

NYM / 2009 / 0 0 9 6 / E

**NYMNP/2009/0096/E**  
 -2 MAR 2009

1007  
 5.264ha  
 13.01




106  
 3.558  
 8.79

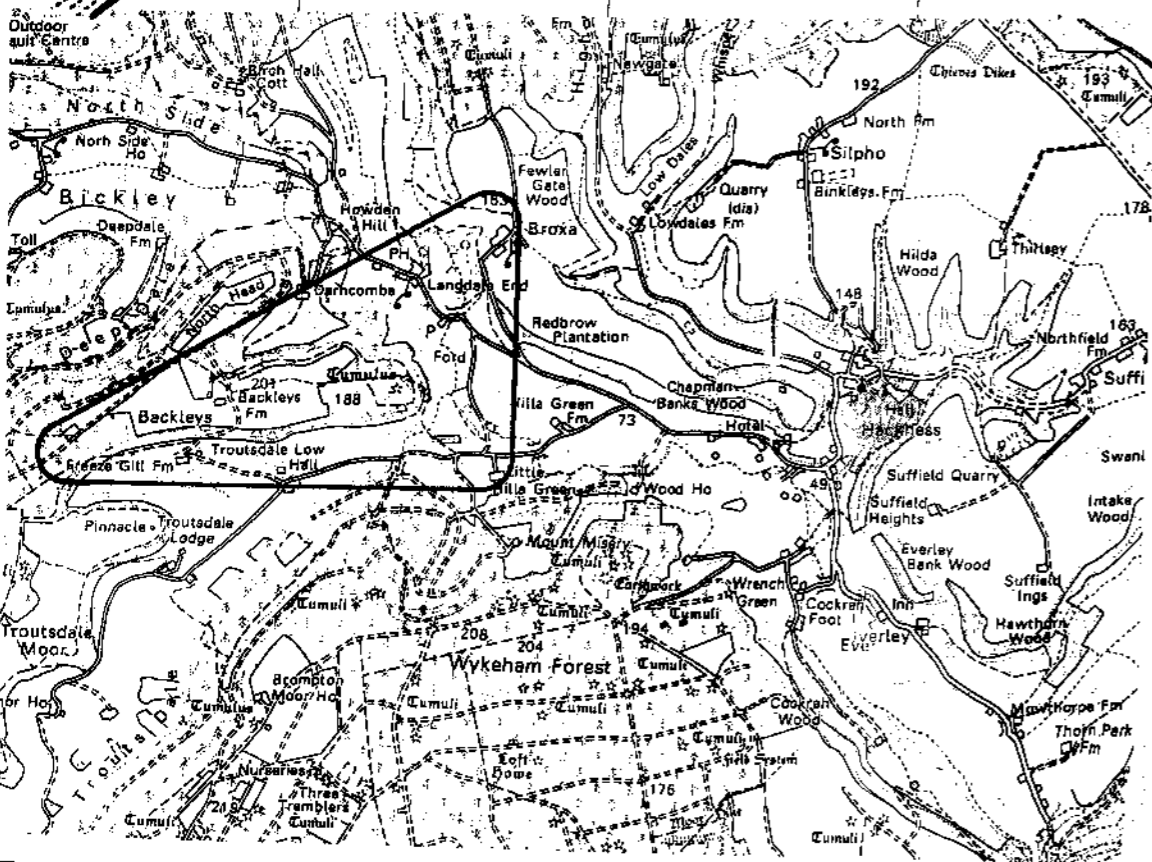


1 : 2500

**Cundalls**

This plan is reproduced from the  
 Ordnance Survey Map with  
 the sanction of the Controller of  
 H.M. Stationery Office,  
 Crown Copyright reserved.

-  STATIC CARAVAN
-  APPLICATION SITE
-  LAND IN SAME OWNERSHIP.



North Head

Bickley Forest

Backleys Farm

Backleys  
 7134  
 4.951ha  
 12.23

3149  
 7.464ha  
 18.44

6778  
 49.907ha  
 123.32

6551  
 1.74ha  
 4.3

7245  
 1.13ha  
 2.8

7453  
 2.504ha  
 6.19

8149  
 3.73ha  
 9.2

5845  
 2.51ha  
 6.2

6142  
 4.95ha  
 12.23

8047  
 0.08ha  
 0.2

9154  
 1.337ha  
 3.30

B.M. 197.50

B.M. 207.52

B.M. 141.68m

B.M. 174.32m

B.M. 200.74m

B.M. 125.99m  
 Hydraulic Ram

Spring

Pond

Deepdale

Park (Lump)

Park (Lump)

Park (Lump)

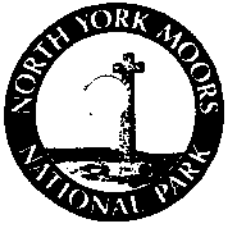
Park (Lump)

