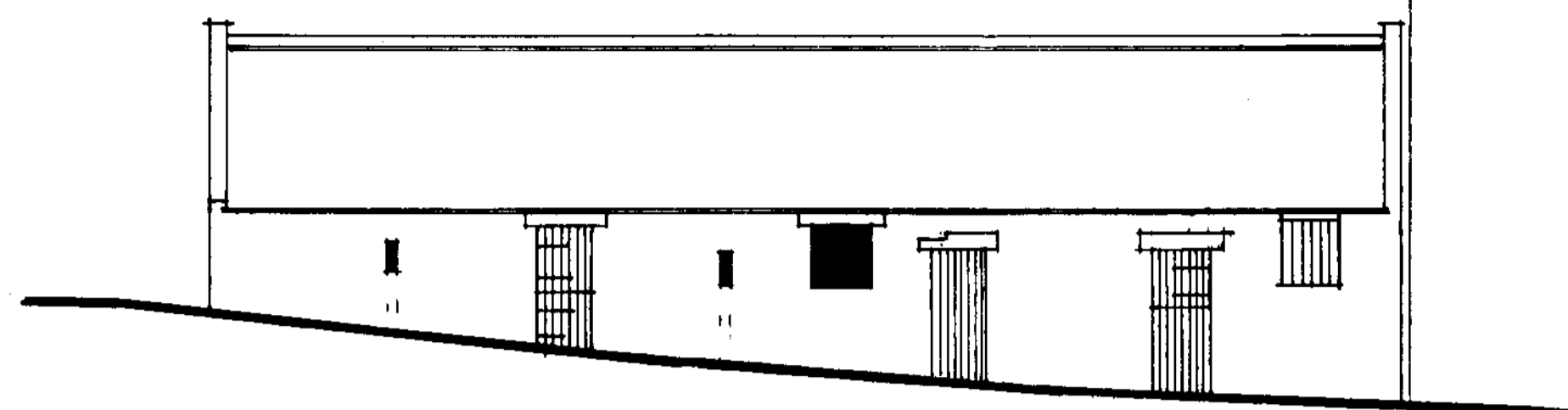
PROPOSED HOLIDAY COTTAGES AT GREENLANDS, GREENEND, WHITBY. FOR MR & MRS J. NICHOLSON.  
SITE PLAN AS PROPOSED

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF  
Tel. 01287 635616

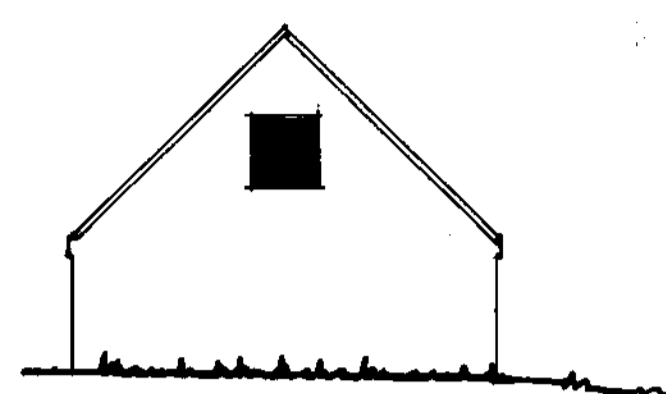
DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TDC				DEC 08	1:500

**DRAWING No. 07**

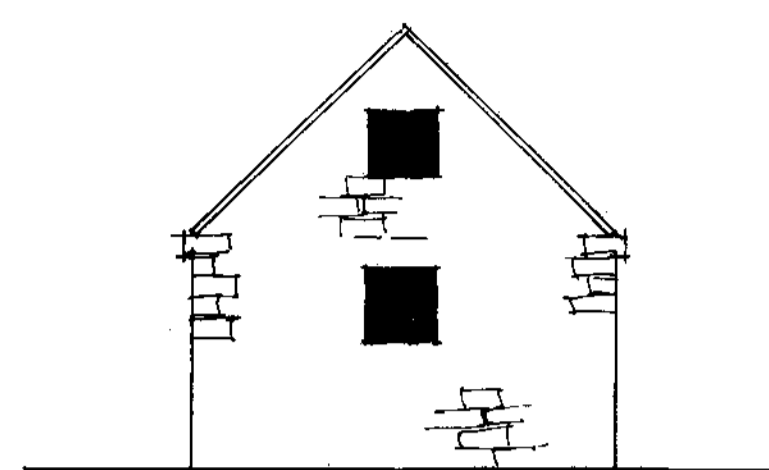
E L E V A T I O N S      S C A L E 1:100



