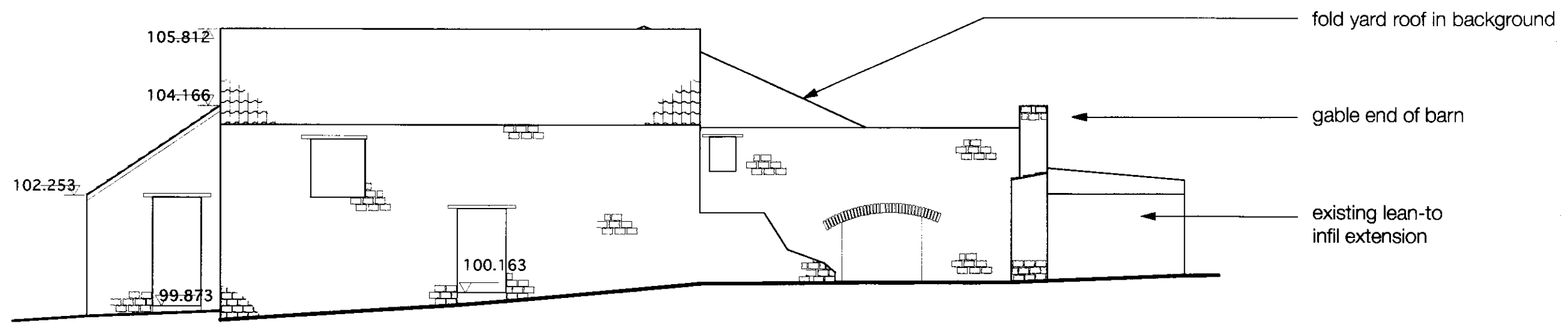
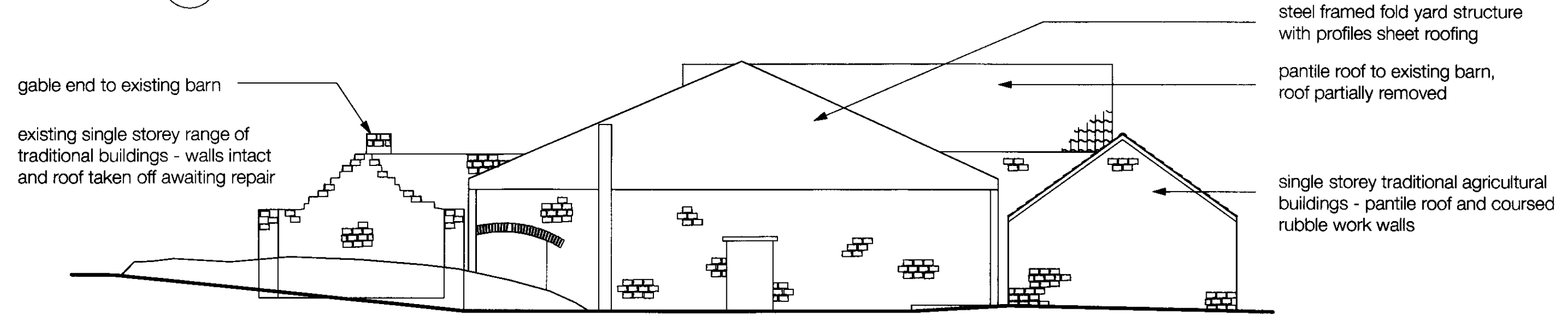


n.b.
verify all measurements on site.
do not scale from this drawing.
use latest revision.

