

SOUTH SIDE ELEVATION

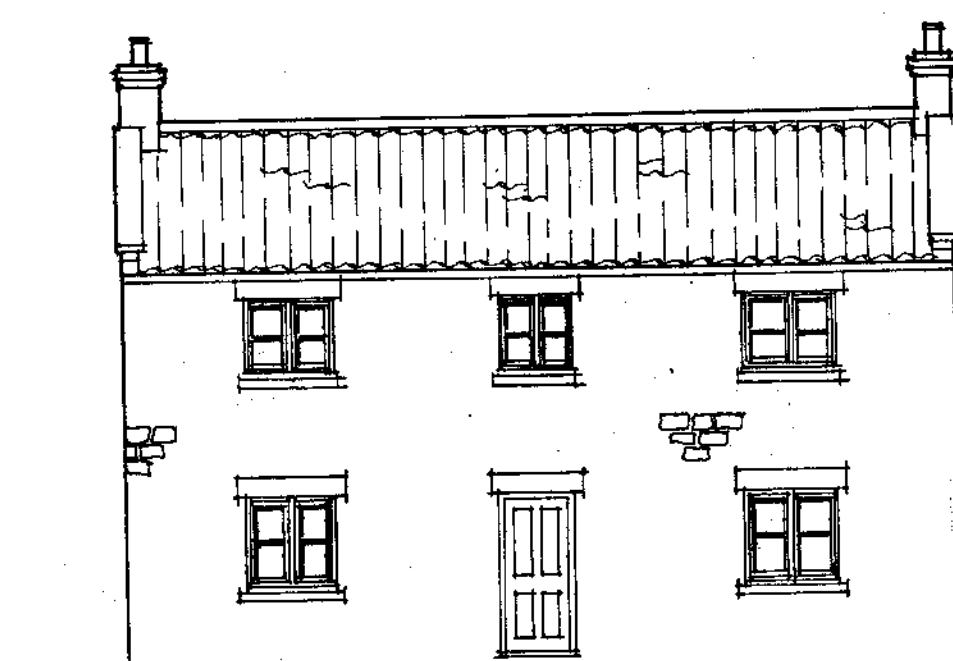


NORTH SIDE ELEVATION

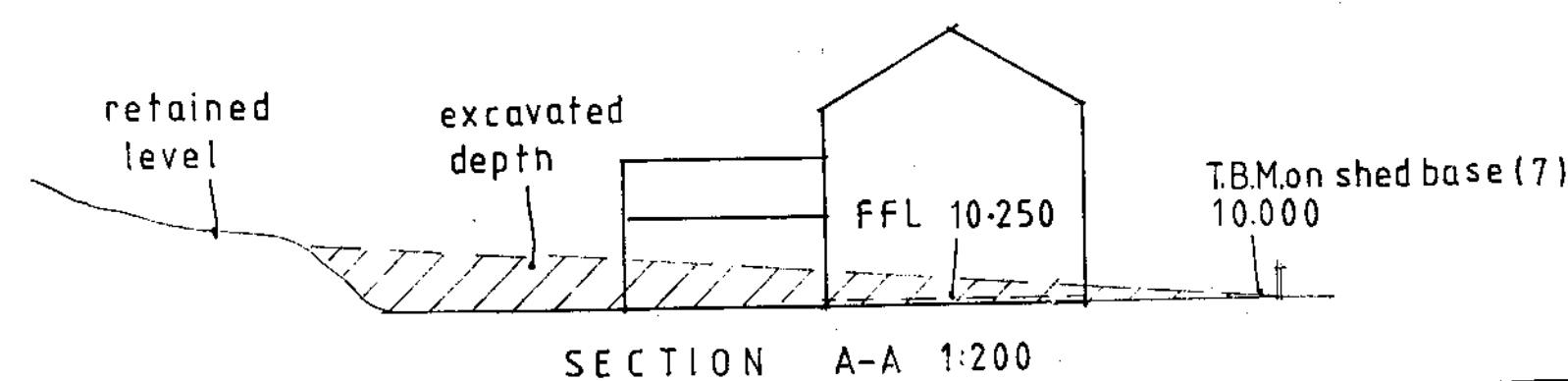


WEST REAR ELEVATION

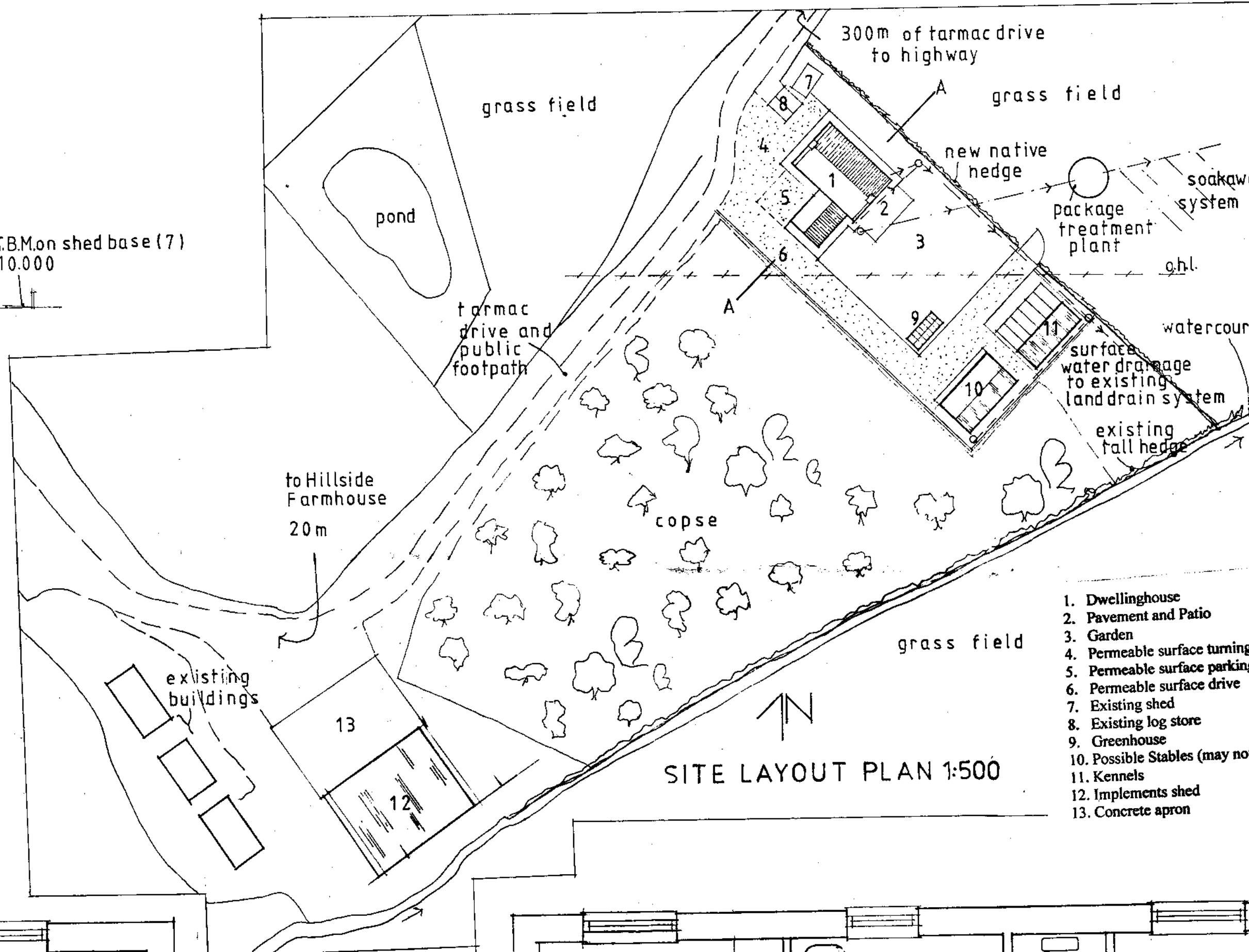
MATERIALS: CLAY PANTILES TO ROOF AND COURSED STONE TO WALLS
BLACK PLASTIC RAINWATERGOODS ON GALVANISED RISE AND FALL
BRACKETS PAINTED TIMBER WINDOW FRAMES AND DOORS.