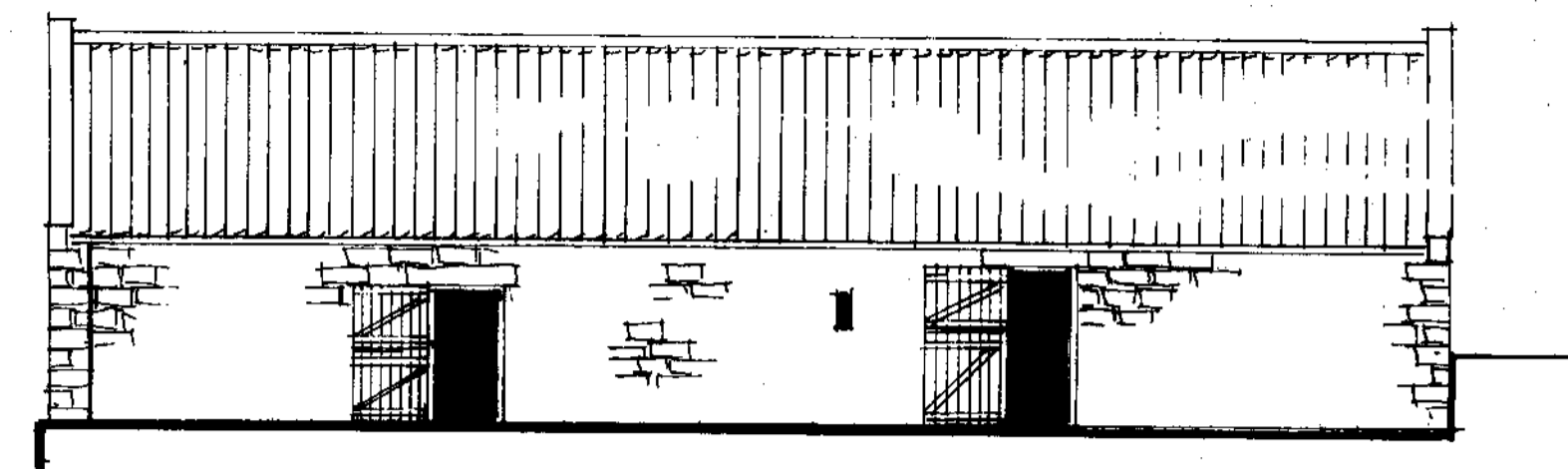
EAST



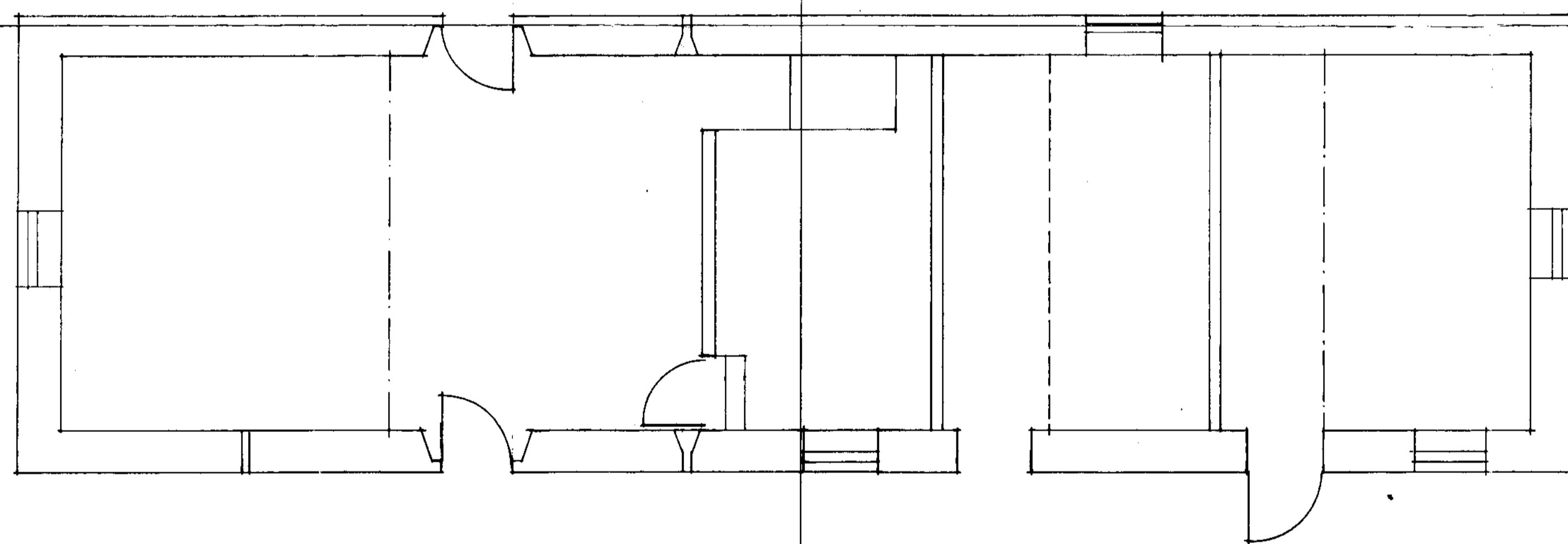
SOUTH



NORTH



WEST



F L O O R P L A N      S C A L E 1:50

NYMNP  
24 DEC 2008

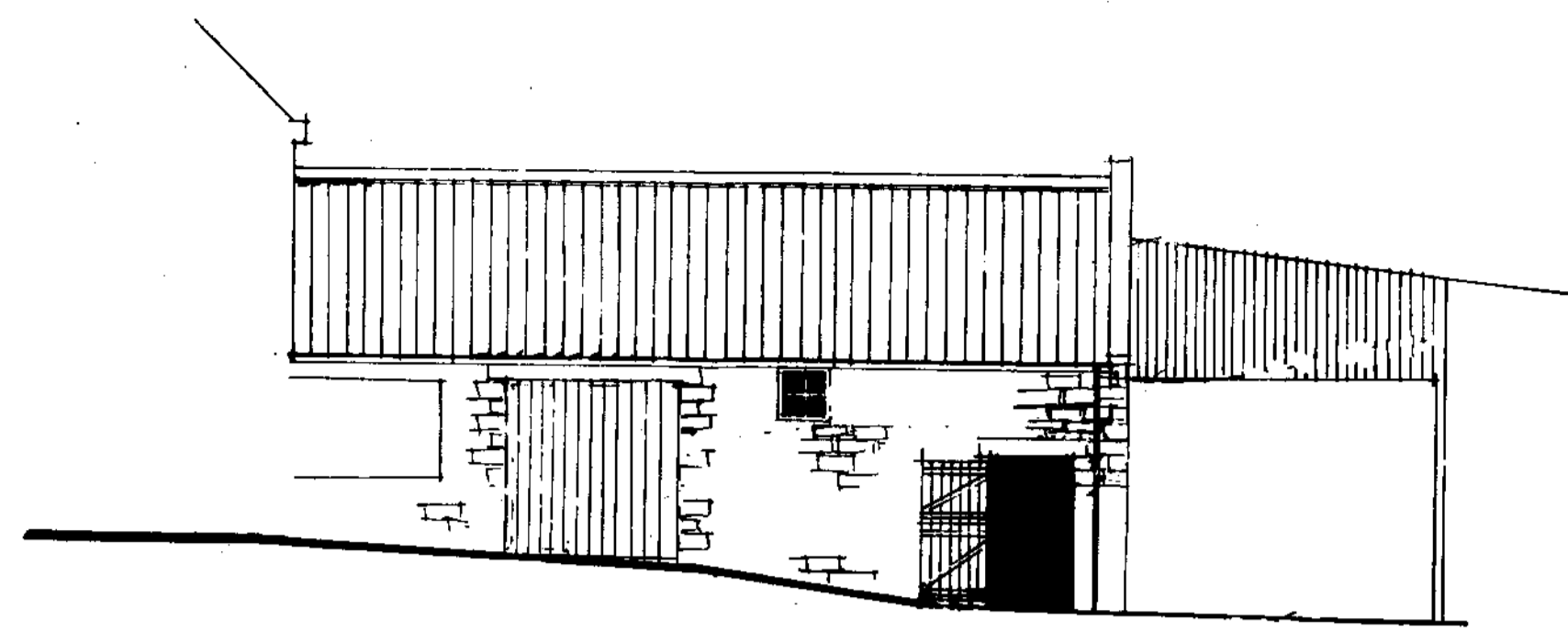
PROPOSED HOLIDAY COTTAGES AT GREENLANDS,  
GREENEND, WHITBY. FOR MR & MRS J. NICHOLSON  
AS EXISTING UNITS 1 & 2