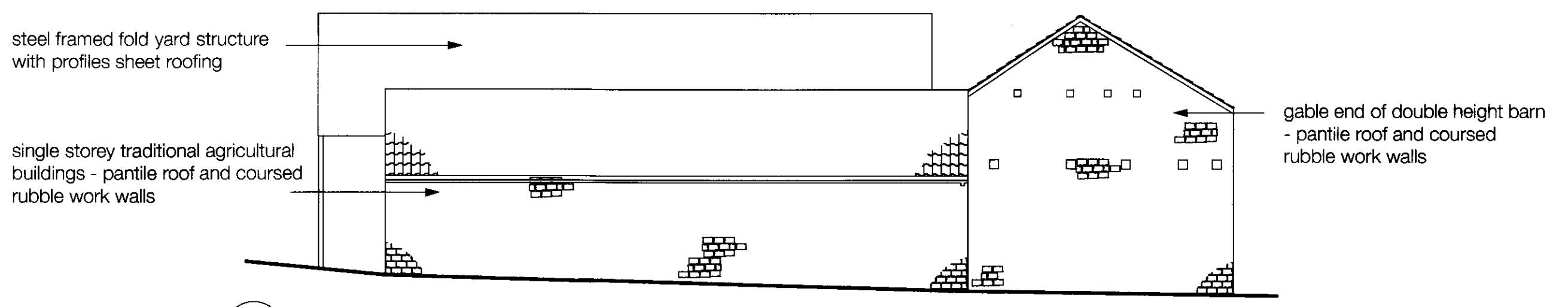
NYMNP A
30 JUN 2009



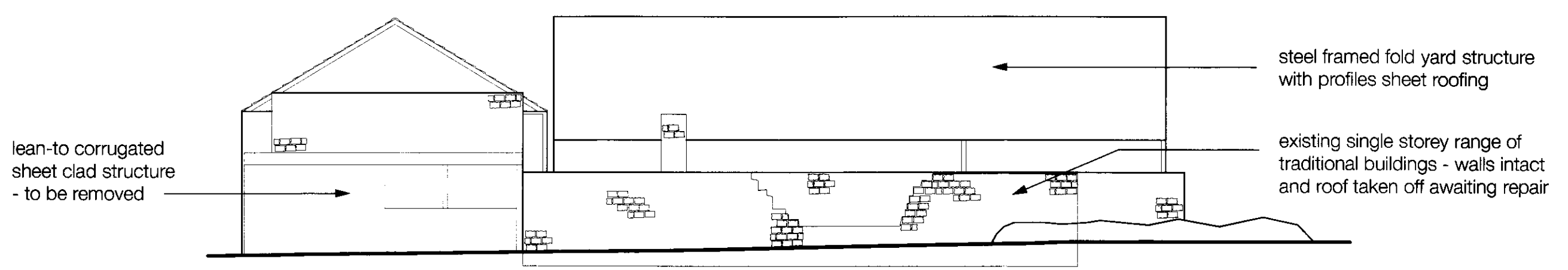
1 NW Elevation as existing
Scale: 1:100



2 SE Elevation as existing
Scale: 1:100



3 NE Elevation as existing
Scale: 1:100



4 SE Elevation as existing
Scale: 1:100

rev A: revised and reissued for planning June 09



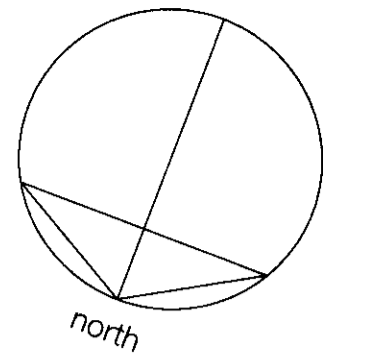
bransdale lodge
bransdale
fadmoor
york YO62 7JL

t: [redacted]
f: [redacted]
e: [redacted]

job:
South Moor Farm
Dalby Forest
for Mr & Mrs R Walker

title:
Proposed Holiday Cottages
Elevations

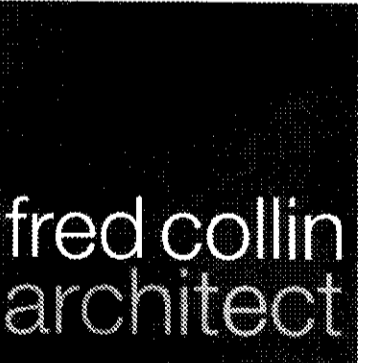
date: June 2009	scale: 1:100 @A2
dwg.no. 058/ 1.03	rev. A



n.b. verify all measurements on site. do not scale from this drawing. use latest revision.

