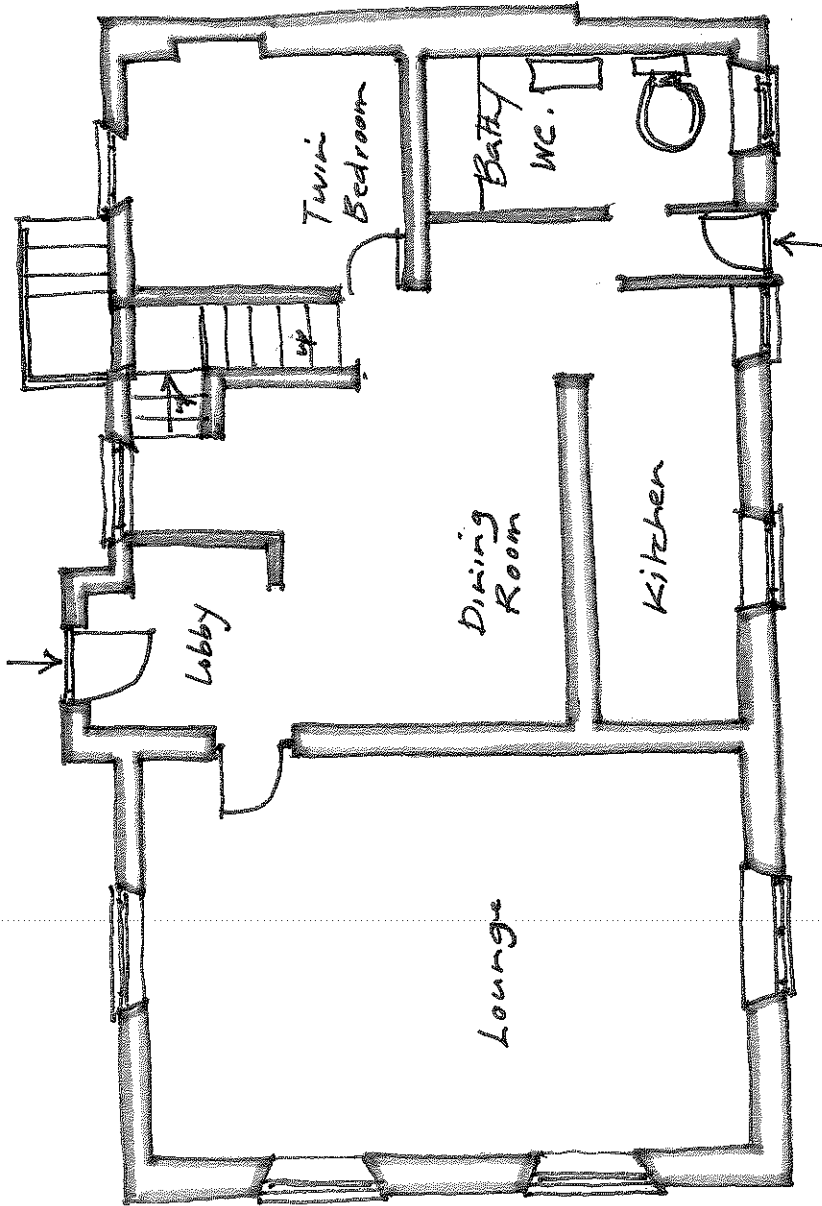


Bickley School House, Bickley.
Site Location Plan.
Scale: 1/2500.
Plan No. JC/H162/x
April 2009

John Church Planning Consultancy Ltd
Victoria Buildings
117 High Street
Clay Cross
Chesterfield
Derbyshire
S45 9D7

NYM / 2009 / 0372 / FL



*Bickley Old School House
 Ground Floor Layout.
 Scale 1:100
 May 2009
 Plan H162/1.*

NYMNP/PA

13 MAY 2009

John Church Planning Consultancy Ltd
 Victoria Buildings
 117 High Street
 Clay Cross
 Chesterfield
 Derbyshire
 S45 0D7



09/272
PT1

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): **JAMES HUDSON (BUILDERS) LIMITED**

Unit: House number: **49** House suffix:

House name:

Address 1: **KEMPTON DRIVE**

Address 2: **ARNOLD**

Address 3:

Town: **NOTTINGHAM**

County: **NOTTINGHAMSHIRE**

Country: **UK**

Postcode: **NG5 8EU**

2. Agent Name and Address

Title: First name:

Last name:

Company (optional): **JOHN CHURCH PLANNING CONSULTANCY LIMITED**

Unit: House number: House suffix:

House name: **VICTORIA BUILDINGS**

Address 1: **117 HIGH STREET**

Address 2: **CLAY CROSS**

Address 3:

Town: **CHESTERFIELD**

County: **DERBYSHIRE**

Country: **UK**

Postcode: **S45 9DZ**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE TO RESIDENTIAL HOLIDAY ACCOMODATION (RETENTION OF USE) INCLUDING INSERION OF TWO CONSERVATION ROOF LIGHTS IN REAR ROOF SLOPE & FRENCH WINDOWS IN FRONT ELEVATION OF OUTBUILDING.

