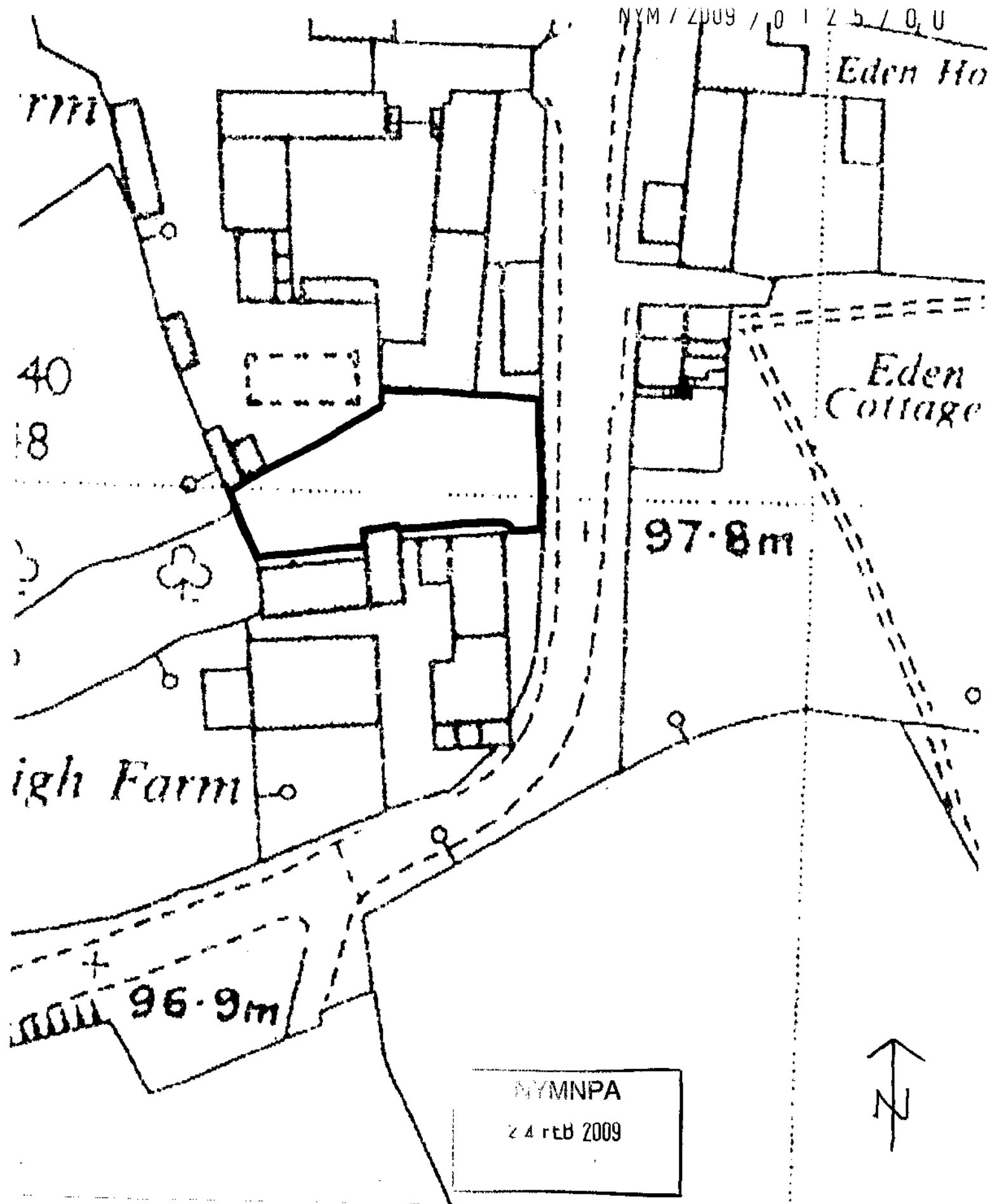
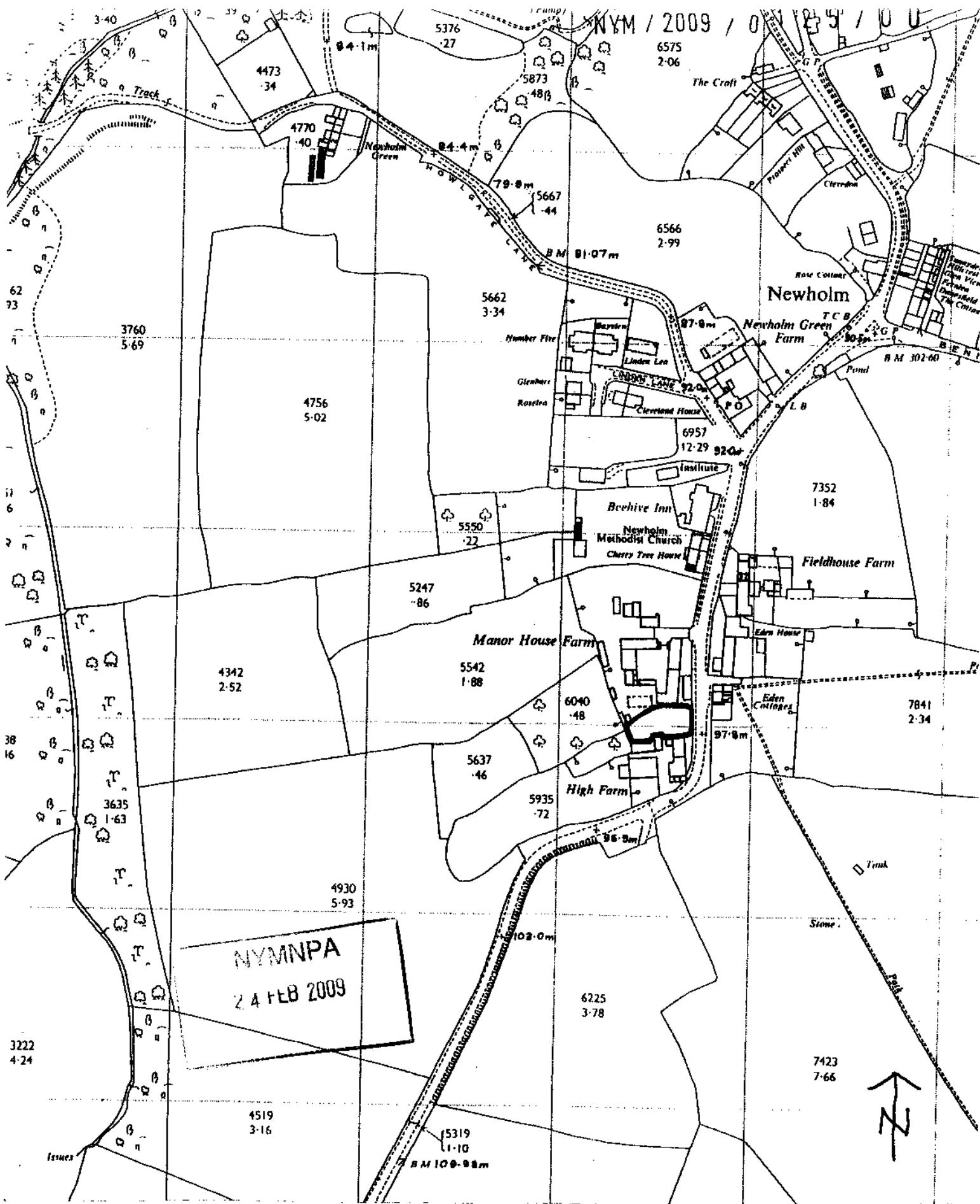