NYMNPA
30 JUN 2009

rev A: revised and reissued for planning June 09

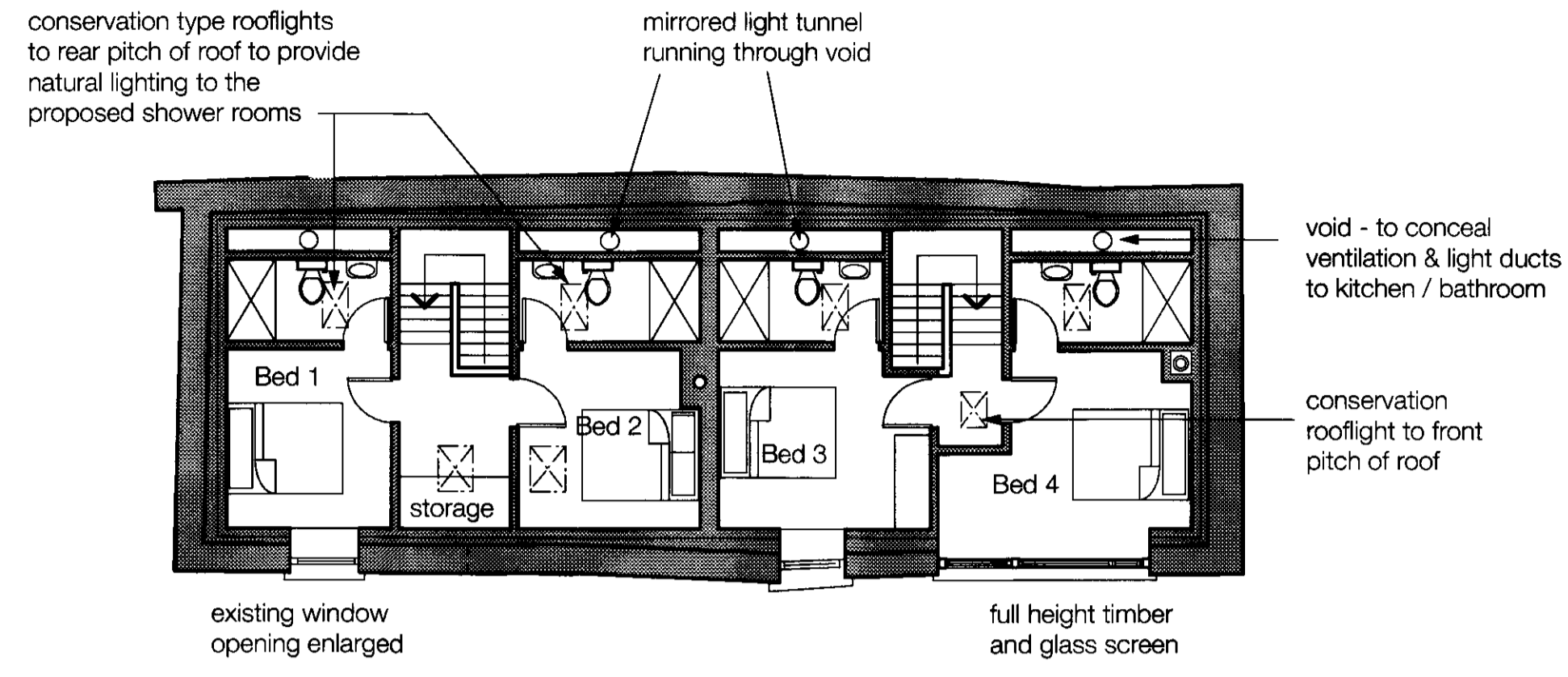


bransdale lodge
bransdale
fadmoor
york YO62 7JL
t: [redacted]
f: [redacted]
e: [redacted]