Park (Lump)

Park (Lump)

Park (Lump)

Park (Lump)



NYM / 2009 x 0096 / CLE

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

PT1

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

Application for a Lawful Development Certificate for an Existing use or operation  
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of  
the Planning and Compensation Act 1991. SE 92730, 90450

Town and Country Planning (General Development Procedure) Order 1995

09/96

**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		2. Agent Name and Address	
Title:	MR	First name:	ALAN
Last name:	RICHARDSON.		
Company (optional):	EP & A RICHARDSON.		
Unit:	House number:	House suffix:	
House name:	BACKLEYS FARM.		
Address 1:	LANGDALE END.		
Address 2:			
Address 3:			
Town:	SCARBOROUGH.		
County:	NORTH YORKSHIRE		
Country:			
Postcode:	YO13 0LP	Postcode:	YO17 7LP.

12 FEB 2009

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: **BACKLEYS FARM.**

Address 1: **LANGDALE END.**

Address 2:

Address 3:

Town: **SCARBOROUGH.**

County: **NORTH YORKSHIRE**

Postcode (optional): **YO13 0LP.**

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

Easting:  Northing:

Description:

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: **MR MUIR.**

Reference: **NORTH YORK MOORS NATIONAL PARK AUTH**

Date (DD/MM/YYYY): **05/02/2009**  
(must be pre-application submission)

Details of pre-application advice received?  
**Submit application together with evidence to show proof of use for more than 10 yrs. class use given**

### 5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land:

Owner:  Yes  No Lessee:  Yes  No Occupier:  Yes  No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application?	
		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

if 'No' to all the above, please give name and addresses of anyone you know who has an interest in the land:

Name	Address	State the nature of their interest (if known)	State whether they have been informed about this application		If No, please explain why not
			Yes	No	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

**MINPA**  
**12 FEB 2009**

### 6. 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:

**7. Description of Use, Building Works or Activity**

Please state for which of these you need a lawful development certificate or building works (you must tick at least one option):

An existing use:  Yes  No

Existing building works:  Yes  No

An existing use, building work or activity in breach of a condition:  Yes  No

Being a use, building works or activity which is still going on at the date of this application

If Yes to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Class D 2 ?

**8. Description of Existing Use, Building Works or Activity**

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

Siting of 8 Static Caravans

**9. Grounds For Application For A Lawful Development Certificate**

Please state under what grounds is the certificate sought? (you must tick at least one box)

- The use began more than 10 years before the date of this application.
- The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application.
- Other - please specify (this might include claims that the change of use of building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number:  Condition Number:  Date (DD/MM/YYYY):  (must be pre application submission)

Please state why a Lawful Development Certificate should be granted:

**10. Information In Support Of A Lawful Development Certificate**

When was the use or activity begun, or the building works substantially completed:  (date must be pre-application submission) (DD/MM/YYYY)

In the case of an existing use or activity in breach of conditions has there been any interruption?  Yes  No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

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In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?  Yes  No

If Yes please provide details?

**10. Information In Support Of A Lawful Development Certificate (Continued) - Residential Information**

Does the application for a Certificate relate to a residential use where the number of residential units has changed?  Yes  No  
 If Yes please complete the following table:

Market Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
	Houses					
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Market Housing Total (a+b+c+d+e+f+g) =</b>						

Social Rented Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Social Rented Housing Total (a+b+c+d+e+f+g) =</b>						

Intermediate Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Intermediate Housing Total (a+b+c+d+e+f+g) =</b>						

Key Worker Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Key Worker Housing Total (a+b+c+d+e+f+g) =</b>						

<b>Proposed Housing Grand Total (A+B+C+D) =</b>	
-------------------------------------------------	--

Market Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
	Houses					
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Market Housing Total (a+b+c+d+e+f+g) =</b>						

Social Rented Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Social Rented Housing Total (a+b+c+d+e+f+g) =</b>						

Intermediate Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Intermediate Housing Total (a+b+c+d+e+f+g) =</b>						

Key Worker Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
<b>Key Worker Housing Total (a+b+c+d+e+f+g) =</b>						

<b>Existing Housing Grand Total (E+F+G+H) =</b>	
-------------------------------------------------	--

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

**11. 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.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

- 3 copies of a completed dated application form:
- 3 copies of such evidence verifying the information included in the application as you can provide:
- 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
- The correct fee:

**12. Declaration**

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant

Or signed - Agent

[Signature box]

Keith D Warkes

Date (DD/MM/YYYY):

06/02/2009

(date cannot be pre-application submission)

**WARNING:**

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

**13. Applicant Contact Details**

Telephone numbers

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

Email address (optional):

**14. Agent Contact Details**

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	113
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