EAST FRONT ELEVATION

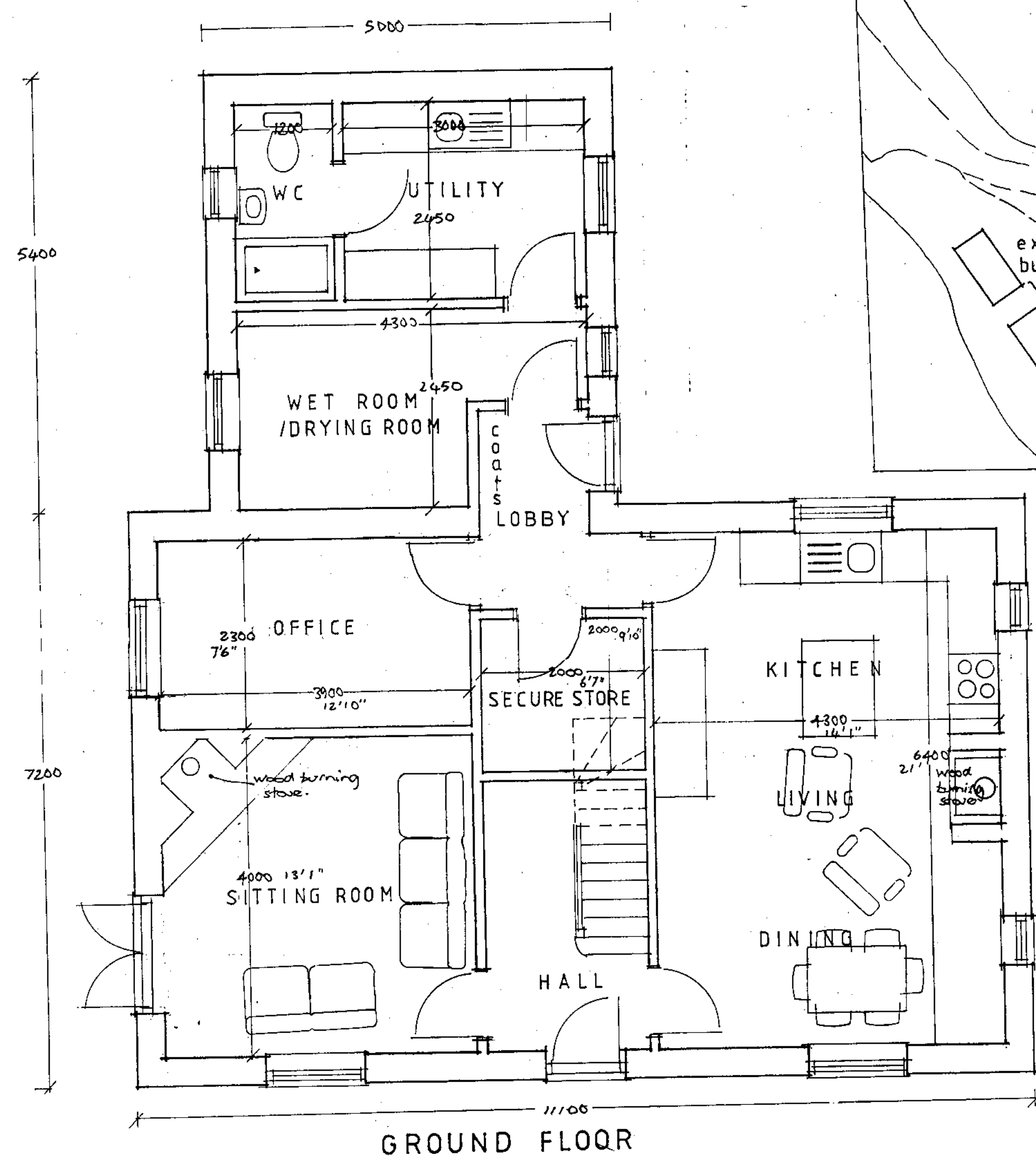


SECTION A-A 1:200

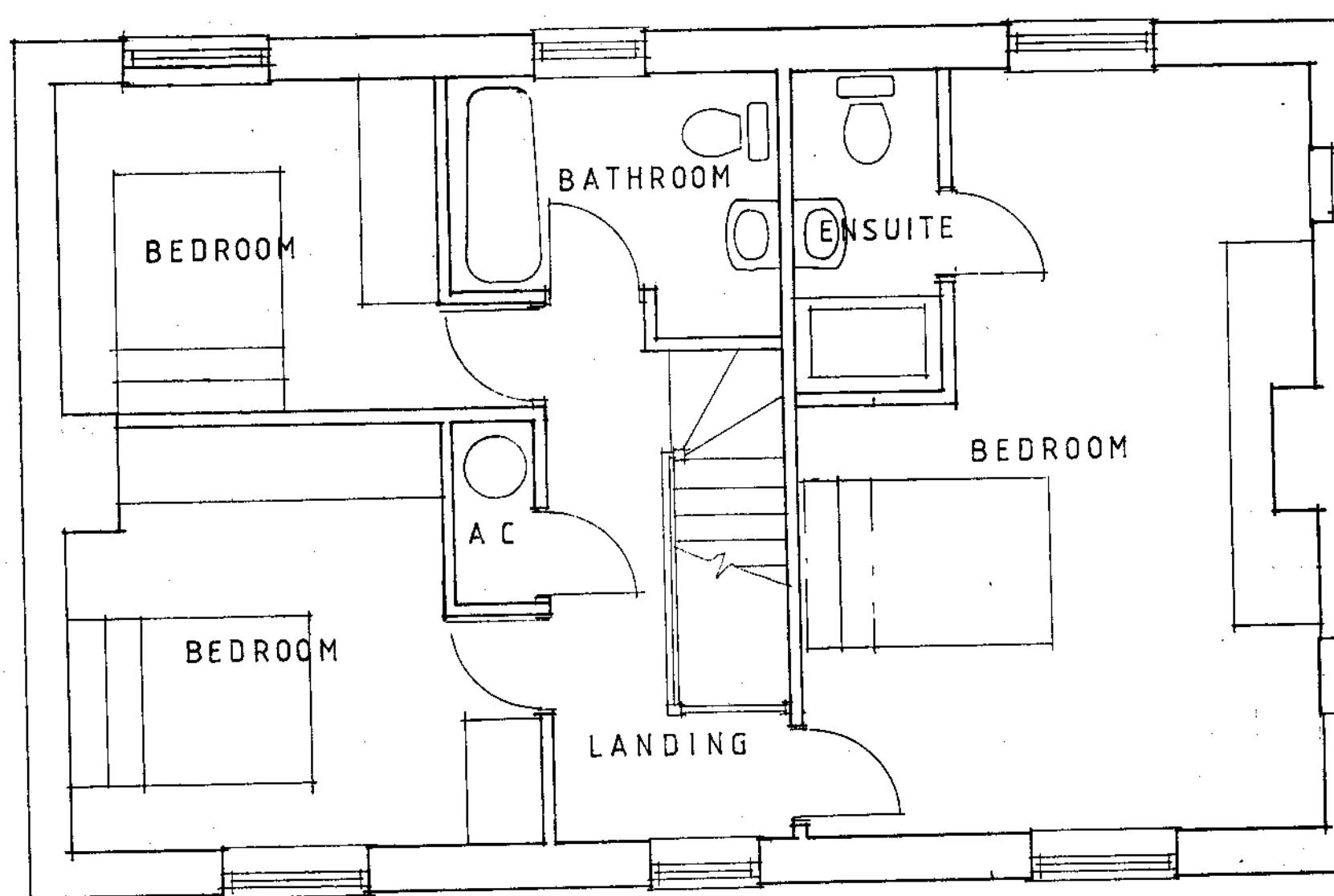


SITE LAYOUT PLAN 1:500

1. Dwellinghouse
2. Pavement and Patio
3. Garden
4. Permeable surface turning
5. Permeable surface parking
6. Permeable surface drive
7. Existing shed
8. Existing log store
9. Greenhouse
10. Possible Stables (may not be built)
11. Kennels
12. Implements shed
13. Concrete apron

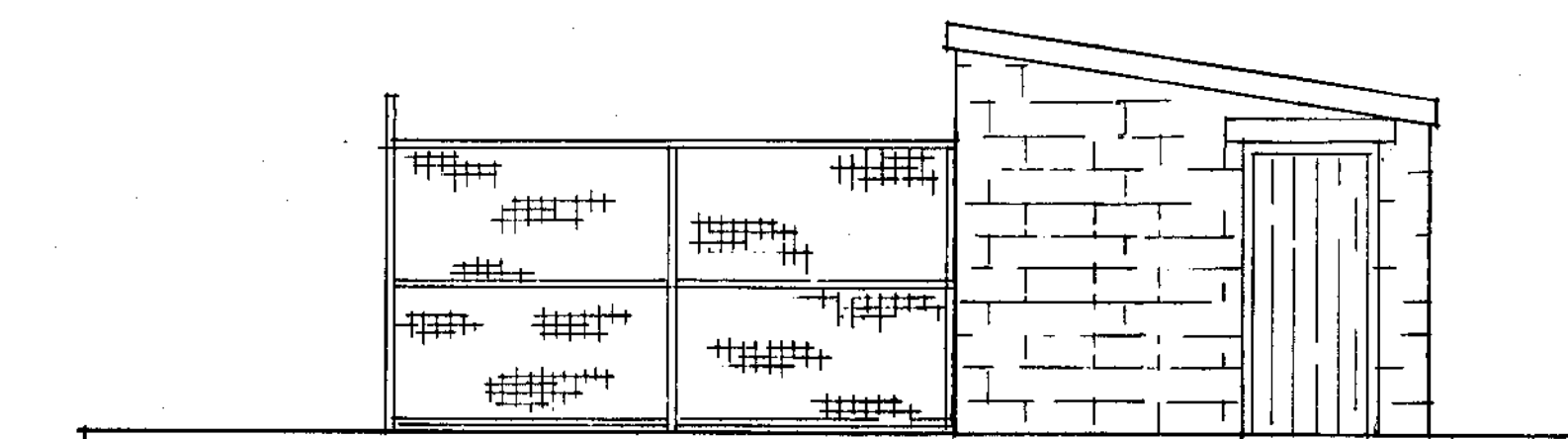


GROUND FLOOR

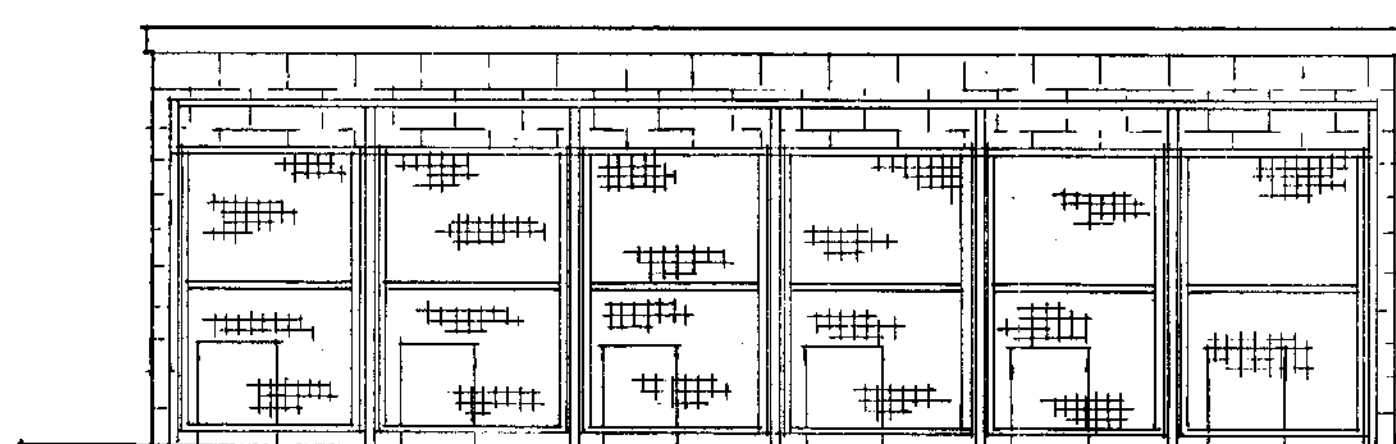


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20 FEB 2009

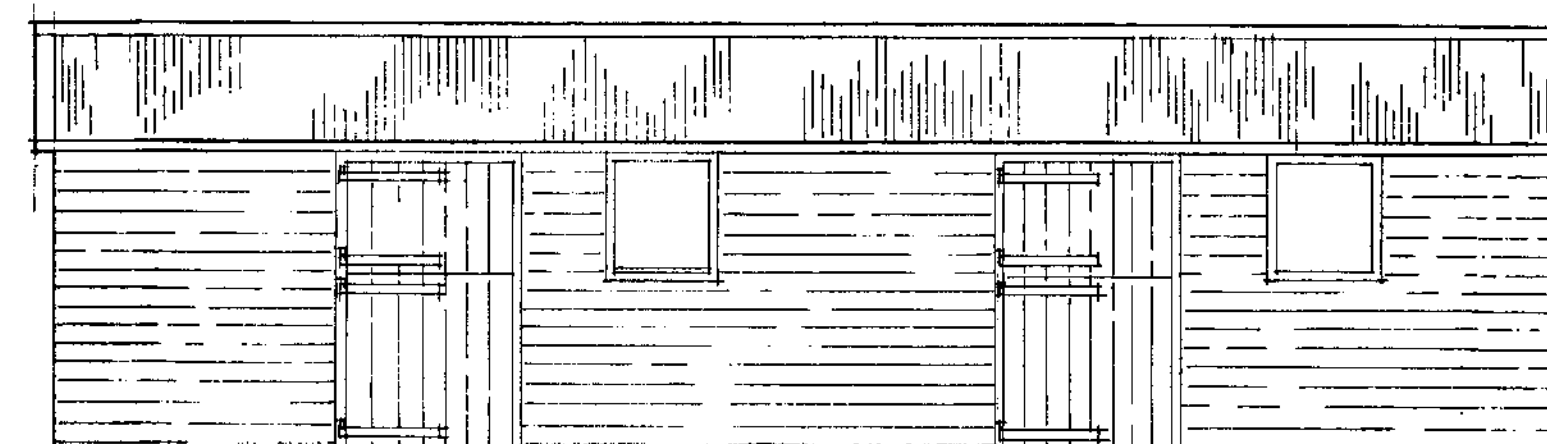
PROPOSED ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OUTBUILDINGS AND MACHINERY STORE TO PROVIDE GAMEKEEPERS RESIDENCE AND ANCILLARY FACILITIES AT HILLSIDE FARM, LITTLEBECK
PROPOSED FLOOR PLANS AND ELEVATIONS OF DWELLING SITE SECTION AND SITE LAYOUT PLAN
SCALE: 1:50, 1:100, 1:200 AND 1:500
DATE: FEBRUARY 2009
DRAWING NO. NYMNP/08/10/10/1A
Planning and Design Associates, Chartered Town Planners, Orchard House, Buttercrambe, York YO41 1XU Tel/Fax 01759 371309