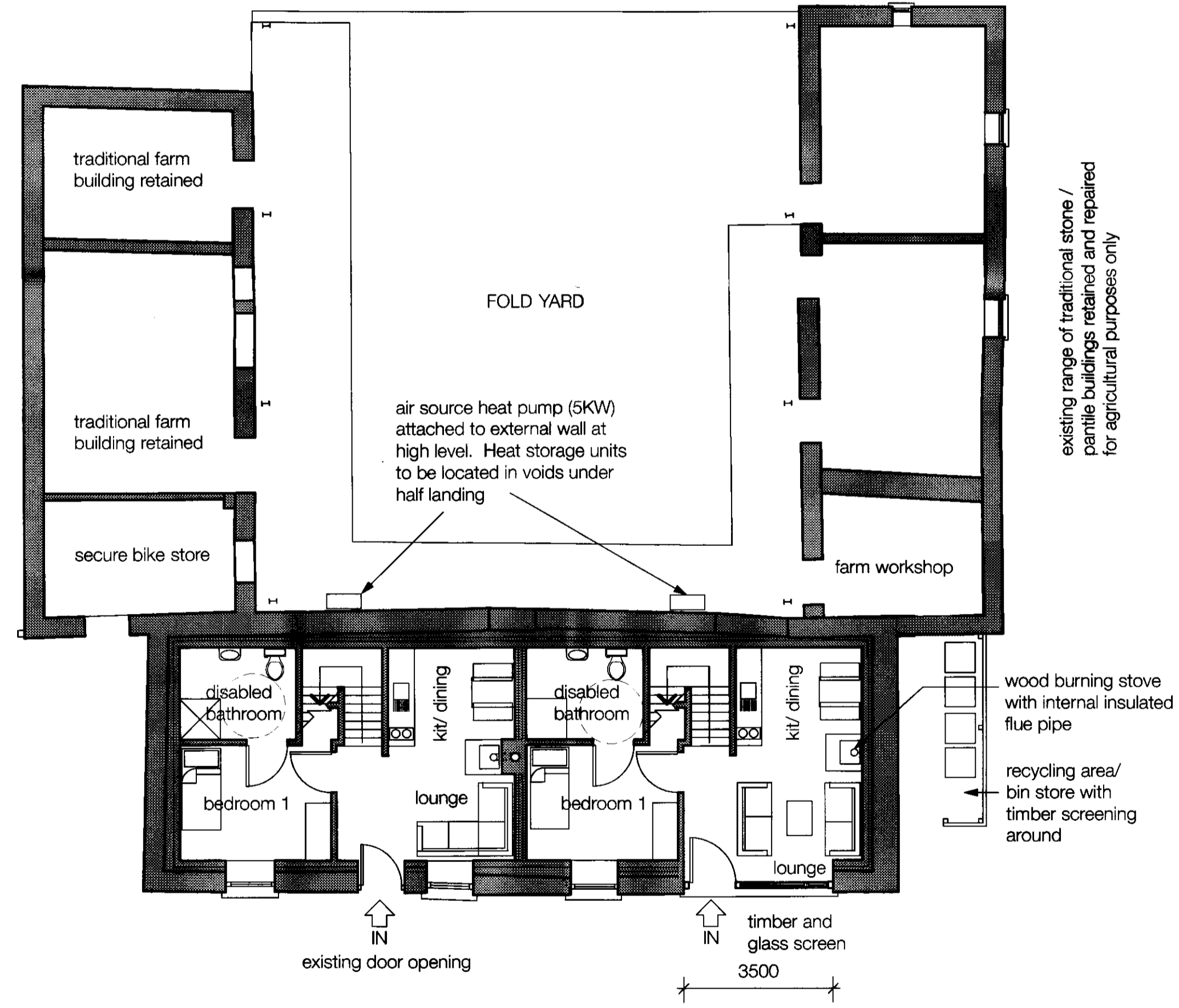
job:
South Moor Farm
Dalby Forest
for Mr & Mrs R Walker