**15. 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)

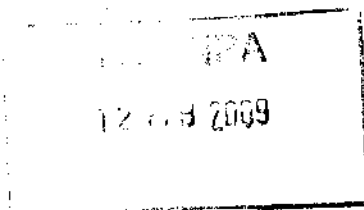
- Agent
- Applicant
- Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



ESTABLISHED 1860

Our Ref: KDW/PMH/Misc/L/177  
Your Ref: NYM/2009/0096/NEW

NYM / 2009 / 0096 / CLE

27 February 2009

Mrs F. Farnell  
North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Dear Mrs Farnell

## APPLICATION OF LAWFUL DEVELOPMENT FOR THE SITING OF 8 CARAVANS AT BACKLEYS FARM, LANGDALE END

Further to your letter dated 18 February and our recent telephone conversation, I enclose three further copies of plans now showing the exact position of each van (coloured in green.)

I also confirm that all the vans are privately owned for holiday use only, between the months of April to October inclusive, with a typical number of days of use per year in the region of 200.

I trust you are now able to proceed with our application, but if you require further information, please do not hesitate to contact me.

Yours sincerely

*Keddy Wark?*

K.D. Warters MRICS  
Partner  
CUNDALLS

Encl.

NYMNP

-2 MAR 2009

W



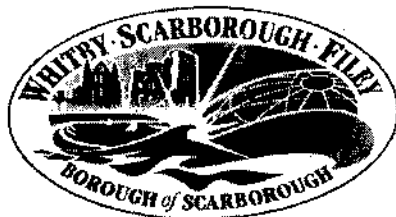
15 Market Place, Malton,  
North Yorkshire, YO17 7LP  
Tel: 01653 697820  
Fax: 01653 698305  
Email: malton@cundalls.co.uk  
Website: www.cundalls.co.uk

**PARTNERS:**  
**F.H. Dimmey** ERICS, FAAY  
**P.B. Elwess** Dip VEM ERICS  
**S.P.W. Edwards** ERICS  
**ASSOCIATE:** K.D. Warters MRICS  
**CONSULTANTS:** J.A. Cundall,  
G. P. Woodall

**Also at:**  
40 Burgate, Pickering  
North Yorkshire, YO18 7AU  
Tel: 01751 472766  
Fax: 01751 472992  
Email: pickering@cundalls.co.uk

10 Gillygate,  
York, YO31 7EQ  
Tel: 01904 626705  
Fax: 01904 673301  
Email: york@cundalls.co.uk

Financial Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG



Contact: Local Taxation  
Tel: (01723) 232378  
Fax: (01723) 232399  
Email: [local.taxation@scarborough.gov.uk](mailto:local.taxation@scarborough.gov.uk)  
Web site: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)  
DX: 719232 SCARBOROUGH 5

**Scarborough Borough Council**

Property Reference: 155040600500

5 February 2009

Cundalls  
FAO Mr Keith Waters  
15 Market Place  
Malton  
YO17 7LP

Dear Mr Waters

**Backleys Farm, Langdale End, Scarborough, YO13 0LP**

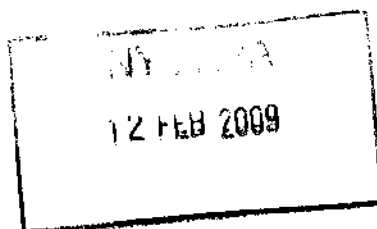
I can confirm that from 1 April 1990 to present, Backleys Farm has been registered as a Caravan Site.

National Non-Domestic Rates have been payable at the property from 1 April 1990 to present.

If you require any further information please contact my Local Taxation Section on 01723 232378.

Yours sincerely

Mrs S Williamson  
Local Taxation Officer





# Smith, Willcox Co.

FINANCIAL ACCOUNTANTS • BUSINESS ADVISERS • TAX CONSULTANTS

38 Queen Street, Scarborough YO11 1HE  
Tel: 01723 373313 (2 lines) Fax: 01723 501121  
E-mail: smithwillcox@btconnect.com www.smithwillcox.co.uk

Our Ref: KS/DJA

22 January 2009

The Administration Department  
National Parks Authority  
Helmsley  
YORK

Dear Sir

**MR AND MRS A RICHARDSON, BACKLAYS FARM, LANGDALE END**

We confirm that we deal with the accountancy and taxation affairs of the above named.

We are also able to confirm that the income from the static caravans at Backlays Farm, Langdale End has been correctly declared for taxation purposes for in excess of twenty years.

Yours faithfully



Smith Willcox

NYM:SPA  
12 FEB 2009

FINANCIAL ACCOUNTANTS

Principal: K. Simpson AFA

NYM / 2009 / 0096 / CLE

22, Palace Road Residential Park,  
Palace Road,  
RIPON,  
North Yorks,  
HG4 1EX.