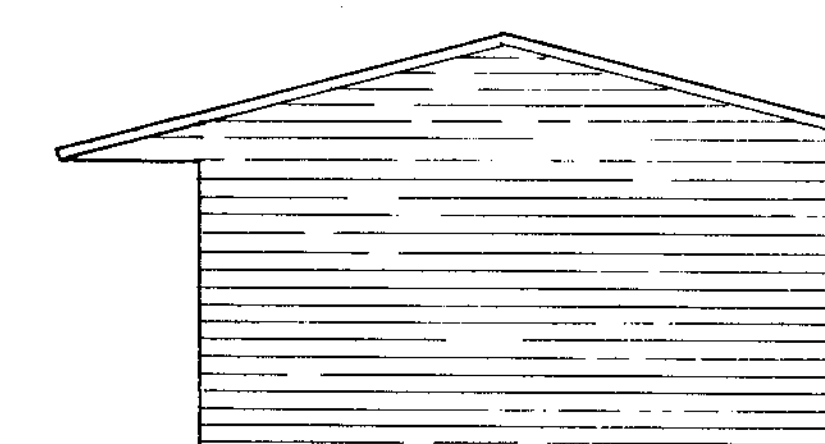
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



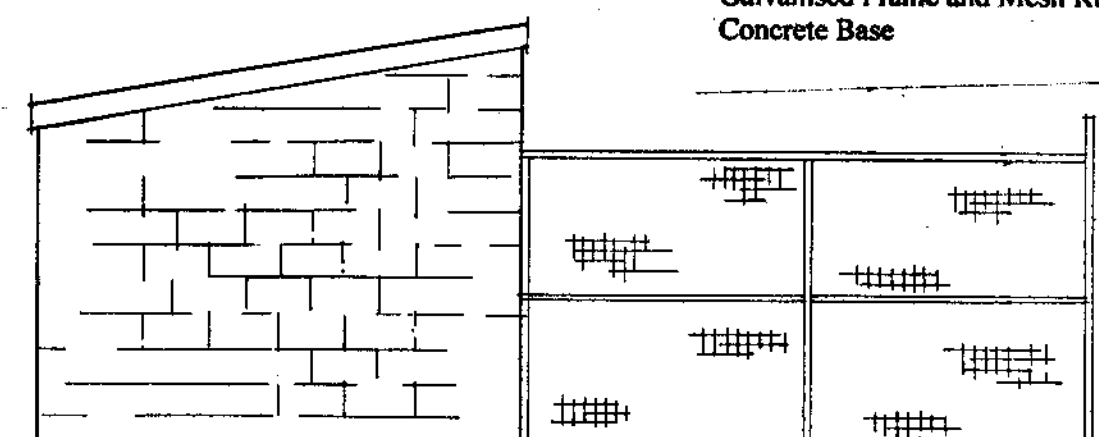
NORTH WEST ELEVATION



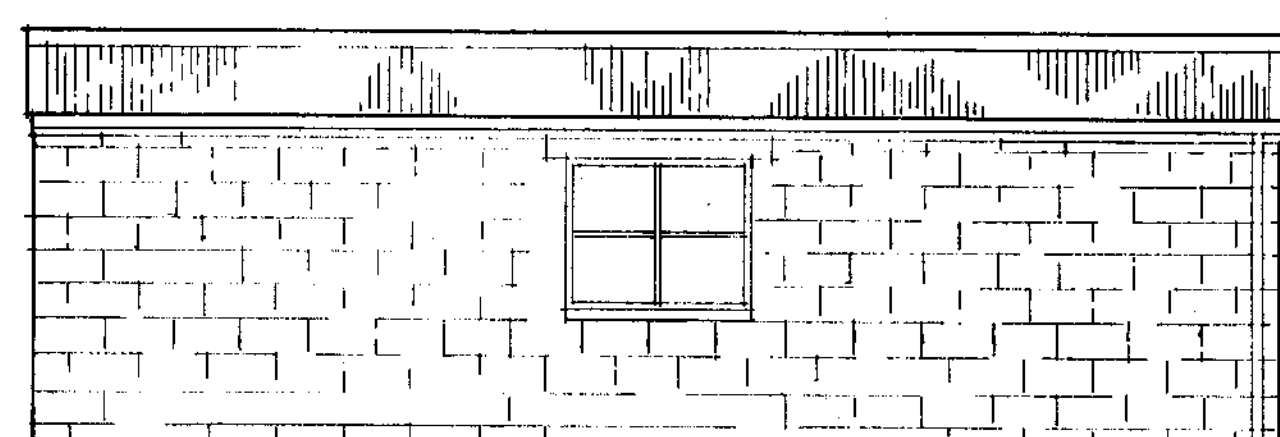
SOUTH EAST ELEVATION

K E N N E L S

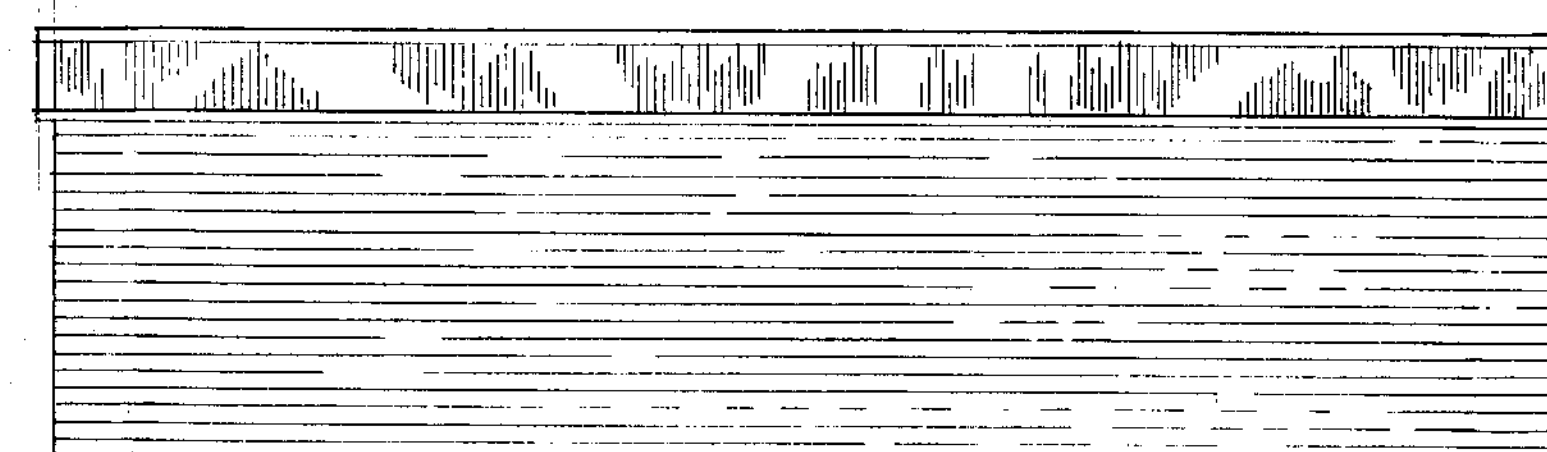
Grey Coloured Sheeted Roof
Fair Facod
Concrete Block Walls
Galvanised Frame and Mesh Runs
Concrete Base



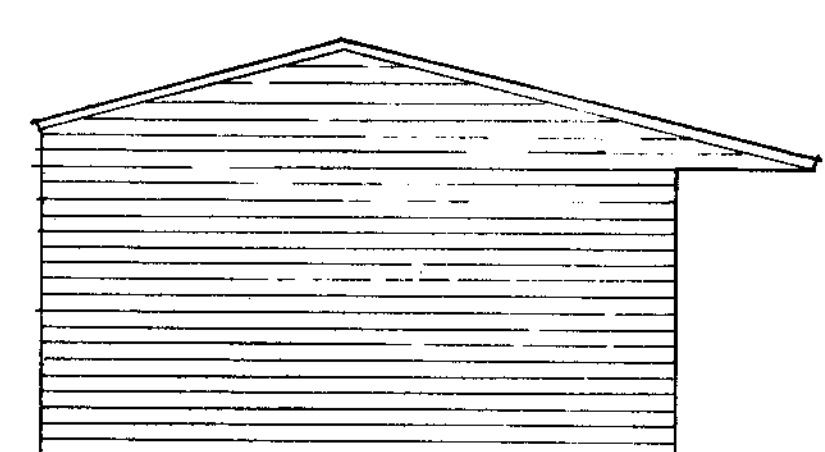
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



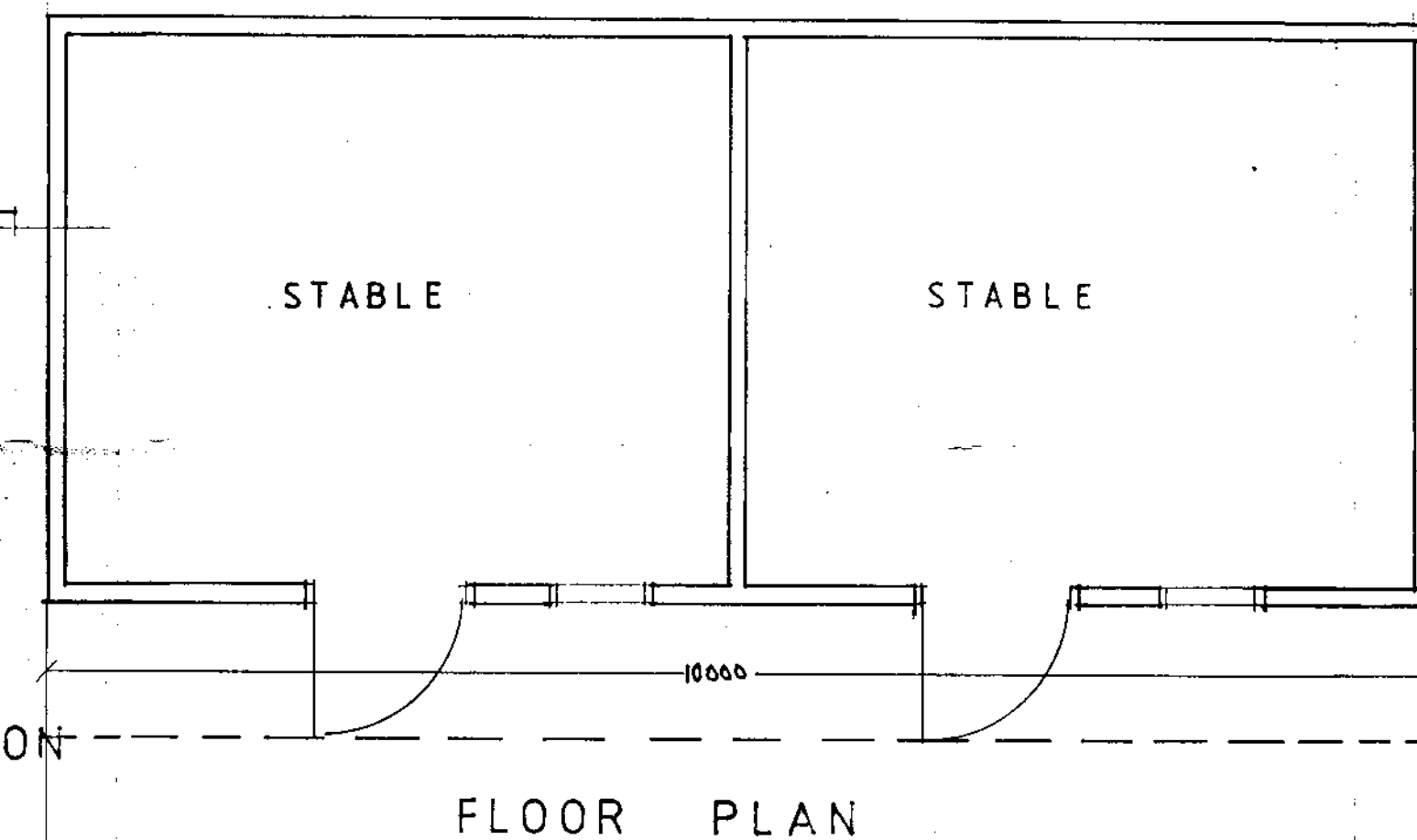
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