title:
Proposed Plans and Elevations

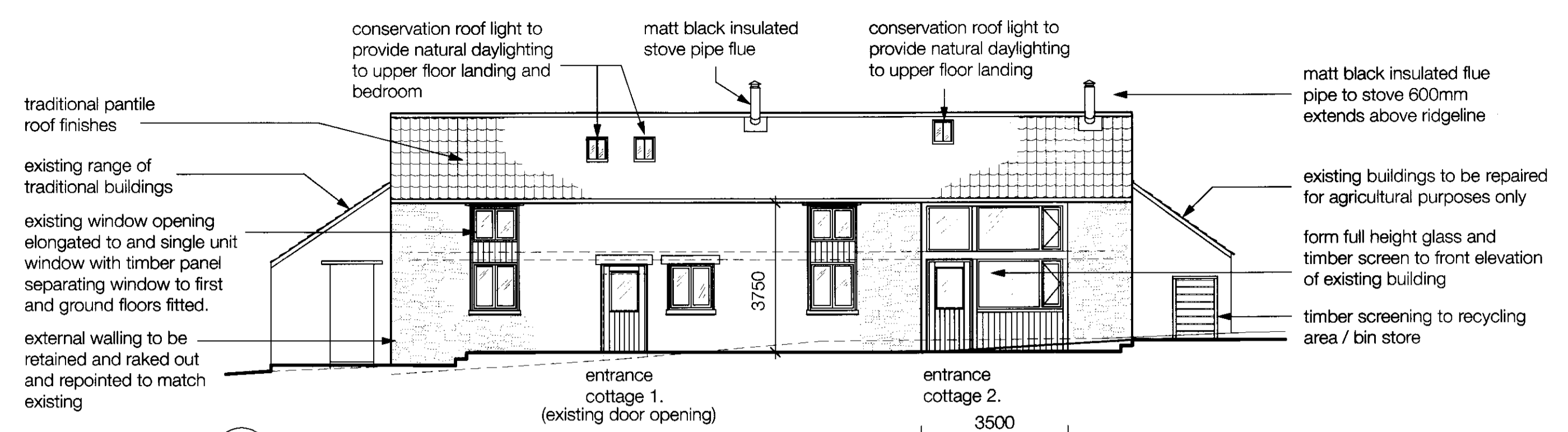
date: June 2009	scale: 1:100 @A1
dwg.no. 058/ 2.01	rev. A



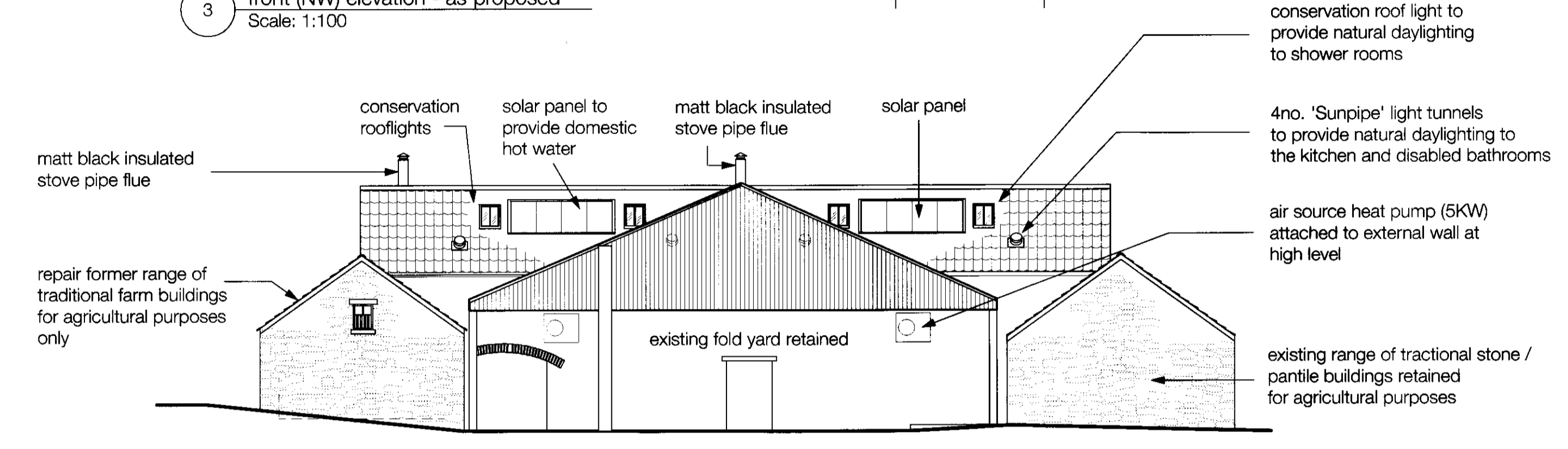
2 first floor layout - as proposed
Scale: 1:100