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF  
Tel. 01287 635616

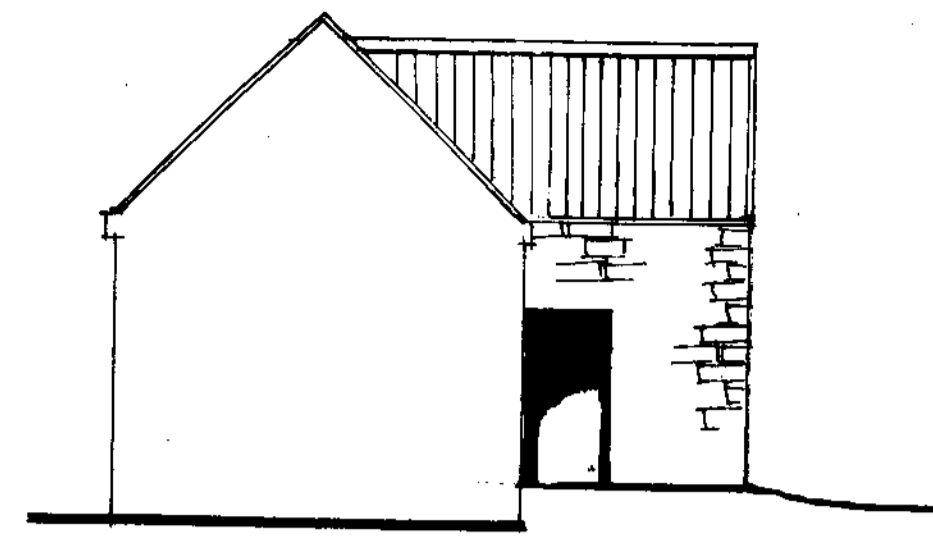
DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TSC				DEC 08	SHOWN

DRAWING No. 04

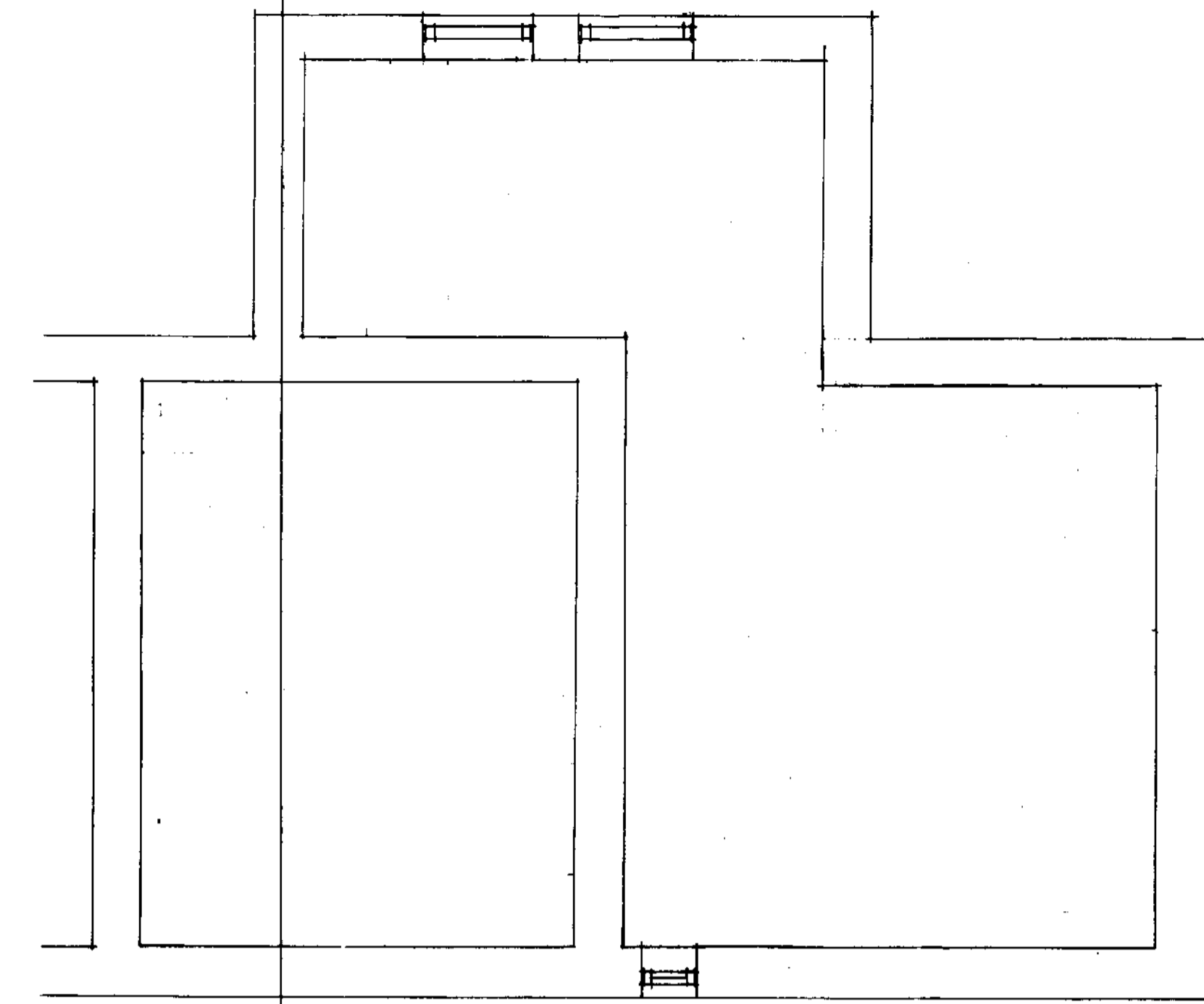
No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			