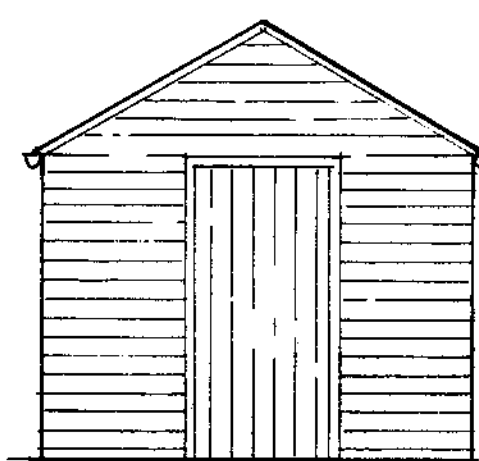
S T A B L E S

Grey Coloured Sheeted Roof
Timber Boarded Walls
Concrete Base

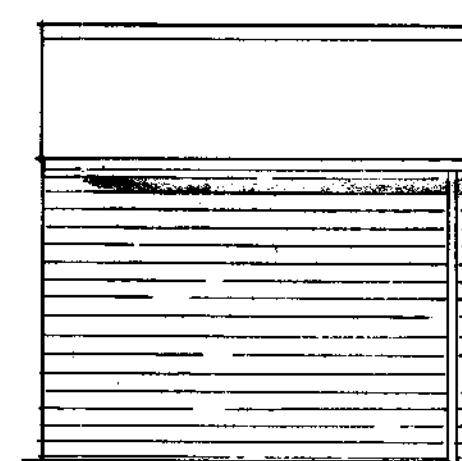


FLOOR PLAN

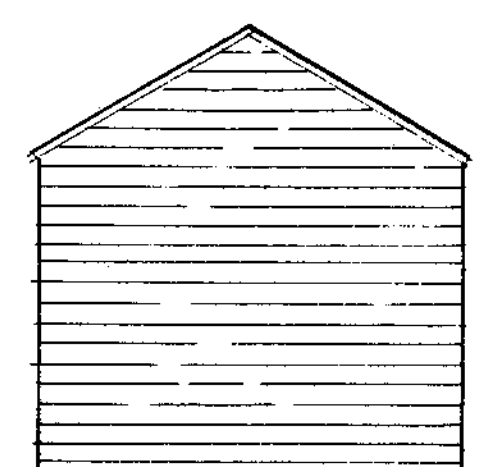
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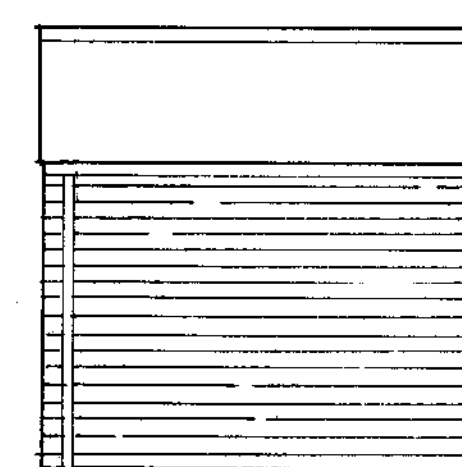
SOUTH EAST ELEVATION



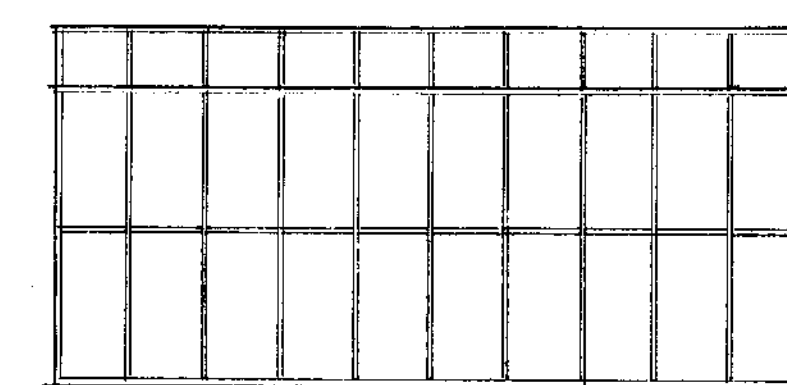
SOUTH WEST ELEVATION



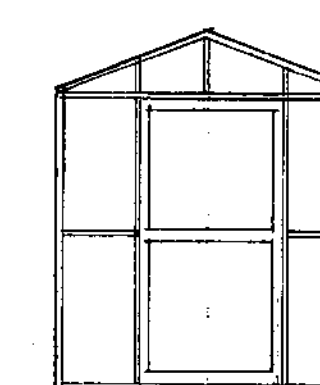
NORTH WEST ELEVATION



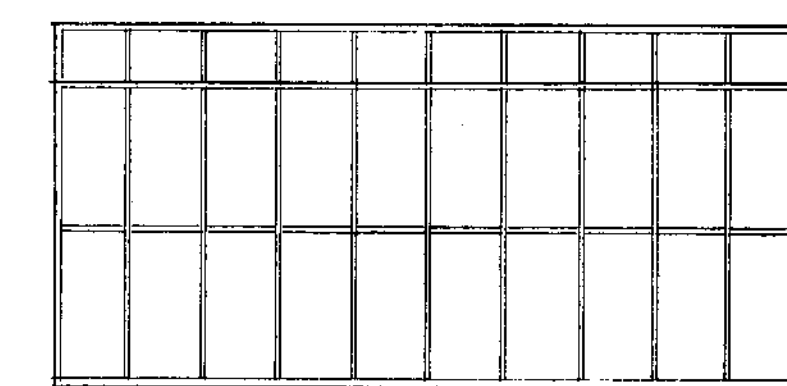
NORTH EAST ELEVATION



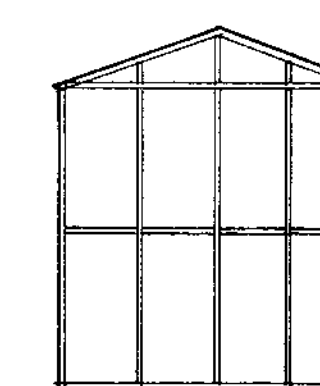
NORTH EAST ELEVATION



NORTH WEST ELEVATION



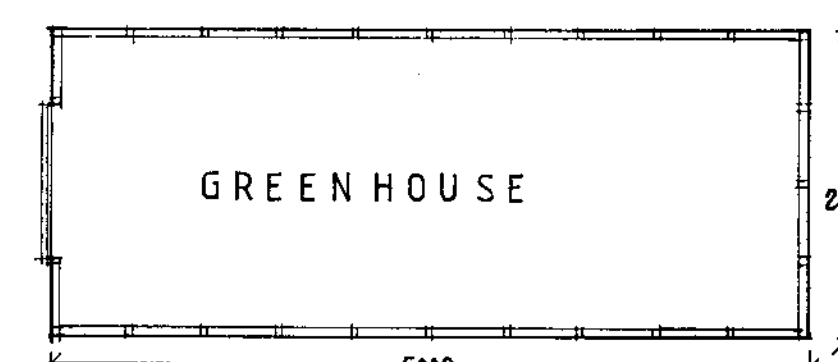
SOUTH WEST ELEVATION



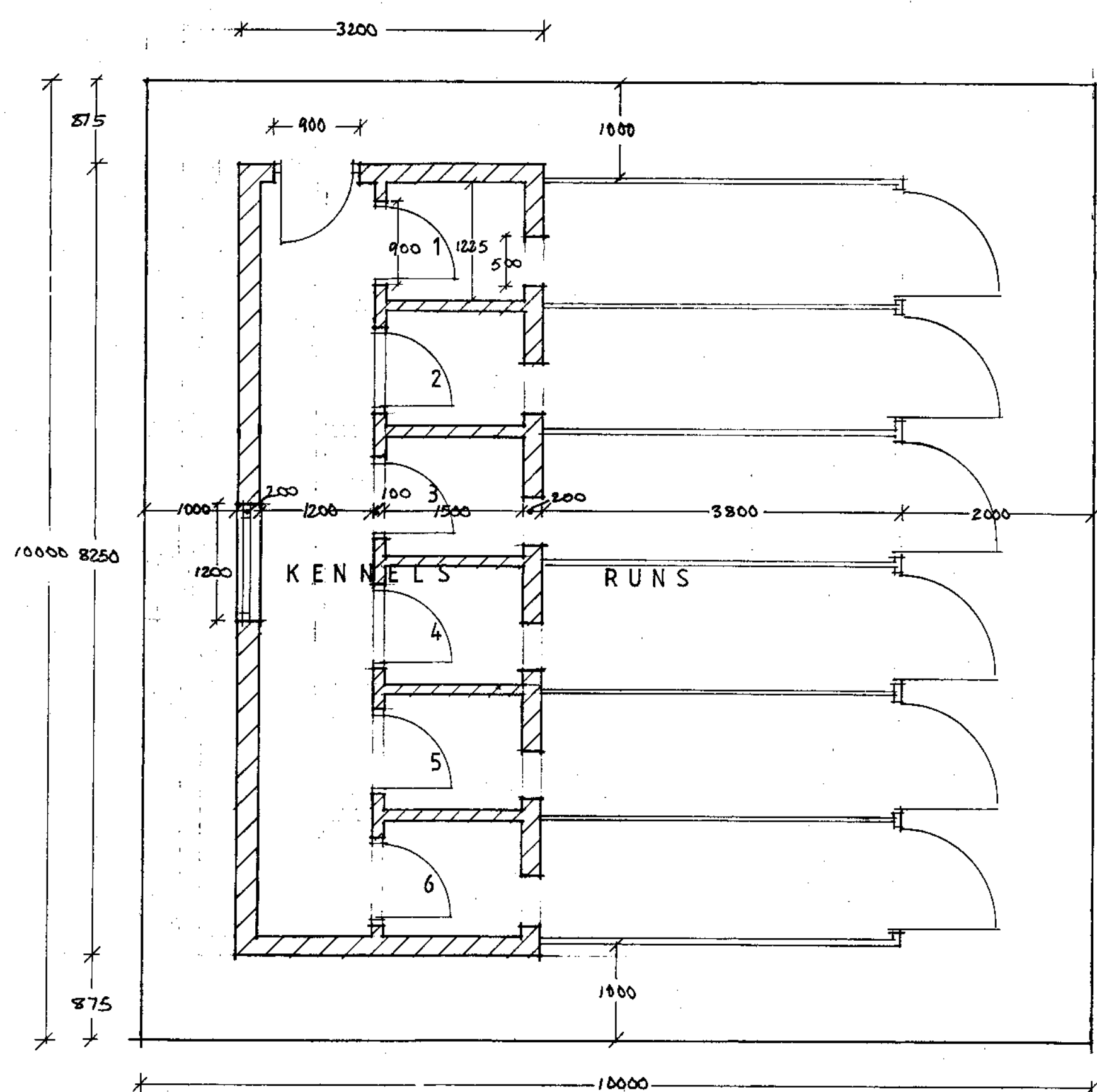
SOUTH EAST ELEVATION

G R E E N H O U S E

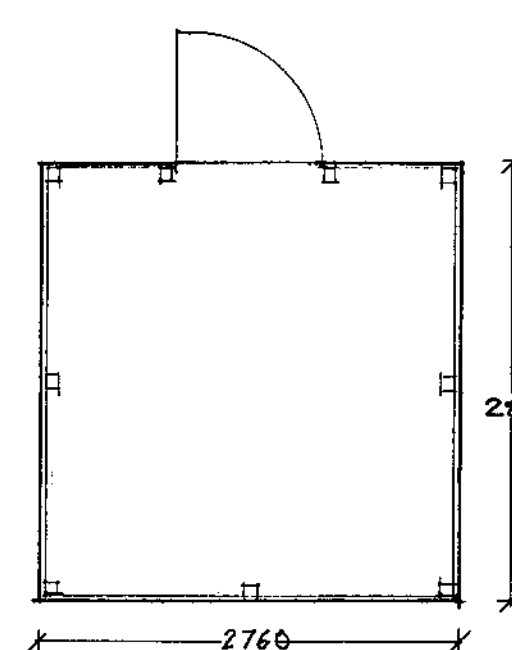
Aluminium Framing
Glazing
Concrete Base



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

L O G S H E D

Felted Roof
Timber Boarded Walls
Concrete Base

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PROPOSED ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OUTBUILDINGS AND MACHINERY STORE TO PROVIDE GAMEKEEPERS RESIDENCE AND ANCILLARY FACILITIES AT HILLSIDE FARM, LITTLEBECK