TEL:- 01765-605587.  
Mobile:- 07765-224159.

22<sup>nd</sup> January 2009.

**TO WHOME IT MAY CONCERN.**

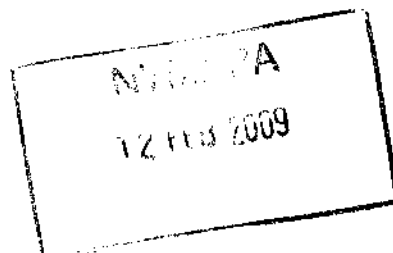
This is to confirm that I have had a Static Caravan situated at the following address for over 20 years:-

**Backleys Farm,  
Langdale End,  
North Yorkshire.  
YO13 0LP.**

Yours faithfully,



(John S. Blackburn)



NYM / 2009 / 0096 / CLE

Norman Potter  
12 Fyfe Lane  
Baildon  
ShIPLEY  
BD17 6DP  
22<sup>nd</sup> January 2009

Mr Alan Richardson  
Backleys Farm  
Langdale End  
Scarborough  
YO13 0LP

To whom it may concern,

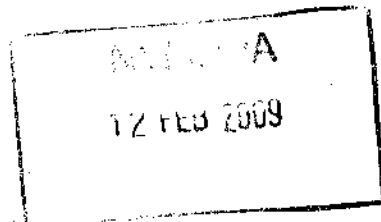
I wish to confirm that I have had a caravan on the same site at Backleys Farm Langdale End continuously from 1976 to date.

Should you require further information I can be contacted on 01274 599272.

Yours Sincerely,



Norman Potter



Darncombe Farm  
Langdale End  
Scarborough  
YO13 OLH

24 January 2009

To Whom it My Concern

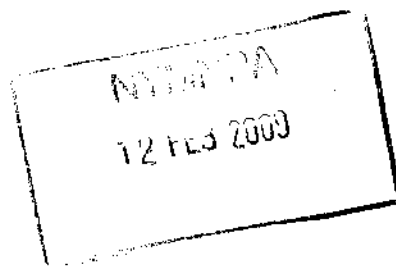
Having been a resident at Darncombe for over forty years, the caravans at Backleys farm have always been part of the community. The residents of the caravans have often supported and joined in local activities which we have all appreciated.

I sincerely hope that the National Park allows this site to continue.

Yours faithfully



Robert E J Howes MBE  
Retired Forestry Commission Officer



Mr A Richardson  
Backley's Farm  
Langdale End  
Scarborough  
YO13 OLP

Mrs E Tevenan  
37 Beech Road  
Elloughton  
Brough  
East Yorkshire  
HU15 1JX

25<sup>th</sup> January 09

Dear Alan

It was lovely to hear from you last week. Following our conversation about your re-application for the caravan site at the farm, myself and my family wanted to show our support with a quick letter.

We have owned the caravan which is situated on Backley's Farm for over 30 years. In that time, four generations of our family have enjoyed the tranquil setting of Langdale End. There are very few places today that offer access to such a picturesque, un-touched area of the country side and we have spent a lot of time enjoying the rural surroundings of the farm over the years.

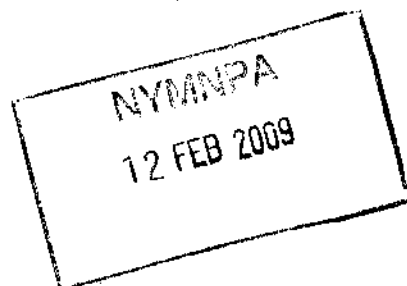
Being able to site our caravan at Backley's Farm has been a delight, for my children, my grandchildren and most recently my great grandchildren. I have many fond memories of time spent there with my late husband, as do the rest of the family, and we would be devastated to lose the opportunity to visit our caravan at the farm.

Please do let us know the outcome of the application. We'll be visiting soon and look forward to seeing you then.

Best wishes

Betty Tevenan

(on behalf of the Tevenan and Woodford family)



**Property Details**

Property Address: BACKLEYS FARM, LANGDALE END, SCARBOROUGH, NORTH YORKSHIRE, YO13 0LP

2005 Current List Entry

Billing Authority Reference	SCat	Description	£ RV	C	Effective Date	List Alteration Date	P	S
SB155040600500	047	CARAVAN PARK AND PREMISES	2.900	Y	01 Apr 2005		0	

2000 Current List Entry

Billing Authority Reference	SCat	Description	£ RV	C	Effective Date	List Alteration Date	P	S
SB155040600500		CARAVAN PARK AND PREMISES	2,050	Y	01 Apr 2000		0	

2000 Historic Entry

Billing Authority Reference	SCat	Description	£ RV	C	Effective Date	List Alteration Date	P	S

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12 FEB 2009