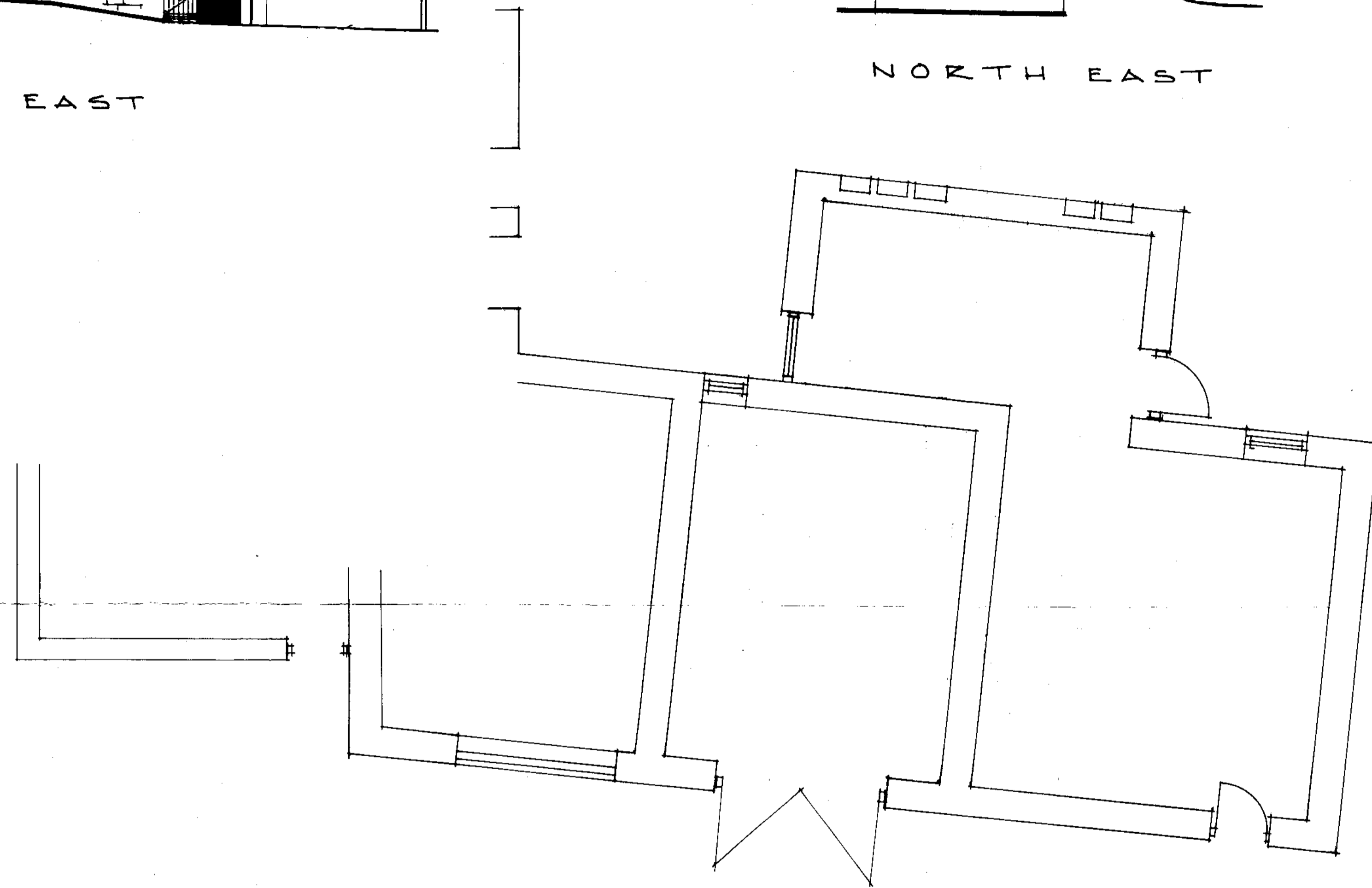
SOUTH EAST



NORTH EAST



FIRST FLOOR PLAN



GROUND FLOOR PLAN SCALE 1:50



NORTH WEST

NYMNP  
24 DEC 2008

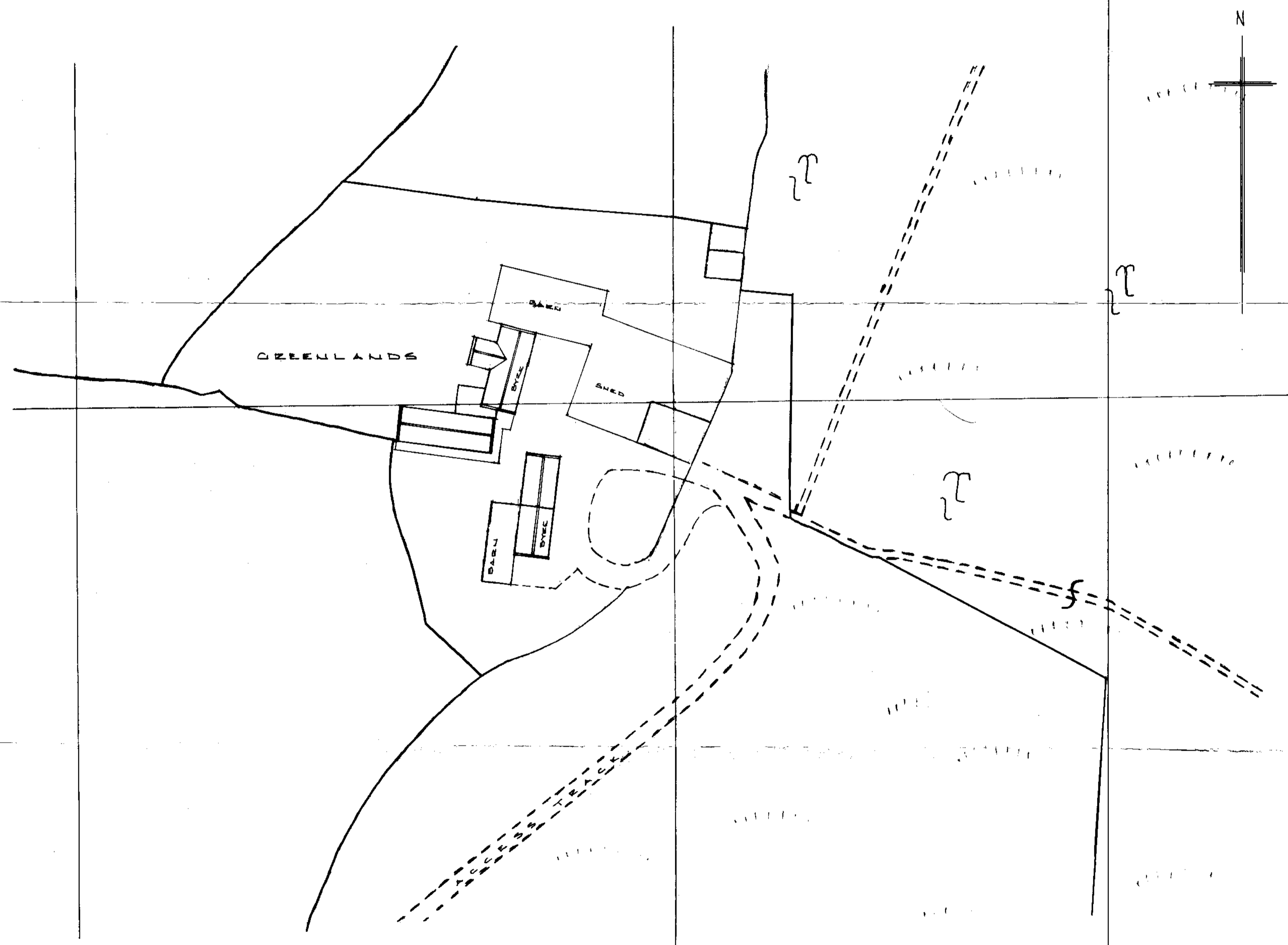
PROPOSED HOLIDAY COTTAGES AT GREENLANDS,  
GREENEND, WHITBY. FOR MRS MRS J. NICHOLSON.  
AS EXISTING ~ UNIT 3