PROPOSED FLOOR PLANS AND ELEVATIONS OF OUTBUILDINGS

SCALE: 1:50

DATE: FEBRUARY 2009

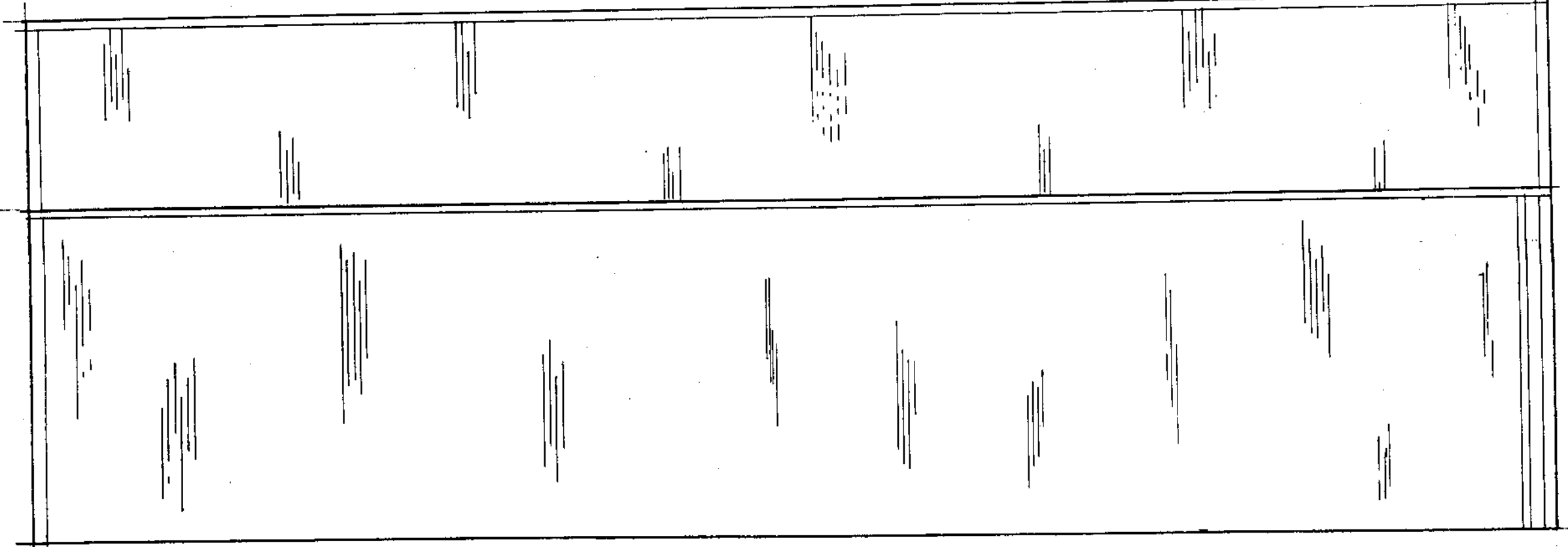
DRAWING NO. NYMNP/08/10/10/2

Planning and Design Associates,
Chartered Town Planners,
Orchard House, Buttercrambe, York YO41 1XU
Tel/Fax 01759 371309