NYMNP
13 MAY 2009

Has the building, work or change of use already started?

Yes No

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

LATE 2003

(date must be pre-application submission)

Has the building, work or change of use been completed?

Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

LATE 2007

SEE ATTACHED LETTER

(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: **BICKLEY SCHOOL HOUSE**

Address 1: **BICKLEY**

Address 2: **NEAR LANGDALE END**

Address 3:

Town: **SCARBOROUGH**

County: **NORTH YORKSHIRE**

Postcode (optional): **YO13 0LL**

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

Easting: Northing:

Description:

5. Pre-application Advice

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

NYM / 2009 / 0272 / FL
If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

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

Officer name: **MR MUIR**

Reference: **ENQ04905 & NYM/0073/2007**

Date (DD/MM/YYYY): **03/04/2009**
(must be pre-application submission)

Details of pre-application advice received?
REFERENCE TO ENFORCEMENT NOTICE APPEAL. NO OPINION GIVEN ON SUGGESTED OUTCOME OF THIS APPLICATION

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

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

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

If Yes, please provide details:

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

If Yes, please provide details:

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8. Neighbour and Community Consultation

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

If Yes, please provide details:

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

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

NYM / 2009 / 0272 / FL		Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)				<input checked="" 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:

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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	4/5	4/5	NIL
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

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):

JC/H162/X

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

How will surface water be disposed of?

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

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

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:

LETTABLE HOLIDAY ACCOMODATION

Is the site currently vacant? Yes No

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

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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

18. Residential Units (Including Conversion)

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

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>				<input checked="" 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) =							/

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>				<input checked="" 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	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	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	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	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	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	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 proposed residential units (A+B+C+D) = /

Total existing residential units (E+F+G+H) = /

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

19. All Types of Development: Non-residential Floorspace

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

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

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

20. Employment

Please complete the following information regarding employees:

N/A	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
N/A				

22. Site Area

Please state the site area in hectares (ha) APPROX 0.4ha

23. Industrial or Commercial Processes and Machinery

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

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Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

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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:

Date (DD/MM/YYYY):

21/04/2009

B) I have/ The applicant has given the requisite notice before the date of this application, was a tenant of an agricultural holding as listed below:

the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding as listed below:

Name of Tenant	Address	Date Notice Served

NYM/NPA
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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.

The original and 3 copies of a completed and dated application form:

- The correct fee: N/A
- The original and 3 copies of a design and access statement:

The original and 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:

- The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

- The original and 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:

Date (DD/MM/YYYY):

21/04/2009

(date cannot be pre-application)

28. 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"/>		

29. Agent Contact Details

Telephone numbers

YM / 2009 / 0 2 7 2 / FL

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"/>		

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

Applicant

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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Victoria Buildings,
117 High Street,
Clay Cross,
Chesterfield,
Derbys. S45 9DZ

Tel: 01246 861174

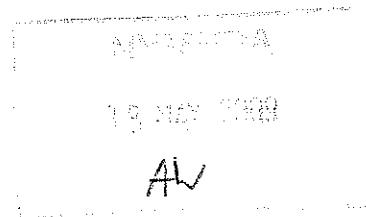
Fax: 01246 861097

E-mail: mail@johnchurchplanning.co.uk



My Ref: JC/LB/H162
Your Ref: ENQ/04905 and NYM/0073/2007
Date: 12 May 2009

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



Dear Mr Muir

Former Bickley School House, Bickley, Langdale End

I refer to our meeting yesterday when you were accompanied by Mrs Jackie Clarke. We discussed a number of matters that the Authority thinks will be helpful if I elaborate and I am pleased to comment further as follows:-

1. **Policy DP15.** Whilst paragraph 8.25 of the Local Development Framework makes it clear that this policy relates to tourist facilities "with the exception of holiday cottages", it is appropriate that I comment further. First and foremost, no existing tourist or recreation facility will be lost. Bickley School House has been unoccupied since 1997 so that, when acquired by me client, it had become vandalised and it was in a very poor condition. Nonetheless, without prejudice to the precise definition of the previous usage, a tourism and recreation facility will continue because the property affords an excellent standard of visitor accommodation for either individuals or groups of up to 10/12 persons, the higher figure being achievable if young children share bedroom accommodation. There was no existing "business" and the previous occupiers, who rented the property from the Forestry Commission, ran the development through a Committee on a charitable basis.
2. **Amendments to the description of the application.** I attach four copies of a revised first page of your form of application for full planning permission. You will note that I have added the words "including the retention of roof lights to the outbuilding and the installation of french windows". We spoke about the implications of the Authority's decision under code NYM/2007/0438/FL in which an "informative" had indicated that the planning permission issued on 9 October 2007 did not imply any consent for the use of the rear outbuildings or the retention of windows and doors in the rear outbuildings. This application therefore includes for the insertion of two conservation-style roof lights to the kitchen and one of the two bedrooms and the new timber doors.