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF  
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
T.D.C.				FEB 07	SHOWN

**DRAWING No. 05**

No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			



NYMNP  
24 DEC 2008

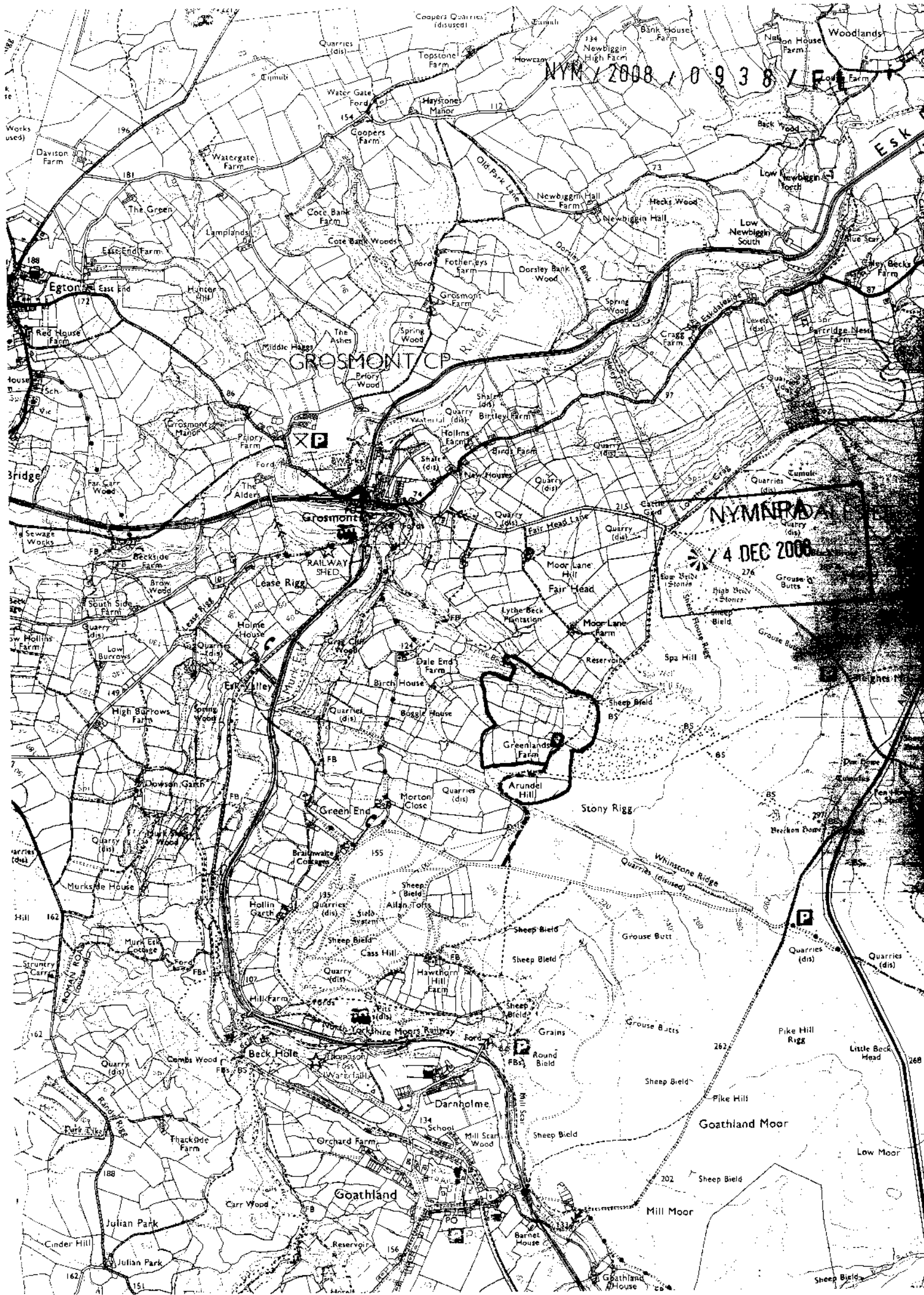
PROPOSED HOLIDAY COTTAGES AT GREENLANDS,  
GREENEND, WHITBY. FOR MR & MRS J. NICHOLSON.  
SITE PLAN AS EXISTING

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF  
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TDC				DEC 08	1:500

DRAWING No. 06

No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			



NYMRA 2008 / 0938 / E1

GROSMONT CP

NYMRA

4 DEC 2008

Greenlands Farm  
Arundel Hill

Goathland

Goathland Moor

Little Beck Head

Mill Moor

Sheep Field





NYMNP  
24 DEC 2008  
08/0938

### 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:

CONVERSION OF REDUNDANT FARM BUILDINGS  
TO CREATE THREE HOLIDAY COTTAGES

Has building or works already been carried out or use of land already started?  Yes  No

If Yes, please state the date when building works or use were started (DD/MM/YYYY):  (date must be pre-application submission)

Have the works been completed or change of use already occurred?  Yes  No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY):  (date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: **GREENLANDS**

Address 1: **GREEN END**

Address 2: **K**

Address 3:

Town: **WHITBY**

County: **NORTH YORKSHIRE**

Postcode (optional): **YOZZ 5LJ**

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

**NYM / 2008 / 0938 / FL**

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: **ANDREW MUIR**

Reference:

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

Details of pre-application advice received?  
**NYMNP**  
**24 DEC 2008**

#### 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)/drawing(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:

**BIN STORE**

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

If Yes, please provide details:

**SEPARATE BINS**

#### 8. Neighbour and Community Consultation

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

If Yes please provide details:

#### 9. Council Employee / Member

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

If Yes, please provide details:

### 10. Materials

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

NYM / 2008 / 0938 / FL

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	DRESSED AND RANDOM SANDSTONE	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	RED CLAY PANTILES	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER CASEMENTS	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	FRAMED, LEDGED BRACED & BATTENED	SAME & GLAZED	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	POST & WIRE	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	CONCRETE	SAME	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

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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:

DRAWINGS 01 TO 07 + D&A STATEMENT

### 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	2	5	
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                       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):

NYMNP  
 24 DEC 2008

### 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    **SEE BAT SURVEY**  
 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:

**REDUNDANT FARM BUILDINGS**

Is the site currently vacant?     Yes     No

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

**CURRENTLY USED FOR ANCILLARY STORAGE WHICH IS BEING SORTED WITHIN EXISTING BUILDINGS**

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

**EARLY 1980'S**

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

### 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  Yes  No  
 If Yes please complete details of the changes in the tables below:

#### Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

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

#### Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

**NYMNP**  
**24 DEC 2008**

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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

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"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

**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

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

NYMNPA  
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In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