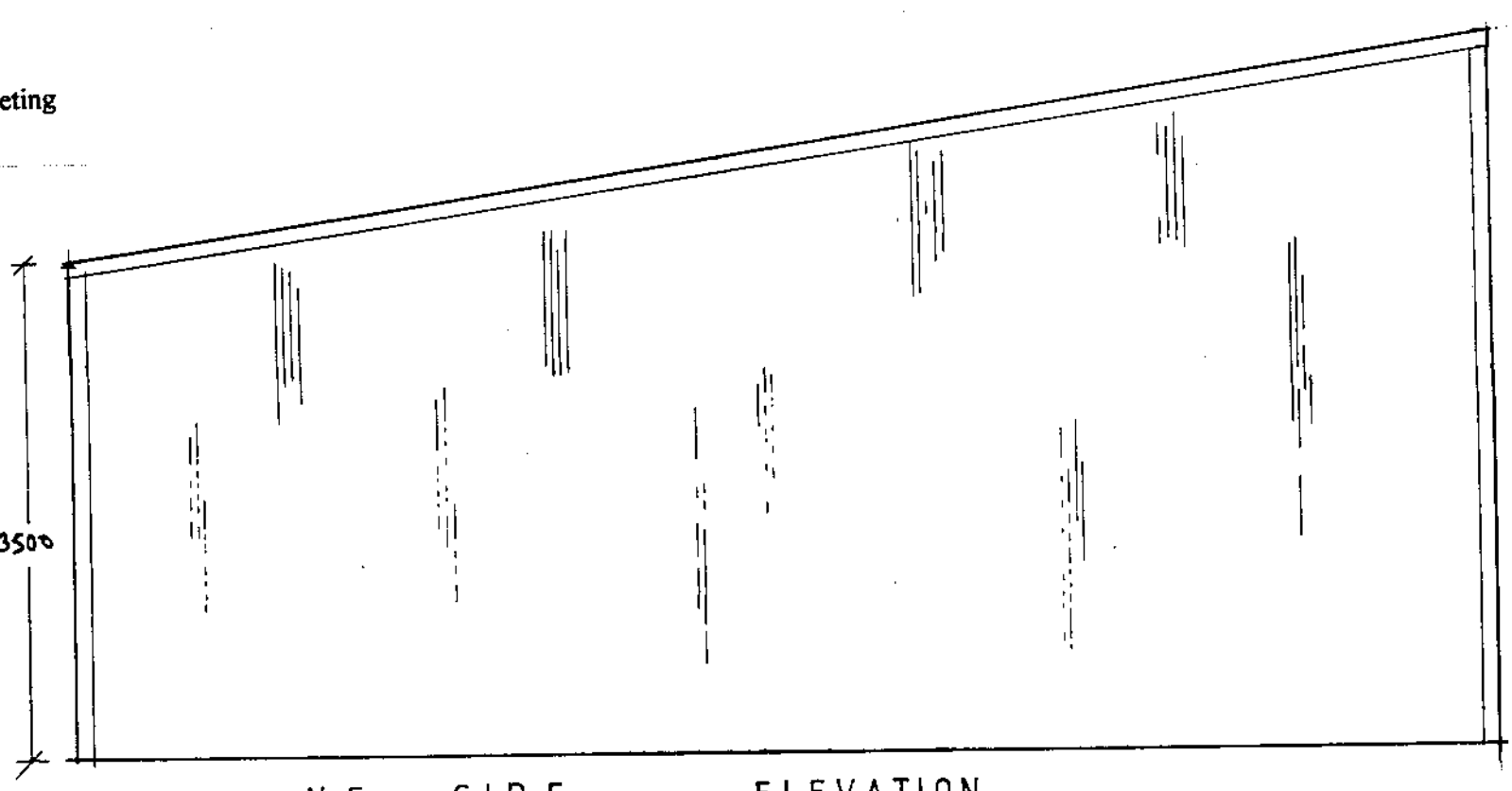
MACHINERY

STORE

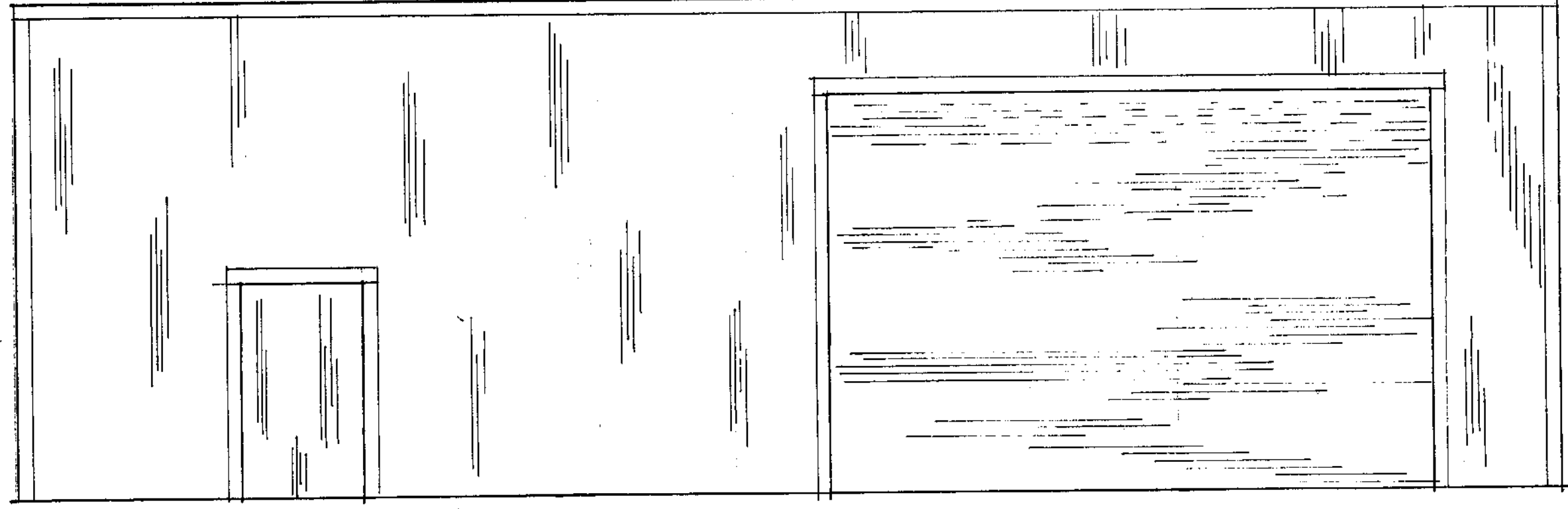
Grey Coloured Sheeting



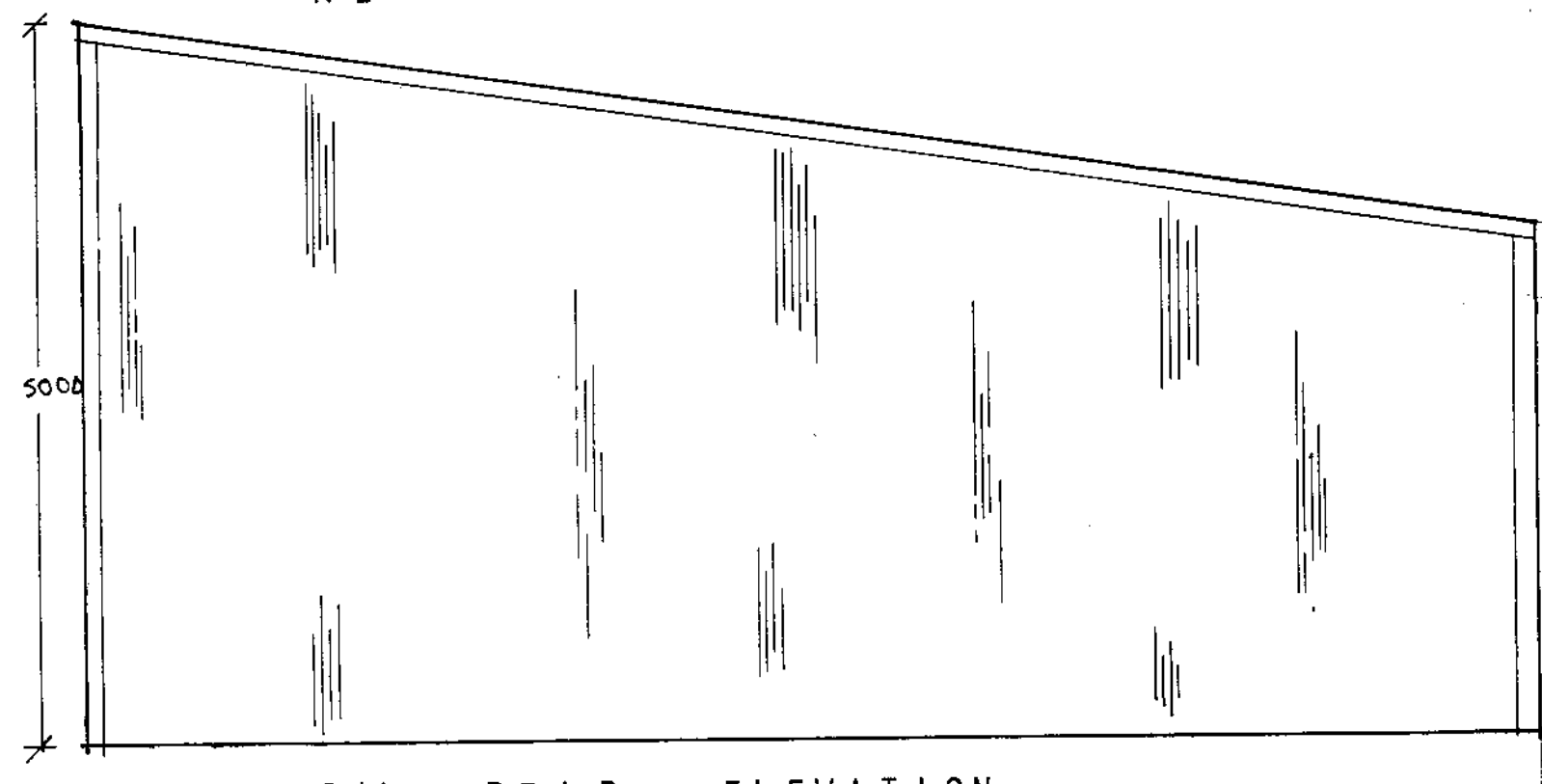
SOUTH EAST REAR ELEVATION



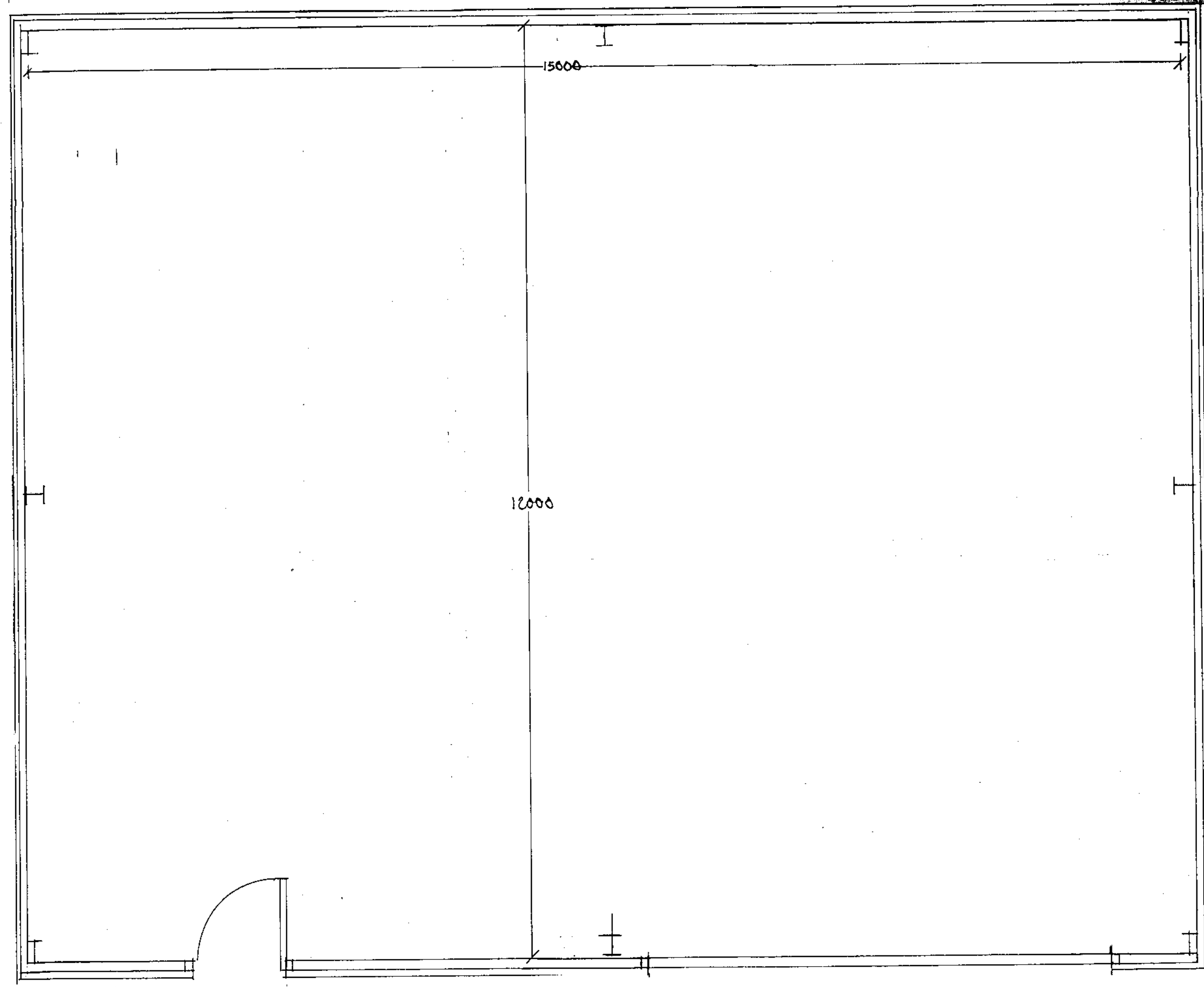
NE SIDE ELEVATION



NORTH WEST FRONT ELEVATION



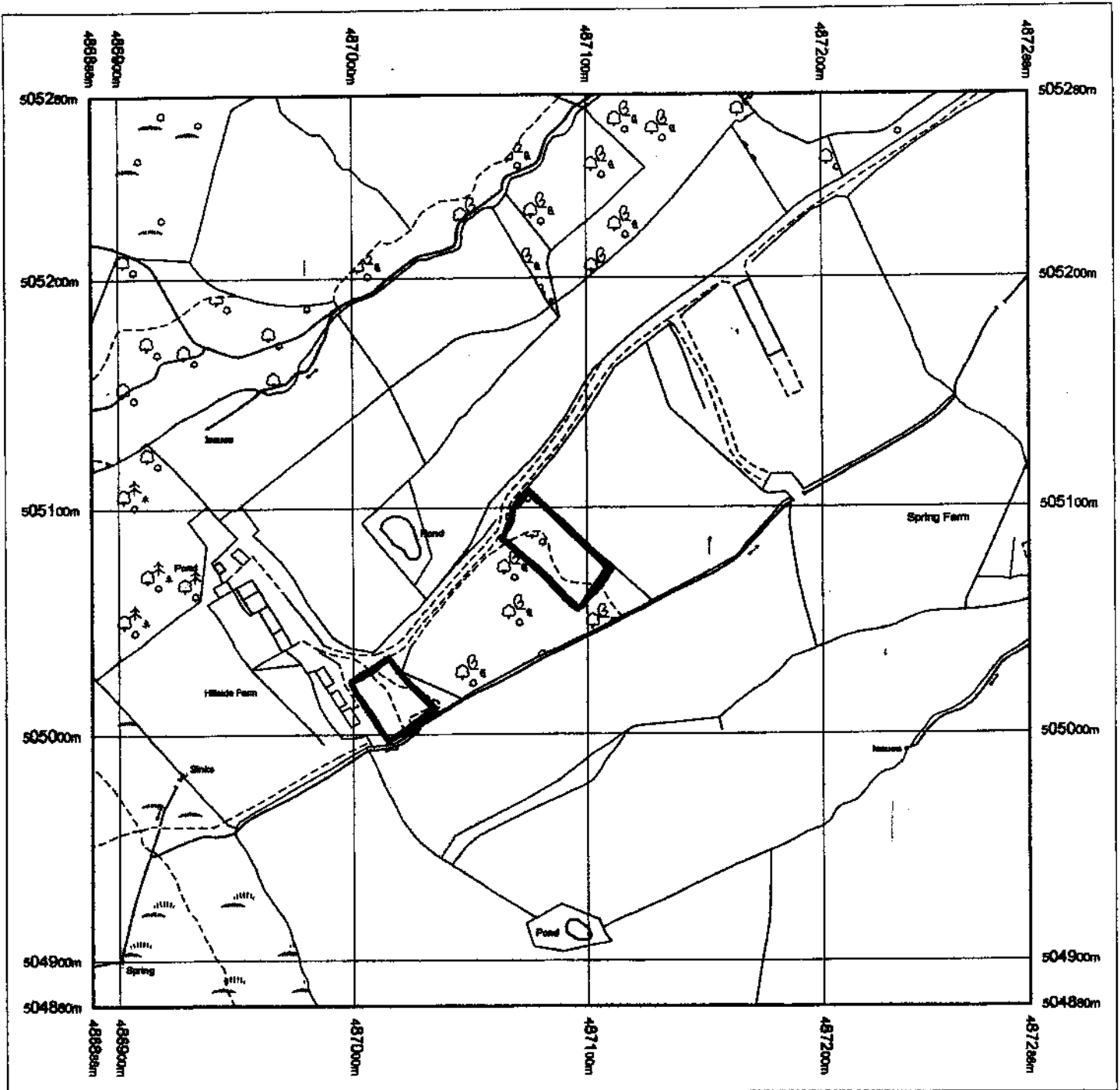
SW REAR ELEVATION



FLOOR PLAN

NYMNP
20 FEB 2009

PROPOSED ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OUTBUILDINGS AND MACHINERY STORE TO PROVIDE GAMEKEEPERS RESIDENCE AND ANCILLARY FACILITIES AT HILLSIDE FARM, LITTLEBECK
PROPOSED FLOOR PLANS AND ELEVATIONS OF MACHINERY STORE
SCALE: 1:50
DATE: FEBRUARY 2009
DRAWING NO. NYMNP/08/10/10/3
Planning and Design Associates, Chartered Town Planners, Orchard House, Buttercrambe, York YO41 1XU Tel/Fax 01759 371309



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Supplied by: Blackwell M and D C
 Serial number: 01214700
 Centre coordinates: 487088.25 505080

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk





NYM / 2009 / 0120 / FL

NZ 87052, 05051

PT

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

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

Application for Planning Permission. Town and Country Planning Act 1990

09/120

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 First name: ROBERT

Last name: ADAIR

Company (optional): G.M.V. WINN & CO.