No UPVC windows and doors are used in this building and, apart from the french windows, all existing windows and doors merely replaced existing openings on a "like for like" basis. I am pleased to confirm that situation.

3. **Provision for storage.** Visitor storage can easily be accommodated in the range of outbuildings that lie between the School House and the accommodation to its rear. The storage space is ample, for example, to store cycles, even when utilisation of the letting is to its maximum numbers.
4. **Section 106 agreement.** I am pleased to confirm, on behalf of the applicant, that no objections in principle are raised to planning permission being granted, subject to conclusion of an agreement under section 106 of the Town and Country Planning Act 1990. I shall, of course, be pleased if you will bear in mind that the previous usage of the premises was not subject to any occupancy condition whatsoever, so that neither the type of letting, the persons to whom the buildings could be let, or the duration of the stay was subject to any control by the Authority. Reasonable clauses with regard to occupancy stay periods will, however, be generally acceptable.

I hope that it will be possible to consider and determine this application quite quickly particularly bearing in mind the timetable for the public inquiry that is scheduled for 8 September 2009. We were agreed that, if possible, the significant amount of work that will be necessary to prepare Proofs of Evidence should be avoided and I hope that it will be possible to arrive at a mutually acceptable solution. I appreciate that you may feel it necessary to refer back to the application submitted in 2004. nevertheless, fresh information has been provided with this application and there is a change in relevant Development Plan policies now that the Local Development Framework has been adopted. I shall be grateful if you will give significant weight to that situation and accept that this application must be determined on its own merits.

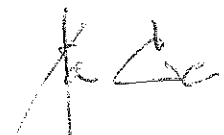
Finally, as requested in the letter, dated 30 April 2009 from your colleague Miss Wendy Trousdale, I attach four copies each of plans showing the accommodation layout. I also attach a drawing showing the french windows inserted into the outbuilding and the position of the two conservation-style roof lights in the rear facing roof slope. These details are supported by four copies each of photographs showing both the windows in the front elevation and the roof lights in the rear.

I shall be grateful if you will let me know, as soon as possible if any matters arise, and I look forward to discussing the implications of the application with you as soon as possible during its consideration.

Yesterday's meeting was most helpful and I look forward to hearing from you as soon as possible.