### 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees		2		
Proposed employees		2		

### 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)

### 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:

**3 HOLIDAY COTTAGES**

**NYM / 2008 / 0938 / 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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**24 DEC 2008**

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 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 / 0 9 3 8 / F L**

The steps taken were:

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):

**NYM NPA**  
**24 DEC 2008**

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**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):

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**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):

**22/12/08** (date cannot be pre-application)



### 28. Applicant Contact Details

#### Telephone numbers

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

Country code: Mobile number (optional):  
[ ] [ ]

Country code: Fax number (optional):  
[ ] [ ]

Email address (optional):  
[ ]

### 29. Agent Contact Details

#### Telephone numbers

Country code: National number: Extension number:  
NYM / 2008 / 0 9 3 8 / FL [ ] [ ]

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: **TIM CLOSE - AGENT**

Telephone number: [ ]

Email address: [ ]

**NYMNPA**  
**24 DEC 2008**

**CLOSE, GRANGER, GRAY & WILKIN****BUILDING AND ENGINEERING CONSULTANTS, SURVEYORS AND  
ARCHITECTURAL CONSULTANTS**

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF.

Telephone  
email

Your ref: NYM/2008/0938

Miss W. Trousdale,  
North York Moors National Park Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
York,  
YO62 5BP6<sup>th</sup> January 2009

Dear Miss Trousdale,

Re: Proposed barn conversions at Greenlands, Green End, Goathland.Thank you for your letter dated 30<sup>th</sup> December.

Please find attached two copies of the signed Agricultural Holdings Certificate.

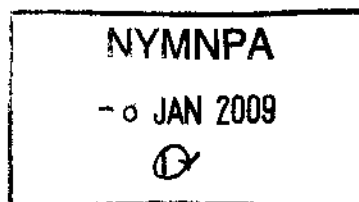
The scale of the attached O.S. map is 1:25 000.

I apologise for these lapses on my part.

Your sincerely,



Tim Close



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 / 0938 / 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):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

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:

[Empty box for applicant signature]

Or signed - Agent:

[Redacted box for agent signature]

Date (DD/MM/YYYY):

6/1/09

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

NYMNP  
24 DEC 2008

NYMNP  
- 8 JAN 2009

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

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:
- 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 other plans and drawings or information necessary to describe the subject of the application:

- The correct fee:
- 3 copies of a design and access statement:
- 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:

[Empty box for applicant signature]

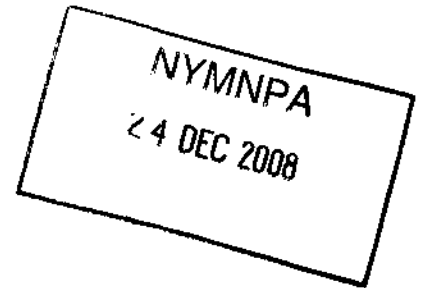
Or signed - Agent:

[Redacted box for agent signature]

Date (DD/MM/YYYY):

22/12/08 (date cannot be pre-application)

**DESIGN AND ACCESS STATEMENT**  
**FOR**  
**THE CONVERSION OF OUTBUILDINGS**  
**AT**  
**GREENLANDS, GREEN END**  
**TO**  
**THREE HOLIDAY COTTAGES**



**INTRODUCTION**

The proposal is to convert two redundant agricultural buildings to holiday letting units.

A detached run of byres situated to the south of the farmhouse will form two units and a section of byres attached to the north east of the farmhouse will form one unit.

The byres are currently used for ancillary storage. The required storage area is being condensed and relocated within the existing shed effectively making the byres totally redundant.

The proposal to convert to holiday units is a diversification of the existing farm business and this will not lead to a requirement of further agricultural buildings in the future.

The farmhouse and byres are in excess of 150 years old and are built in the vernacular style comprising solid sandstone walling and pitched pantile roofs. The attached byre incorporates more recent concrete blockwork internal structural work.

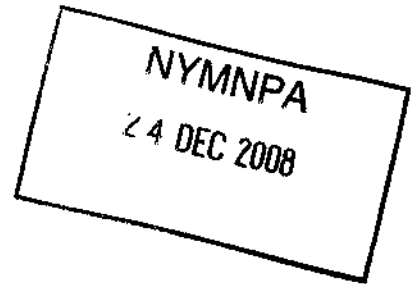
**DESIGN**

The design of the holiday units is intended to fit neatly within the existing buildings envelope and style and new openings and lights have been kept to an absolute minimum in order to comply with disability access and Building Regulations matters.

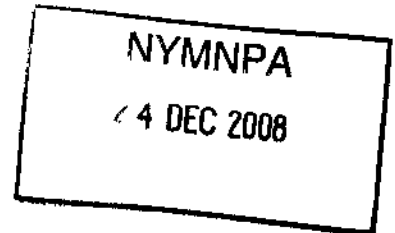
**ACCESS**

The proposals facilitate Part M of the Building Regulations.

Vehicular access is via the existing farm track which will be re-metalled with stone as part of the on-farm maintenance cycle.



**STRUCTURAL REPORT  
ON  
FARM OUTBUILDINGS  
AT  
GREENLANDS, GREEN END**



**INTRODUCTION**

The proposal is to convert two redundant agricultural buildings to holiday letting units.

A detached run of byres situated to the south of the farmhouse will form two units and a section of byres attached to the north east of the farmhouse will form one unit.

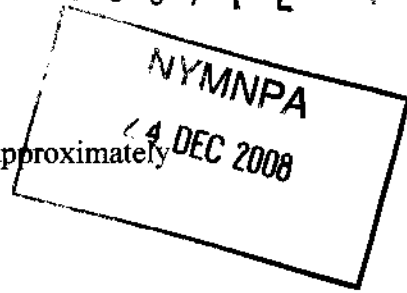
The byres are currently used for ancillary storage. The required storage area is being condensed and relocated within the existing shed effectively making the byres totally redundant.

The proposal to convert to holiday units is a diversification of the existing farm business and this will not lead to a requirement of further agricultural buildings in the future.

The farmhouse and byres are in excess of 150 years old and are built in the vernacular style comprising solid sandstone walling and pitched pantile roofs. The attached byre incorporates more recent concrete blockwork internal structural work.

**DETACHED BYRES**

The detached byres, for conversion to two holiday units, are split in level at an internal load bearing cross wall.



The stone footings are typically of a single course of wider stone, set at approximately 450mm below ground level.

The sandstone panels show evidence of minor distortion but are generally sound and are considered suitable for the proposed conversion without the need for demolition and rebuilding works.

The timber roof frame shows evidence of worm infestation, however the principal structural members are suitable for treatment and use in the proposed scheme in-situ.

#### **ATTACHED BYRE**

The attached byre, for conversion to a single holiday unit, is currently two storeys.