Unit: House number: House suffix:

House name: BARMOORS

Address 1: HUTTON LE HOLE

Address 2:

Address 3:

Town: YORK

County: NORTH YORKSHIRE

Country: UK

Postcode: YO62 6UE

2. Agent Name and Address

Title: MR First name: GEORGE

Last name: WINN-DARLEY

Company (optional): G.M.V. WINN & CO.

Unit: House number: House suffix:

House name: BARMOORS

Address 1: HUTTON LE HOLE

Address 2:

Address 3:

Town: YORK

County: NORTH YORKSHIRE

Country: UK

Postcode: YO62 6UE

3. Description of Proposed Works

Please describe the proposed works:

ERECTION OF A DETACHED DWELLING WITH ASSOCIATED OUTBUILDINGS AND MACHINERY STORE

NYMNPA
20 FEB 2009

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): N.A. (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): N.A. (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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

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

Details of pre-application advice received?

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:

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

If Yes, please provide details:

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:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		DRESSED STONE FROM SLEIGHTSMOOR QUARRY	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		CLAY PANTILES	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		UPVC	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		UPVC	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	POST AND STOCK NET FENCE	REINFORCED WITH NATIVE HEDGE	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		PERMEABLE SURFACE	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		LOW ENERGY EXTERNAL LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SITE LOCATION PLAN
 HOSE PLANS & ELEVATIONS & SITE LAYOUT PLAN NYMNP 08/10/10/1A
 OUTBUILDING PLANS & ELEVATIONS " 08/10/10/2
 MACHINERY STORE PLAN & ELEVATIONS " 08/12/10/3

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/ public carrier vehicles	0	2 NYMNP	2
Motorcycles	0	0 20 FEB 2009	0
Disability spaces	0	1	1
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

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):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No Unknown

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer Unknown

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No
- SSSI/SPA/SAC MOORLAND
 ADJACENT WILL BE
 ENHANCED AND CONSERVED
 BY PRESENCE OF THE KROPPR
 IN THIS DWELLING

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:

VACANT

Is the site currently vacant? Yes No

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

GRAZING BY POULTRY

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 No

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

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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20 FEB 2009

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"/>						
Totals (a+b+c+d+e+f+g) =							1

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

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

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

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

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

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

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

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

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

Total net gain / loss of residential units residential units 1

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:

NYA NYM / 2009 / 0120 / 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"/>		

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"/>	NYM/NPA 20 FEB 2009	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: <input type="text"/>	Other: <input type="text"/>		

Amount (kilograms):

Amount (kilograms):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 or building to which the application relates.

Signed - Applicant:

NYM / 2009 / 0120 / FL
Or signed - Agent:

Date (DD/MM/YYYY):

25/2/09

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

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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):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25/2/09

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.

The steps taken were:

NYM / 2009 / 0120 / FL

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):

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):

26/2/09

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

NYMNPA
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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:

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):

26/2/09

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

[Country code box] [National number box] [Extension number box]

Country code: Mobile number (optional):

[Country code box] [Mobile number box]

Country code: Fax number (optional):

[Country code box] [Fax number box]

Email address (optional):

[Email address box]

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

[Country code box] [National number box] [Extension number box]

Country code: Mobile number (optional):

[Country code box] [Mobile number box]

Country code: Fax number (optional):

[Country code box] [Fax number box]

Email address (optional):

[Email address box]

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:

[Contact name box]

Telephone number:

[Telephone number box]

Email address: [Email address box]

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DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF DETACHED HOUSE WITH ASSOCIATED OUTBUILDINGS AND MACHINERY STORE TO PROVIDE GAMEKEEPERS DWELLING AND ANCILLARY FACILITIES AT HILLSIDE FARM LITTLEBECK.

INTRODUCTION

This Design and Access Statement is prepared to support an application for the erection of a three bedroom detached dwelling in open countryside on the west side of the Little Beck valley some 100m. to the east of the existing Hillside Farmhouse. The proposed dwelling along with essential outbuildings and a machinery store will occupy vacant areas of land downhill from the Farmhouse. The site of the machinery store closely adjoins existing outbuildings at Hillside Farm on a surfaced flat area enclosed by vegetation. The site of the dwelling and outbuildings are some 80m. further down the slope of the access road to the north east.

The purpose of the dwelling and associated buildings is to provide permanent accommodation and facilities for a keeper to maintain and manage adjoining moorland.

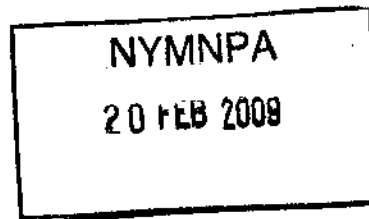
The planning application is for development of a site for a dwelling and associated outbuildings and a site for a machinery store for ancillary equipment.

The purpose of this Design and Access Statement (DAS) is to explain the process by which the design was arrived at and how the objectives of good and inclusive design have been achieved.

The statement will follow the four stage process of assessment, involvement, evaluation and design.

1. **ASSESSMENT**

Physical Context



This requires an evaluation of the sites and their surroundings. Hillside Farm is located on an elevated site facing east across the Little Beck valley accessed by a tarmac drive some 500m. long, which branches off the public road to Littlebeck, the nearest village. The proposed house with its outbuildings would be sited at the side of the existing private drive some 300m. from the public highway. The machinery store would be sited a further 80m up the drive in a naturally screened area close to existing small outbuilding associated with Hillside Farmhouse. The landscape on this west side of the valley is made up of small grass fields, mature treed hedgerows and copses interspaced with individual and groups of buildings. Close by however within 200m. to the southwest of the site of the proposed dwelling lies the contrasting landscape of the moorland. The rising land of the west side of the Little Beck valley forms the backcloth for Hillside Farm and views of the site are for the most part distant, primarily from the east side of the valley looking west, indeed the nearest dwelling with views in this direction is over a kilometre away. The new

dwelling and associated outbuildings will occupy a rectangular shaped plot with its length of 50m. running north west to south east and it's depth of 24m. north east to south west. The north western boundary adjoins the private drive on the other side of which is an open field with mature hedges and trees on it's boundaries. The north eastern boundary is formed by an existing post and wire netting fence, on the other side of which is an open grass field sloping away from the site and with hedges and trees on it's other boundaries. The south eastern boundary adjoins a patch of rough grassland and is backed by tall hedges with trees adjoining a water course. The south western boundary adjoins land covered by established but relatively young trees which form a rising landscaped context and backcloth to the site when viewed from the east but which effectively screen the site from upper areas particularly from the west side. The site of the machinery store is screened from all sides by existing vegetation.

The built form in the area is sparse but domestic buildings are generally of two storeys but often with associated single storey and linked additions and outbuildings. Farm buildings are both traditional and more recent substantial portal frame sheeted buildings. The existing Hillside Farmhouse uphill from the site is typical of the traditional appearance of dwellings in this part of the National Park in so much that it has coursed stone walls and clay pantile roofs with stone water tables and the main original Farmhouse is two storey however an extensive run of linked single storey buildings have dominant above eaves dormers to provide rooms in the roof to this part of the Farmhouse which is not sympathetic to the locality.

The predominant building materials in the area consist of stone and pantile roofs but render, brick and slate roofs are in the vicinity.

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Social Context

Historically the majority of domestic buildings in the locality have some association with farming and the rural economy. Non domestic buildings are again associated with farming and the wider rural economy and the proposed development will fit into this pattern. It is not considered that adjacent residents will be materially affected by the proposal as spacing and scale is reflective of the existing pattern of development in the area. The size of house proposed is commensurate with the provision of adequate family accommodation together with requirements of work related activities.

Economic Context

The proposed residential accommodation for a key rural worker would be a sustainable and economic re-use of an underused resource presently a vacant area of rough grassland. The development will fit in with the

appearance of the immediate locality and contribute to the stock of family houses available to local rural workers. The resident will be a key participant in local rural employment and family members will contribute to the local economy.

Planning Policies

Current national housing policy for National Parks is contained in Planning Policy Statement 7 which states that planning policies for National Parks should make provision for 'suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs'.

The North York Moors Management Plan and Review sets out two housing objectives for the Park as follows:

- a) To provide for and maintain an adequate supply of housing to meet the needs of local communities within the National park, taking account of the need for a variety of housing types, sizes and tenures and;
- b) To resist new housing development aimed at encouraging and satisfying externally derived demand unrelated to local economic and social needs.

The North York Moors Local Development Framework Core Strategy and Development Policies was adopted on 13th November 2008 and is a key part of the North York Moors Local Development Framework. It supersedes all the policies contained in the former North York Moors Local Plan. Similarly from 27th September 2007 the North Yorkshire County Structure Plan no longer formed part of the Development Plan for the Park. Decision making from this time was based on the Regional Spatial Strategy for Yorkshire and Humber. The RSS did not set a provision figure for housing development in the Park but specified that growth should be restrained in rural areas and the National Parks and should meet local needs and /or support local services.

2. INVOLVEMENT

Discussions have taken place with local residents and members and officers of the National Park Authority to obtain views on the principle, appearance and the siting of the proposed development.

3. EVALUATION

Stages 1 and 2 have been evaluated and it is considered that the principle, appearance and siting of the development conforms with its association with adjoining land uses, it's landscape setting and the purpose of the dwelling to facilitate management of the moor.

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An assessment of adjacent uses suggests a residential use in conjunction with the local rural economy is an appropriate use of the land. The rural location of the site is a constraint and dictates that any development must be commensurate with this location. The siting of the dwelling, whilst being discreetly located, provides close proximity and accessibility to the moor and makes it ideally located for its purpose as a keepers dwelling.

There is no suitable alternative accommodation with the necessary ancillary facilities in an appropriate location either on the holding or in nearby settlements.

The dwelling is essential to the proper functioning of an efficient rural enterprise which will contribute significantly to the local economy.

The size of the dwelling is commensurate with the requirements of a present day rural worker with a family and the functional requirements of the work carried out.

The proposal although in open countryside is discreetly sited in the existing landscape and will be seen in conjunction with Hillside Farm as part of that loose grouping of buildings set in a well wooded background.

4. DESIGN

Potential design solutions are led by the sites location in open countryside and the traditional appearance of buildings in the Park. The site requires a traditionally designed house to contribute to the overall appearance of the countryside. The appearance of the new dwelling should not make it prominent in the landscape but part of it and reflective of the design and detailing of traditional properties. The machinery store is a simple functional design reflective of modern agricultural buildings. Planning policies encourage sympathetic development and it is considered this will be achieved.

Individual issues that are considered as part of the DAS are:-

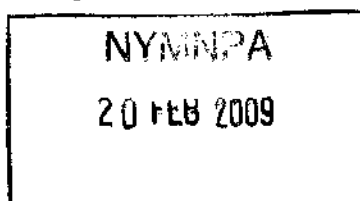
(A) USE

The proposed development will consist of one three bedroom detached family house with parking and amenity area and necessary outbuildings including kennels, storage sheds and possibly a stable. Also required is a machinery store to house Tractor and Swipe, Kubota, Bracken Sprayer, Fire Fighting Kit, Trailer, Store and Workshop.