Yours sincerely

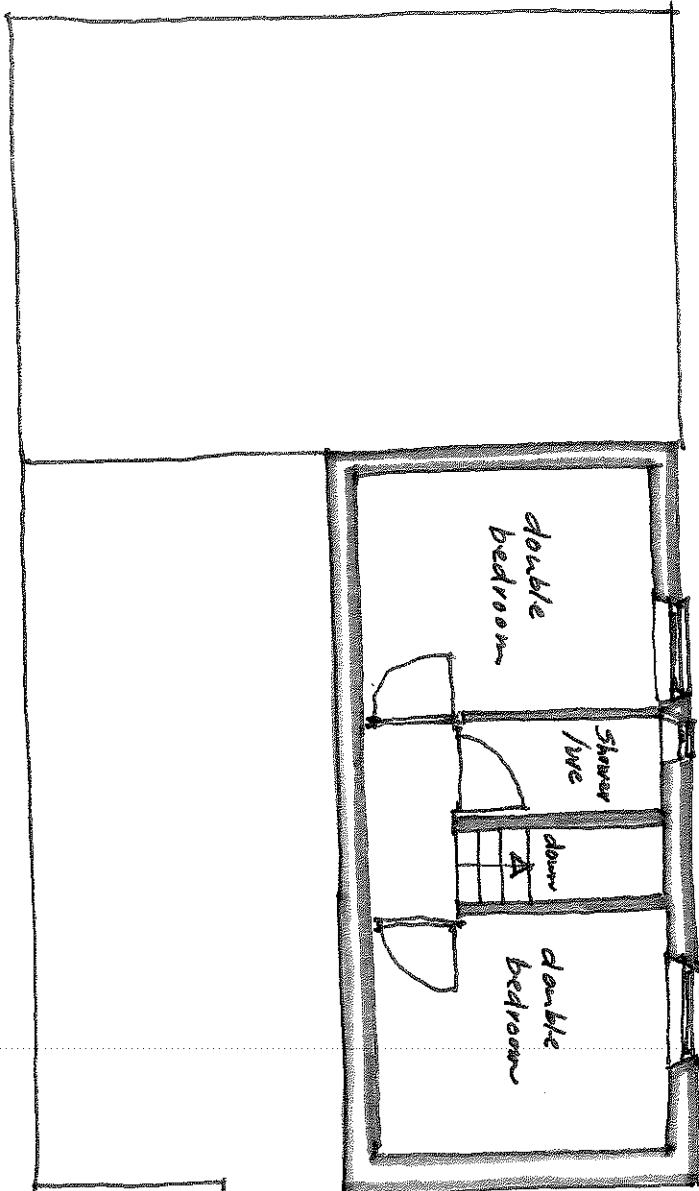


John Church
Enc

13 MAY 2009

13 MAY 2009

NYMMPA



Bickley Old School House

Upper Floor layout

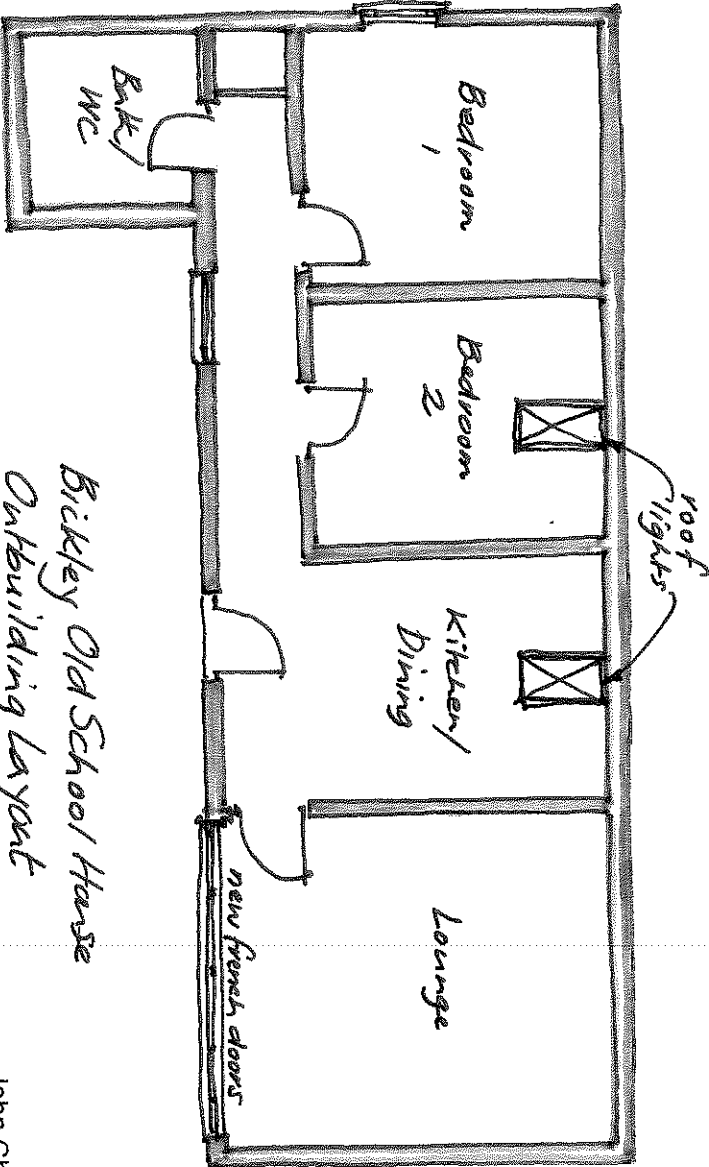
Scale 1:100.

May 2009.

Plan H162/2.

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 S4R 9N7

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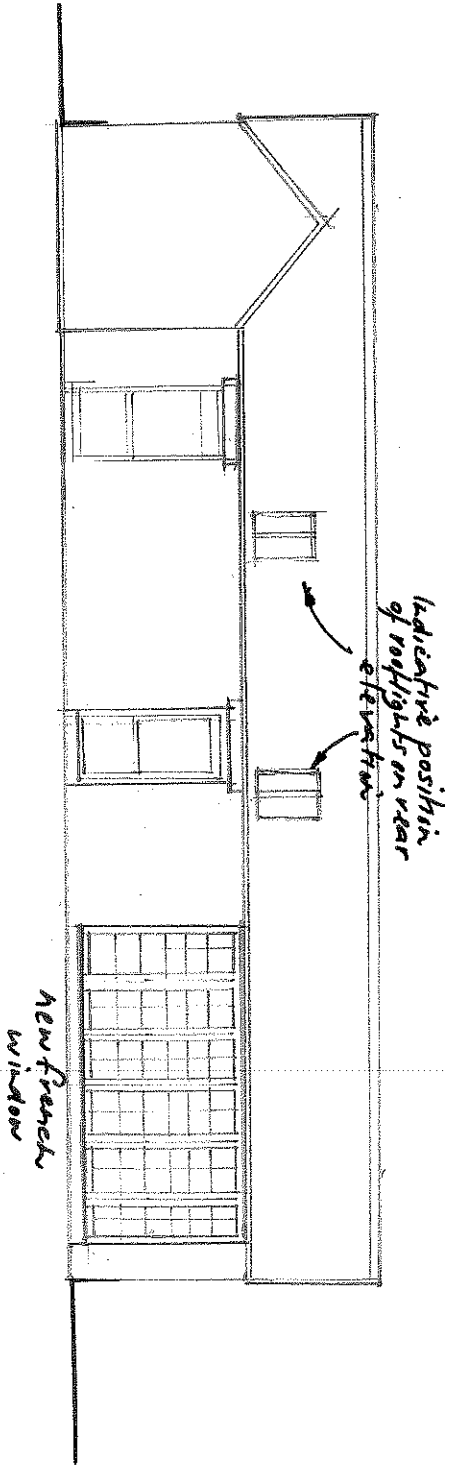