Proposed outline permission for one two storey dwelling on land at High Farm, Newholm, for P. Richardson. 9022/03. Survey drawing. Scale 1:100.
Mike Swinglehurst, Architect. The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.
 Tel. 01904 448007. Fax. 01904 449007. E-mail. stablesatwigman@btinternet.com



Proposed outline permission for one two storey dwelling on land at High Farm, Newholm, for P. Richardson. 9022/02. Block plan. Scale 1:500.

Mike Swinglehurst, Architect. The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.
 Tel. 01904 448007. Fax. 01904 449007. E-mail. stablesatwigman@btinternet.com.



Proposed outline permission for one two storey dwelling on land at High Farm, Newholm, for P. Richardson. 9022/01. Location plan. Scale 1:2500.

Mike Swinglehurst, Architect. The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.
 Tel. 01904 448007. Fax. 01904 449007. E-mail. stablesatwigman@btinternet.com.



SE 86651, 6402

PT

09/125

Application for Outline Planning Permission with all matters reserved.
 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		2. Agent Name and Address	
Title:	MS First name: PENNY	Title:	MR First name: MIKE
Last name:	RICHARDSON	Last name:	SWINGLEHURST
Company (optional):		Company (optional):	
Unit:	House number: House suffix:	Unit:	House number: House suffix:
House name:	HIGH FARM	House name:	THE STABLES
Address 1:	NEWHOLM	Address 1:	WIGMAN HALL
Address 2:		Address 2:	CROCKEY HILL
Address 3:		Address 3:	
Town:	WHITBY	Town:	YORK
County:		County:	
Country:		Country:	
Postcode:	YO21 3QY	Postcode:	YO19 4SQ

3. Description of Proposed Works

Please describe the proposed works:

OUTLINE APPLICATION FOR ONE 2 STOREY DWELLING

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3. Description of Proposed Works (continued)

Has building or works already been carried out? Yes No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? Yes No

If Yes, please state when the works were completed (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: **LAND ADJOINING**

Address 1: **HIGH FARM**

Address 2: **NEWHOLM**

Address 3:

Town: **WHITBY**

County:

Postcode (optional): **YO21 3QY**

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

Easting: Northing:

Description:

5. 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

6. 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: **AILSA TEASDALE**

Reference:

Date (DD/MM/YYYY): **19/02/09**
(must be pre-application submission)

Details of pre-application advice received:
OUTLINE APPLICATION ACCEPTABLE
OCCUPATION INFORMATION REQUIRED

7. Neighbour and Community Consultation

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

If Yes please provide details:

8. 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:

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9. Site Area

Please state the site area in hectares (ha) **0.042 Ha**

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

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Total existing residential units
 (A+B+C+D) = 0

Total proposed residential units
 (E+F+G+H) = 1

Total net gain / loss of residential units + 1

11. All Types of Development: Non-residential Floorspace

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

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

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

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

12. Employment

Please complete the following information regarding employees:

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

13. 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

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14. 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:

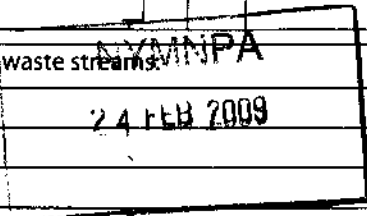
Is the proposal a waste management development? Yes No Unknown

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

15. Existing Use

Please describe the current use of the site: GRASS Paddock

Is the site currently vacant? Yes No

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

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

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Redacted signature box]

19/02/09

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):

[Signature box]

[Signature box]

[Date box]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

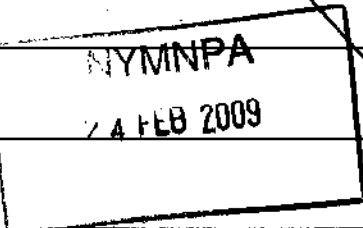
I certify/ The applicant certifies that:

- 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:

[Text box for steps taken]

Name of Owner	Address	Date Notice Served



Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Newspaper name box]

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

[Date box]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

16. 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:

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):

19/02/09

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 FEB 2009

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17. 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.

- | | |
|--|--|
| A completed and dated application form with 3 copies: <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"/> |

18. 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):

19/02/09 (date cannot be pre-application)

19. 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):		
<input type="text"/>		

20. Agent Contact Details

Telephone numbers

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

21. 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

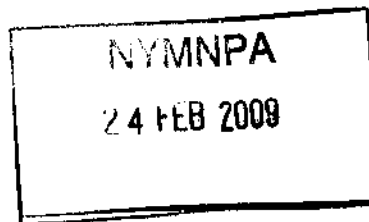
Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Mike Swinglehurst, Architect.

The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.

Tel. 01904 448007. Fax. 01904 449007.

E-mail. stablesatwigman@btinternet.com

DESIGN & ACCESS STATEMENT

NEW TWO STOREY DWELLING ON LAND ADJOINING HIGH FARM, NEWHOLM.

This Design & Access Statement accompanies an outline planning application, with all matters reserved, to North York Moors National Park Authority, by Penny Richardson, for the erection of a single two storey dwelling on land at High Farm, Newholm, comprising a small paddock adjoining the existing farmhouse and outbuildings.

Location

The application site is located on the west side of the main street at the southern end of the settlement.

The neighbouring properties to north and south are residential with equestrian and agricultural outbuildings. To the rear and opposite are grass fields.

Planning Policy

The application site lies within the defined settlement area of Newholm which is an 'Other village' in terms of the Core Strategy & Development policies.

Core Policy J - Housing, allows for infill of sites within Other villages for local needs housing and to this end supporting information of possible qualifying residents is submitted as separate information.

The site is well elevated and not within any flood risk zone.

The Proposed Scheme

The submission is an Outline application with all matters reserved therefore details of access, layout, scale, appearance, amenity, trees, biodiversity and drainage are not covered in detail however some considerations are dealt with below.

Access

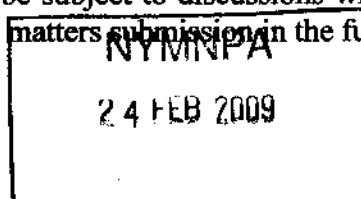
An existing pedestrian and vehicular access to the site, from the main street, already exists.

Layout

Although no layout is proposed the site easily lends itself to the positioning of a dwelling, between existing properties, that will respect the existing building lines.

Scale and Appearance

A two storey dwelling is requested as the local vernacular is predominately of this scale. All details of appearance will be subject to discussions with the National Park Authority and form part of a reserved matters submission in the future.



Amenity & Environmental Impact considerations

The site has been a grassed area for more than 30 years and there are no reasons to suggest the land is contaminated. There are no intensive livestock operations nearby and fields to front and rear mean a design for a dwelling will be possible without overlooking of neighbouring properties.

Trees

Only a few small trees are present as shown on the survey drawing and none of these are in the vicinity of where a proposed building is likely to sit therefore none should be affected by development.

Biodiversity

Grass on the small paddock has been regularly cut and a walk-over inspection of the site did not suggest that any protected species are present.

Foul sewage & utilities assessment

No details are submitted at this time because the application is for Outline planning permission only.

NYMNPA
24 FEB 2009