The rear gable and internal roof-valley supporting wall is of comparatively recent load bearing concrete blockwork built off concrete secondary footings.


The original sandstone walls have single-course stone footings.

The sandstone panels again show evidence of slight distortion but are generally sound and are suitable for the proposed conversion without the need to demolish and rebuild.

The timber floor and roof frame members show evidence of woodworm infestation, however the principal members may be treated in-situ and retained.

#### **CONCLUSION**

The proposed buildings are considered to be sufficiently structurally secure to enable the conversion without major demolition and rebuilding works.

Signed.  Tim Close, MRICS, MCIQB, MCIAT, AMInstCES

Dated... 22/12/08...



*Ecologists for Business*

# Greenlands Farm. Bat Survey.

Date. August 2008







*Ecologists for Business*

## Greenlands Farm. Bat Survey.

Survey carried out by;

**Ecoloserve Ltd.**

Sergeants House

36 Edderthorpe Lane

Darfield

Barnsley

S73 9AT

Tel. [REDACTED] 05

Email [REDACTED]



Client;

**John Nicholson**

Greenlands Farm

Green End

Whitby

North Yorkshire.

YO22 5LJ

Address of Survey;

**Greenlands Farm**

Green End

Whitby


North Yorkshire.

All information regarding the location of protected species is **HIGHLY CONFIDENTIAL** and **MUST NOT** be circulated beyond that which is strictly necessary.

- A) Contents
- B) Introduction
- C) Survey and Site Assessment
- D) Impact Assessment
- E) Mitigation
- F) Summary
- G) References
- H) Appendices

NYMNPA  
 24 DEC 2008

Survey report in concise format.

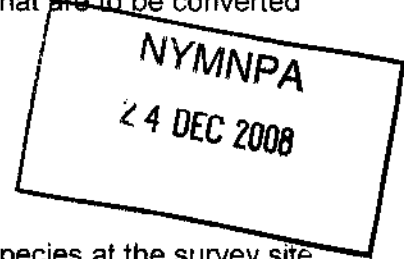
Report Prepared By	Date
Christopher Needham BSc. (Hons.) MSc. MIEEM 	21st Nov. 2008

**B) Introduction**

Background to development

Ecoloserve Ltd. was commissioned by John Nicholson to carry out a bat survey on Greenlands Farm, Green End, Whitby, North Yorkshire. The purpose the survey was to assess whether bats were utilising two farm outbuildings that are to be converted into living accommodation.

Grid reference NZ 838 038.

**C) Survey and Site Assessment**

C1 Pre-existing information was not available on protected species at the survey site.

**C2 Status of Protected Species in the Local / Regional Area.**

All bats in the United Kingdom are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 1994. It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Please refer to the original Acts for precise wording.

It is stressed that bat roosts are protected against damage, destruction or obstruction, irrespective of whether or not bats are present at the time, and that current guidance issued by Natural England state that once bats have occupied a roost, it is, under normal circumstances, protected indefinitely.

**C3 Objective(s) of Survey.**

To discover if bats were utilising the farm outbuildings (see Diagram 1) at Greenlands Farm.

**C4 Survey Area.**

The area to be surveyed consisted only of Building 'A' and Building 'B' see Appendices, Diagram 1.

NYMNPA  
24 DEC 2008**C5 Brief Habitat Description.**

The farmhouse and farm buildings at Greenlands Farm are on a hillside surrounded by open heather moorland and fields used for grazing cattle and sheep within the North Yorkshire Moors National Park (see Appendices, Photograph 1.). From the farmhouse looking north and east there are extensive views over several miles of open countryside, small villages and other farms. The farm is extremely exposed to the weather. The east coast of Yorkshire is only a few miles away.

Building 'A', see Appendices, Diagram 1.

This particular building is used as a farm storage area and has stone walls about 18 inches wide. There are numerous cavities within these walls. The roof is tiled over wooden beams with parts of the roof having wooden slats. There is no roof space and the roof is in a generally very poor condition allowing the weather to enter the building.

Building 'B', see Appendices, Diagram 1.

The building is segregated into several smaller rooms. Most of these rooms were used for farm storage areas and held many flat surfaces (including silage bags) that would reveal the presence of bat droppings if present. The walls were mostly made of stone but newer built areas are constructed of breeze blocks. The roof of the building was in various stages of repair but with no roof space in the building. There is an extension to building 'B' that has a flat asbestos sheet roof with large gaps beneath the sheets exposing the interior of the building to the outside.

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## **C6 Field Survey.**

### **C6.1 Methods.**

The whole perimeter and all of the interiors of the buildings were thoroughly examined for signs of bats and potential bat access / exit points during daylight hours. At dusk surveys were made using an ultra-sonic bat detector to determine if bats were using any part of the buildings, what flight paths were used and what feeding areas were used.

Equipment taken to the site consisted of;

- Ladders (not used)
- Hand held lamps
- Head lamps (not used)
- Compass
- GPS unit Explorist 500
- Tally counter (not used)
- Swarovski 10 x 40 binoculars
- Endoscope PV 300
- Batbox Duet

### **C6.2 Timing.**

The survey was carried out on the 15th August 2008.

### **C6.3 Weather Conditions.**

The summer of 2008 has been notably very wet with regular heavy downpours. Cool still afternoon and night on the 15th August. Eighteen degrees centigrade during the day dropping to 11 degrees in the evening.

### **C6.4 Personnel.**

The survey was carried out by Christopher Needham, who is a member of the South Yorkshire Bat Group has been an ecologist for 12 years and is a full member of IEEM.

Natural England bat licence number 20073103.

**C7 Results.**

No characteristic signs of occupation by bats were found during the daytime survey.

At 20:30 hours two bats (probably pipistrelle) flew through the wooden barn to the north of Building 'B'. These bats proceeded to feed in this area regularly flying straight through this wooden barn. This particular barn has cattle manure within it and consequently is inundated with flying insects making it ideal for feeding bats. Another bat was detected 10 minutes later feeding within the garden to the south of the house. Again this was presumed to be a pipistrelle. Bats were not seen to leave or enter Building 'A' or Building 'B' during the survey.

**C8 Interpretation and Evaluation**

The results reveal that no signs of bats were found in the buildings surveyed.

**D) Impact Assessment.**

Work on the building should be allowed to proceed.

Single bats can turn up in all types of unusual places. It is always stressed in cases like this that in the unlikely event that a bat is found within the structure of the building while work is in progress, work should stop immediately and advice sought from the ecological consultant or Natural England.

**E) Mitigation and Compensation.**

No mitigation and compensation measures are necessary.

**F) Summary.**

The survey revealed that no signs of bats were found at the farm buildings at Greenlands Farm, Goathland on the 12th August 2008.