*Bickley Old School House
 Outbuilding layout
 Scale 1:100
 May 2009
 Plan H162/3,*

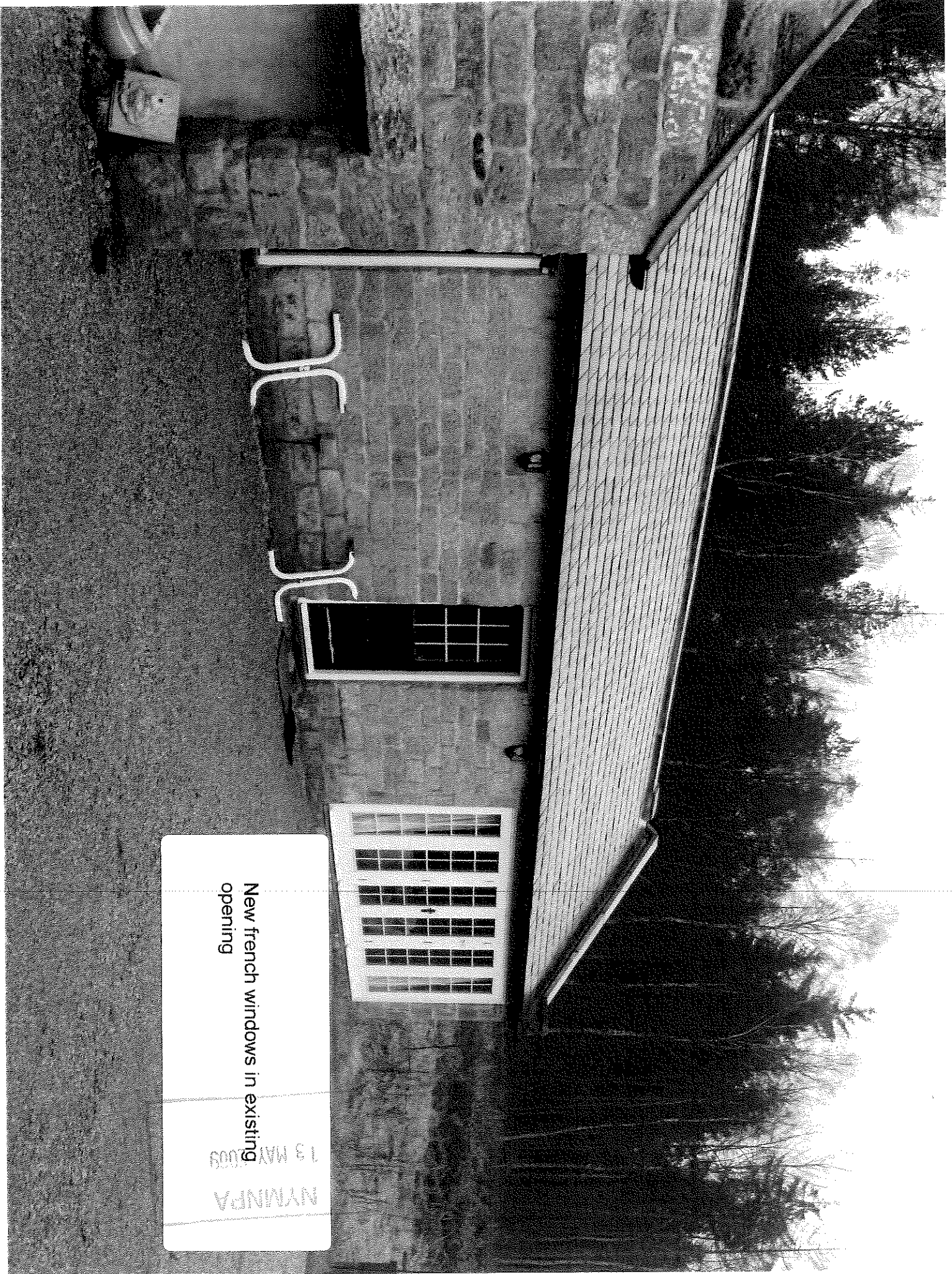
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18 MAY 2009

Bickley Old School House
Front Elevation of Outbuilding
Scale 1:100
May 2009
Plan H162/4.