(B) AMOUNT

The detached house provides a floor area over two floors with a single storey rear wing of 153 sq.m. in a plot of 1200 sq.m. which also contains the outbuildings. The machinery store amounts to 180sq.m. floor area

(C) LAYOUT



Accommodation is traditionally provided in the dwelling with bedrooms and bathrooms on the first floor. WC, living, cooking and dining areas are provided on the ground floor as well as rooms associated with the occupiers work.

Access to the new house and associated buildings are from the existing tarmac private drive. Pedestrian access to the new dwelling and associated buildings can also be gained from the private drive.

The site is considered to be secure and to have reasonable levels of surveillance over access and activities from adjacent properties and public areas a fact considered to be important in more remote dwellings in smaller communities where resident awareness is important and new development can aid overall security in the community.

(D) SCALE

The size and scale of the buildings is in keeping with adjoining properties and is not overbearing in the landscape. The new dwelling is considered to assimilate with and contribute to the landscape. The machinery store has a maximum height of 5m. and will not be prominent in the landscape. Respecting the context of the site is important to maintaining its character.

(E) LANDSCAPING

Native hedge planting is to be carried out on the site boundaries, specifically the north eastern boundary as well as around the private garden to the dwelling. Further native tree planting will also take place within the hedgerows. Drives will be surfaced with permeable materials, crushed limestone and gravel. Outbuildings and machinery store will be set on concrete bases to facilitate washing out.

(F) APPEARANCE

The houses will be built using good quality materials of a nature indicated in the planning application to harmonise with and complement the general appearance of the locality.

External materials and detailing are intended to reflect the countryside location of the development.

Lighting will be restricted to a domestic level and any external lighting will be subdued but sufficient to illuminate walkways to entrance doors and to aid personal safety and security.

(G) ACCESS

The site is located close to a metalled access drive which is linked to the public highway. Sleights is close by and provides local services which

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include a primary school, shops and public houses within 2 to 3 kilometres. Adequate on-site parking is provided for the new dwelling with turning within the site. A regular bus service is available along the A169 to York and Whitby .

The site has good level pedestrian access from the access drive and the development has been designed to facilitate access for both able bodied and disabled alike

There is space within the site to make provision for cycle storage as a practical alternative to motorised transport.

CONCLUSION

It is considered that within the constraints of what is a limiting site, an appropriate, economically viable and sustainable scheme has been prepared that proposes design solutions in keeping with the nature of the site.

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PROPOSED KEEPERS HOUSE FOR SLEIGHTS, UGGLEBARNBY, WIDOW HOWE & PART LOCKTON HIGH MOOR (the latter two known as Goathland Moor East)

Job description.

A fulltime single handed keeper on 1940 acres of owned moorland with sole responsibility for vegetation management, wildfire control, predator control, poacher & criminal access monitoring and shoot day organisation.

The owner is presently expanding the area of moorland under his management to include Widow Howe and part of Lockton High Moor known as Goathland Moor East, an additional 2193 acres.

The owner has also been contracted to make his professional gamekeeper available to help with the moorland management and particularly the heather burning by the Ministry of Defence in respect of the moorland they own around the Fylingdales camp.

Functional need.

1. Fire management – the biggest risk to any area of upland moorland is an accidental wild fire during a dry summer, as identified in the National Park's Biodiversity Action Plan. The whole site is also a designated SSSI, SPA & SAC under European legislation.

These specific moors have a greater risk of accidental fire than most due to high levels of public access directly off the main A169 with those parking on the roadside often lighting disposable bbq's. They have been under burnt for a number of years resulting in hot fires and potential significant peat damage if not extinguished immediately.

In addition ongoing climate change has enhanced this fire risk with exaggerated periods of dry weather followed by heavy rainfall, the worst consequence being a deep moorland peat fire followed by erosion due to heavy rain. The recent fire on the adjacent Fylingdales Moor in 2003 emphasises this point.

Many wild fires are extinguished by on-site gamekeepers with suitable trailed fire fighting equipment, before the local fire service is required. If such a fire gets established in old heather, which by its woody nature, has a greater quantity of fuel, irrecoverable damage to the under lying peat, releasing locked up carbon dioxide, can occur over a large area. Such a fire would be devastating for the wildlife, the local environment and the future economic viability of a relatively small grouse moor.

The close proximity of RAF Fylingdales also requires increased vigilance to reduce fire risk to a minimum on land under our management immediately adjacent to their boundary.

A single handed moor keeper, will, during sensitive dry periods be on 24 hour alert for wildfires, 7 days a week, and has to be able to respond as quickly as possible. The

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accommodation needs to be in the immediate vicinity of the moor, ideally with full vision of the heather or downwind of a fire, to guarantee early detection. Subsequently he needs to travel the shortest distance possible to extinguish any wildfire with suitable fire fighting equipment.

2. Predator Control – it is a legal requirement that snares and live catch traps are checked every 24 hours or less. A gamekeeper travelling in from a distance has a reduced number of hours to comply with such legal requirements and therefore is less able to carry out his duties to the best of his ability to reduce stress on captured predators.

3. Poaching and criminal access – the proximity of Whitby and the main road connection to Teesside mean these issues are a continuing problem. It is accepted amongst rural police forces and the National Park Authority that the presence of an on-site gamekeeper, working much of the time at night, reduces the number of such incidents in his locality significantly.

4. Shoot day organisation – it is possible that on any given shoot day up to 40 people may be on site at any one time. To co-ordinate such a number of people requires a base close to the site of operations to be able to deal with any incident which may occur, be it for Health & Safety or personal hygiene reasons.

Conclusion.

For all of the above reasons under Annex A of PPS7 (Sustainable Development in Rural Areas) it is necessary for the employee to live at or in the immediate vicinity of his place of work.

Specifically an uncontrolled wildfire would cause harm to a European designated site of high conservation value and live trapping requires sensitive 24 hour management to reduce stress to trapped predators to a minimum.

Employee requirement.

A full time gamekeeper is required on these moors for the following reasons:

1. Vegetation management – to maintain and improve the present high conservation status of the moors as designated European sites being an SSSI, SPA and SAC to include heather burning, grip blocking where required and monitoring sheep grazing to reduce any negative impact on the heather moorland.

2. Predator control – much of the surrounding land is un-keepered and subsequently a high level of predator management is required to improve grouse stocks from their present low level to produce a shootable surplus, bringing the moors back to economic viability.

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It is accepted that a managed grouse moor sustains a greater population of birds, many regarded as being at risk, by enhanced predator control. These include golden plover (amber list), lapwing (amber list), curlew (amber list), red grouse (amber list) and merlin (amber list).

3. Infrastructure maintenance – to repair and maintain hill roads and tracks, sheep fences and grouse butts.

Open Access under the CROW Act has increased the need for maintenance of man made features to reduce potential accidents and to improve the surface of linear routes to give an improved experience for members of the public. Use of these linear routes reduces the impact on sensitive ground nesting birds.

4. Casual labour – to arrange - supply and manage staff for shoot days to include beaters, flankers, loaders and picker ups and for assistance with heather burning, grouse butt building and bracken control.

5. Security – to deter poaching and other forms of illegal access both on the grouse moor and to the owner's main residence.

Conclusion.

To fulfil all of the above tasks, a fulltime gamekeeper is required as these roles could not be completed by a part time employee.

Financial Profitability.

Under PPS 7 we cannot satisfy para. 3 part iii as the moor has been in the present ownership for only 2 years. It is generally accepted that a grouse moor very rarely provides a commercial profit as increasing potential commercial gain will damage the conservation interests, an unacceptable situation on a European designated SSSI, SPA & SAC.

The owner is fully aware of the lack of financial profit and concurs with the accepted view that commercial profit is far outweighed by conservation gain. The "profit" is effectively the owner's satisfaction of sustainably managing a unique conservation asset of which there are less than 200 in the world. The market for such properties is consistently strong and therefore grouse moor management remains viable. The National Park Authority will confirm that a full time kept area of heather moorland satisfies many of the management requirements of the European designation and their own Biodiversity Action Plan.

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Alternative housing solutions.

1. There are no suitable dwellings within the owners control in close proximity to the grouse moor to satisfy the functional need. Hillside Farmhouse itself is being renovated for occupation by the owner.
2. There are no other existing buildings in the owners control suitable for conversion to a residential use to satisfy the functional need.
3. The keeper's present temporary accommodation is located to the northwest of the land in question and has, as expected, after 18 months of occupation proved unsuitable for the following reasons:
 - a. There is no direct vision of any of the moorland itself in relation to wildfire control.
 - b. In order to access the moor the keeper is required to travel through the village of Grosmont and is often held up at the railway crossing for up to 20 minutes at a time while steam trains and carriages are shunted back and forth. This is increasing his journey time to 60 minutes to Ugglebarnby Moor and the furthest point of Goathland Moor East. It is understood that the local fire service is required to be at the source of any fire within 20 minutes of being informed.
 - c. The keeper is presently making up 4 return trips per day in order to satisfy working time directives under the Act of the same name, trapping law under the Countryside & Wildlife Act and to carry out his duties under the terms of his contract of employment. This is significantly reducing the effective time spent on the moor and increasing his carbon footprint as a result of a high annual mileage.
 - d. The house and all its parking areas is easily monitored by poachers from roads on the opposite side of the valley which compromises the ability to provide an effective criminal deterrent.

Site Assessment.

Location.

Hillside Farm is located on an elevated site facing east accessed by a tarmac drive, 500 metres from a narrow public road leading to Littlebeck, the nearest village. The proposed house would be on the side of the private drive 300 metres from the public road (see attached location plan) and 200 metres from the edge of the moorland.

Access.

The existing tarmac drive would provide direct access to the proposed house, which would be sited immediately on the roadside.



Cars would be parked to the rear of the house or in the machinery storage shed and not visible from any surrounding road or property.

A further 300 metres West along the public road there is a surfaced green lane giving direct vehicular access to the moor.

Services.

There is an overhead electricity supply adjacent to the site, as are telecoms and both spring and mains water are in close proximity.

Landscape & Topography.

The house will be located on a gently sloping site surrounded on three sides by established broadleaf trees. These trees will completely screen the house and kennels from the south. The nearest directly visible house is due east on the opposite side of the valley, approximately one kilometre away.

The immediate visible valley has scattered developments of traditional stone cottages and farm steadings, in keeping with the proposed house and its built environment.

The existing field boundaries will be maintained with a small garden provided within the existing tree line.

Flood Risk.

The site is in an elevated position with no known history of flooding.

Foul drainage would be taken to a new sewage treatment plant and then into a filtration drain and soakaway in the adjacent field.

Surface water would be taken into a drain presently alongside the tarmac access road and then probably used to feed one of the nearby ponds.

Contamination.

The site is not known to be contaminated.

Environmental impact.

The house will be constructed of sandstone sourced from an existing quarry on the estate. The house will be heated using a ground source heat pump with no requirement for any additional fossil fuel heating.

The soil removed from the footings etc. will be used on site to create a small level garden area natural and appropriate to the area.

The screen of surrounding trees will be maintained and where appropriate supplemented and the existing field fence reinforced with a new native broadleaved hedge.



Consultation.

The area planning officer has been involved from the inception of this application and her comments have been taken into account in deciding the most suitable location and the design of the dwelling.

Both the immediate neighbour and the nearest visible house have been advised of the proposal and have voiced their support.