**G) References.**

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3<sup>rd</sup> Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

**H) Appendices**

- 1) Photographs.
- 2) Diagram 1.

NYMNPA  
24 DEC 2008

1) Photographs.

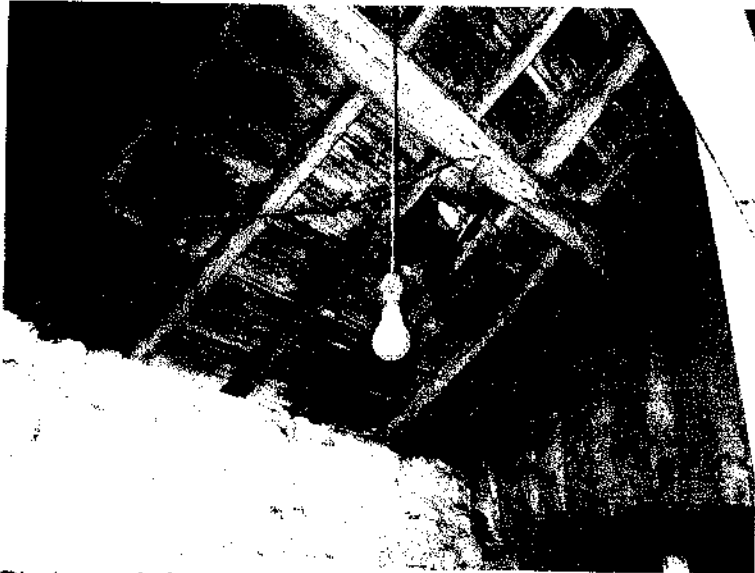


Photograph 1.  
Greenlands Farm. This view shows the exposed nature of the farm to wind and rain.

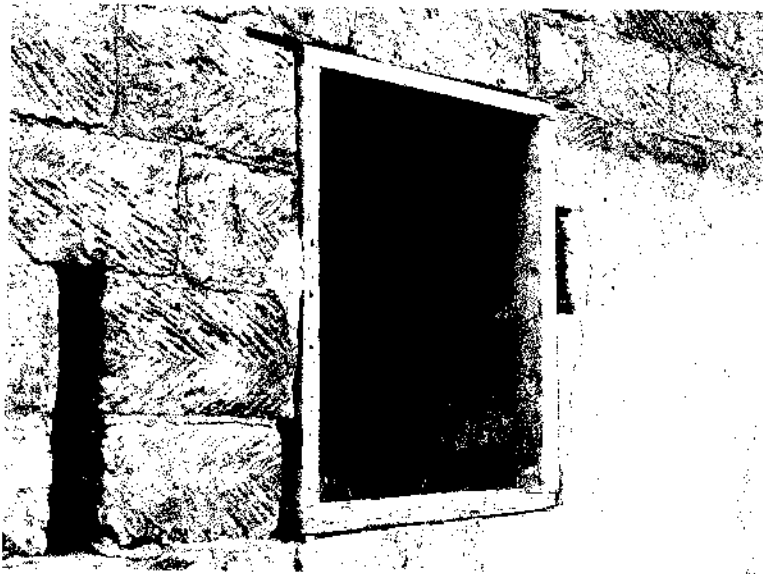


Photograph 2.  
Building 'A' viewed from the front.

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24 DEC 2008



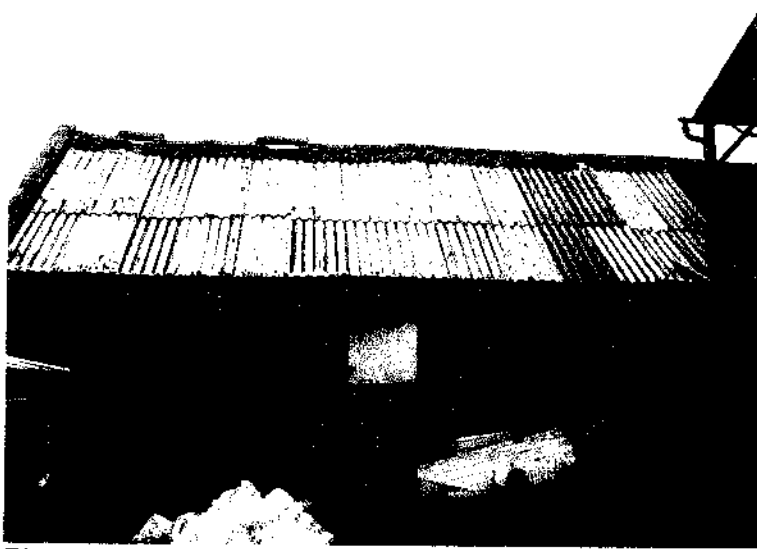
Photograph 3.  
Roof constructed with wooden lats in Building 'A'.



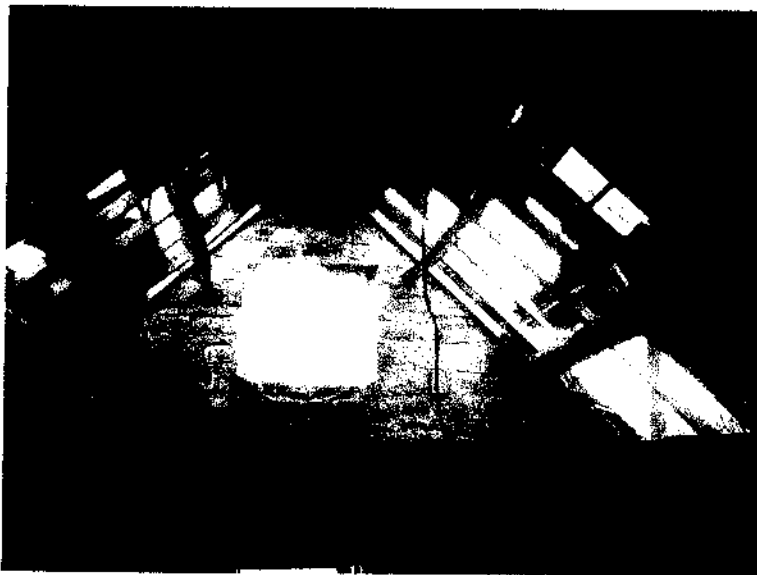
Photograph 4.  
Depth of stone work in Building 'A'.



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Photograph 5.  
Rear view of Building 'A' showing parts of the roof constructed with metal sheeting.



Photograph 6.  
Interior of Building 'A', showing interior of building exposed to the weather.

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24 DEC 2008



Photograph 7.  
Front view of Building 'B'.



Photograph 8.  
Rear of Building 'B'.



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24 DEC 2008

Photograph 9.  
Interior walls of Building 'B'. Some of these walls are constructed from breeze blocks.



Photograph 10.  
Some crevices within Building 'B' but no signs of occupation by bats.

Diagram 1