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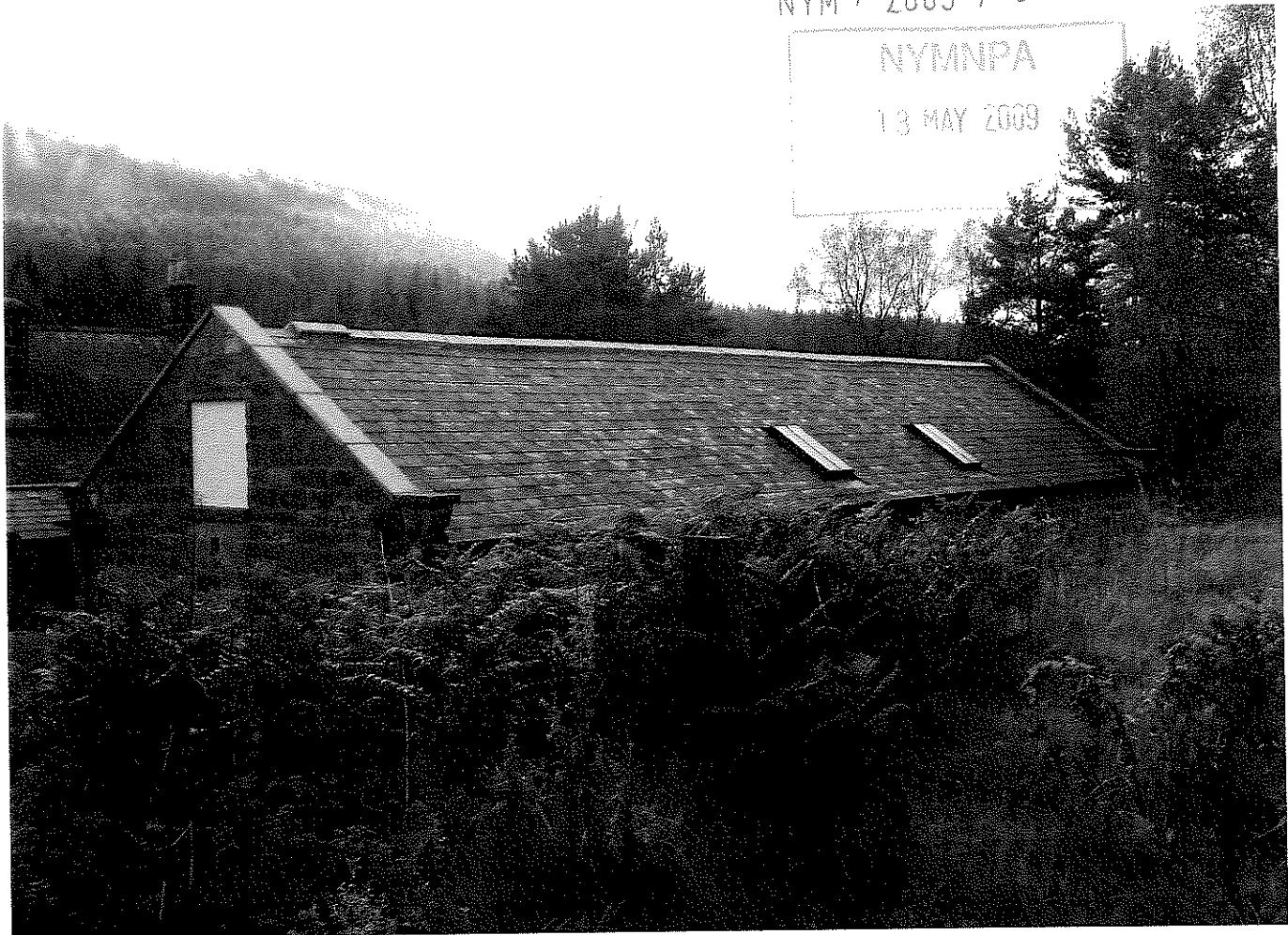
New french windows in existing opening

13 MAY 2009

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13 MAY 2009



Rear roof lights-contextual setting



Roof lights in rear roof slope-close up.

NYM 0272
13 MAY 2009



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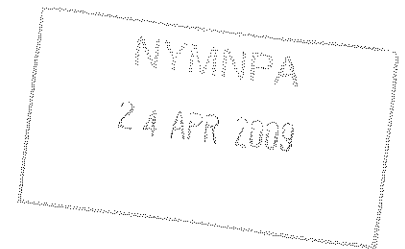
Tel:
Fax
E-n



My Ref: JC/LB/H162
Your Ref: ENQ/04905 and NYM/0073/2007
Date: 21 April 2009

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

COPY



Dear Mr Muir

Former Bickley School House, Bickley, Langdale End

Further to my letter dated 6 April 2009 I apologise that I have not so far finalised the preparation of a draft Statement of Common Ground but this I hope to do very soon and to let you have a copy for your comments.

In the meantime, further investigations with regard to the previous usage of the former Bickley School House having been carried out, I am instructed by my client, James Hudson (Builders) Ltd, to submit the attached application for full planning permission to change the use of the property to residential holiday accommodation on a "without prejudice" basis insofar as the appeal against the service of the Enforcement Notice is concerned.

I have been in touch, as I think I informed you, with teachers who previously occupied the property up until the late 1990's. Accordingly, I attach a copy of an E-Mail from Mr David Spencer, dated 27 March 2009 in which he sets out the previous usage of the premises. It is clear from his letter that the property was run as self catering holiday accommodation. Outdoor pursuits would generally not have taken place at the School House itself but in the wider surrounding area. Indeed, as Mr Spencer verifies, during school holiday times, staff and friends used the School House for their own private holiday purposes.

Mr M J Wilmot, in writing to me also on 27 March 2009, has indicated that the naming of the Bickley School House as an Outdoor Pursuits Centre was incorrect. From 1988 to 1997 he sat on a Committee that maintained and organised the use of the house by school groups. The size and facilities available at the house limited its use to a residential
Continued.....

NYMNPA

24 APR 2009

-2-

study experience for school pupils and no facilities for outdoor pursuits were provided.

In addition to enclosing the above letters, I attach a copy of a letter from Mr Bill Walton, the Land Agent for the Forestry Commission locally, dated 8 April 2009. You will note from his letter that the property was vacant in 1999 and that the lease to the headmaster of the Sydney Smith High School, Mr David Yates, expired on 26 June 1998 following which possession was granted on 16 February 1999. You will see that Mr Walton indicates that a pencil note on his file says that the use was fairly low level and confined to around a dozen young people with teaching staff.

It is unclear how the use of these buildings became termed an "Outdoor Pursuits Centre". Significantly, the penultimate paragraph of Mr Walton's letter seems to indicate that term may have had its origins with the National Park Authority. I know that you have also indicated that you were unclear as to the precise background. Nevertheless, it is abundantly clear that the property has not been used as an Outdoor Pursuits Centre for a period in excess of ten years. Such a situation would inhibit the submission of an application for a Certificate of Lawful Existing Use or Development under the provisions of Section 191 of the Town and Country Planning Act 1990.

My client, in instructing me to submit this planning application, has made it clear that there are no long term aspirations to use Bickley School House for other than lettable residential holiday accommodation. I note, for the purposes of Section 38 of the Planning & Compulsory Purchase Act 2004 that the North York Moors National Park Authority Local Development Framework, at Development Policies 14 and 15, deals with tourism and recreation and the loss of existing tourism and recreation facilities. Dealing, first of all, with the implications of Development Policy 14, whilst it is recognised that new proposals should adopt the principles of sustainable tourism, the diversification, amongst other things, of existing tourism businesses will be supported subject to four requirements.

Insofar as the first requirement is concerned, the proposed change of use will continue to provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park without any adverse implication. The property is located adjacent to a metalled public highway and it will continue to foster outdoor activities such as walking, cycling or horse riding. Whilst the property is located in a relatively remote position, the use of the house and former outbuilding as lettable holiday accommodation is highly unlikely to increase activity, including noise, which will be likely

Continued.....

NYMNP/PA

24 APR 2009

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to detract from either the experience of other visitors or the quality of life of local residents. Indeed, in the assumption that noisy activities might take place at an "Outdoor Pursuits Centre", the more passive use of these premises as a base for activities that would take place off-site, will be preferable to the more noisy activities that might otherwise take place on it. Finally, the proposed development makes use of existing buildings, without material alterations to their external appearance.

I turn now to the issue of the alleged loss of an existing tourism and recreational facility, as evidenced in the Authority's service of the Enforcement Notice to which Development Policy 15 is relevant. This policy relates to a "business" and it is clear that no such business has been carried out at Bickley School House for very many years. The letter from Mr Walton confirms that the lease of the property between 1984 and 1998 was to a school. Mr Spencer's E-Mail states that it was latterly run as a charity for the benefit of school pupils. The site was unquestionably unused for several years both during the continuing ownership of the Forestry Commission and then, subsequently, following its sale on 13 September 2001 until the refurbishment of the vandalised main house was completed in late 2004. Repairs to the rear "annexe" were carried out in 2007. Having regard to all these considerations, there is, in my opinion, no existing tourist or recreation facility that will be lost. If, however, the application is allowed, such a facility will be ongoing.

As you were able to see during our inspection, the two buildings at Bickley School House are usable either individually or jointly to accommodate, on a flexible basis, a small number of visitors or a group of upto ten or twelve persons. The main house has three bedrooms whilst the annexe has two further bedrooms, each capable of accommodating two, or in the case of larger bedrooms, two or more persons where children are involved.

I believe that the grant of planning permission for this development will assist to resolve a long-outstanding matter without prejudice to any of the Authority's policies, particularly those with regard to the provision and retention of tourism and recreation facilities.

This is an existing building to which the considerations set out in PPS7 must apply. Paragraph 17 of PPS7 refers, in particular, to the re-use of buildings in the countryside. This is a re-use for economic development purposes where the change of use can be carried out without any impact on the building group itself. There is ample room within the site for carefully-located car parking facilities to be provided and there is sufficient private

Continued.....

NYMNP A

24 APR 2009

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space surrounding the buildings for privacy to be secured for the uses of the development.

I am conscious, from a sustainable development point of view, that the site is not immediately accessible to public transport facilities. The remoteness of the location should not, however, prejudice a change of use of this nature because the users of the property, necessarily attracted to all the advantages of this National Park location, will tend generally to walk, cycle or horse ride in a manner envisaged in the strategies and policies of the Local Development Framework. I therefore submit that the proposal accords with the provisions of the Development Plan for this area.

If, however, during your consideration of the application, you require any further details with regard to the proposal, I shall be grateful if you will let me know as soon as possible. In the meantime, I attach three additional copies of this letter, four copies of your application form including a Certificate A and an Agricultural Holding Certificate, together with four copies of a site location plan and my client's cheque for the planning application fee of £335.00. Suffice it to say, the application is submitted with a view to outstanding planning issues being resolved in a matter that will avoid the planned public local inquiry.

I look forward to your early registration and acknowledgement of receipt of the application and to an indication as soon as possible during its consideration of any matters that arise that require further clarification or additional detail. Your assistance in this respect will be appreciated.

Yours sincerely

John Church
Enc

NYM / 2009 / 0 2 7 2 / F L

John Church

From: David Spencer
Sent: 27 March 2009 18:12
To:
Subject: Bickley School House

Dear Mr Church,

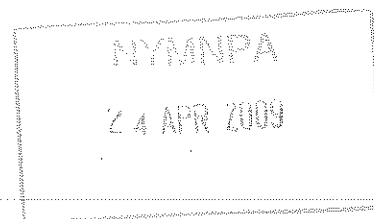
Thank you for your letter of March 26th.

Bickley School House was run as a joint venture by three schools. It was leased from 1970 to 1998 in the name of the Head teacher of one of the schools. Mr Wilmot and myself, amongst others sat on a committee charged with running the School House. The term 'outdoor pursuits centre' I believe was a convenient term used by the Ordnance Survey. It was latterly run as a charity for the benefit of school pupils. Its main aim was to provide an outdoor experience for school pupils. Groups of pupils were taken on visits to the School House on a self catering basis and accommodation fees charged. These, along with occasional contributions from parent school funds were the sole source of income. Each visiting group, led by teachers, would have its own agenda of activities but would typically be of an outdoor nature. Some of these activities might have taken place at the School House, such as in the adjoining field or in the local woodland, whilst some would have taken place in the wider surrounding area. Some of the activities were run by school Art departments and Technology departments, when most activities would have been based at the site. None of these visits were regarded as holidays, most certainly not by the staff in charge!!!! During school holiday times, staff and friends were welcome to use the School House for their own private purposes. They were also charged accommodation fees as a means of raising much needed extra income.

I hope this information is of use,

Yours sincerely

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NYM / 2009 / 0 2 7 2 / F L

Ref.
Bickley School House

MJ Wilmot H162
57 Cheyne Garth
Hornsea
East Yorkshire
HU18 1BF

30 MAR 2009

RECEIVED

27th March, 2009

Dear Mr Church,

In my opinion the naming of Bickley School House as an Outdoor Pursuits Centre was incorrect. My involvement was from 1988 to 1997 as part of the committee that maintained and organised the house for use by school groups from Hull. The size and facilities available at the house limited its use to residential & study experience for school pupils. No facilities for outdoor pursuits were provided.

Yours sincerely

NYMNPA

24 APR 2009

JUN

[

H162
NYM / 2009 / 0 2 7 2 / F L

16 APR 2009

RECEIVED



Forestry Commission
England

John Church
117 High Street
Clay Cross
Derbyshire
S45 9DZ

North York Moors

Eals Burn
Bellingham
Hexham
Northumberland
NE48 2HP

8th April 2009

Dear Sirs

BICKLEY SCHOOL HOUSE

NYMNP
24 APR 2009

Land Agent
Bill Walton FRICS FAAV

I refer to your recent letter with the enquiries about the use of this property.

We do have files going back to 1999 which mainly deal with the property when it was vacant and being placed on the market.

I note that the property was leased to David Earnest Yates of Sydney Smith High School, I have no details of exact address, under a lease dated the 29th June 1988, for a period of 14 years commencing on the 26th June 1984.

The lease expired on the 26th June 1998 and possession was granted on the 16th February 1999.

A pencil note on file says the use was fairly low level and confined to around a dozen young people with teaching staff..

We advertised the property in 1999 for sale leaving the potential purchaser to apply for planning consent for whatever use was required. The enquiries all related to a possible residential use and there was very little interest in an outdoor centre. We failed to achieve a sale as we did have planning consent for residential use.

The National Park felt that the building had a future as an activity centre and had not been marketed vigorously enough as an outdoor pursuit centre. Accordingly it was re-marketed as an outdoor pursuit centre only. There was little response to this and we then went to the National Parks with a request for a change of use to residential. This was turned down and the property was then re-marketed in 2001 as an outdoor pursuits centre. The best offer was from a Mr Hudson. It was made clear to him that the use was restricted to an outdoor pursuit centre and that was the basis on which it was sold.

I am not aware that the FC staff ever used the building for residential purposes.

Yours faithfully