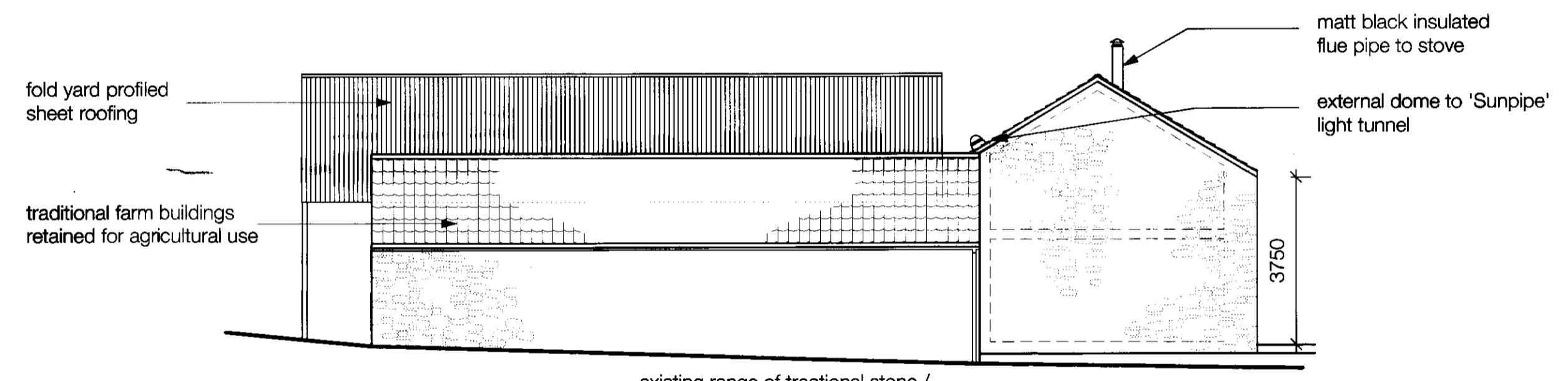
1 site plan showing ground floor layout
Scale: 1:100



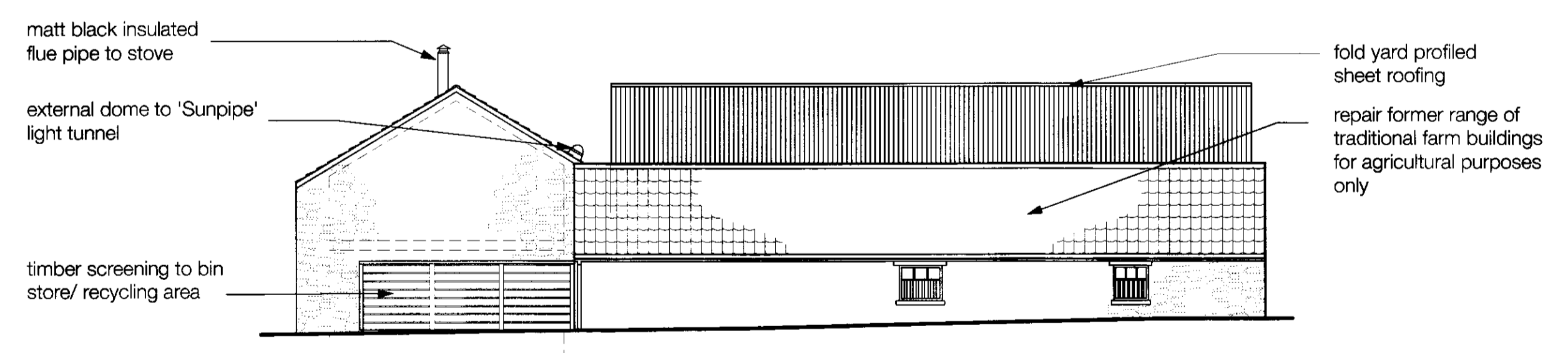
3 front (NW) elevation - as proposed
Scale: 1:100



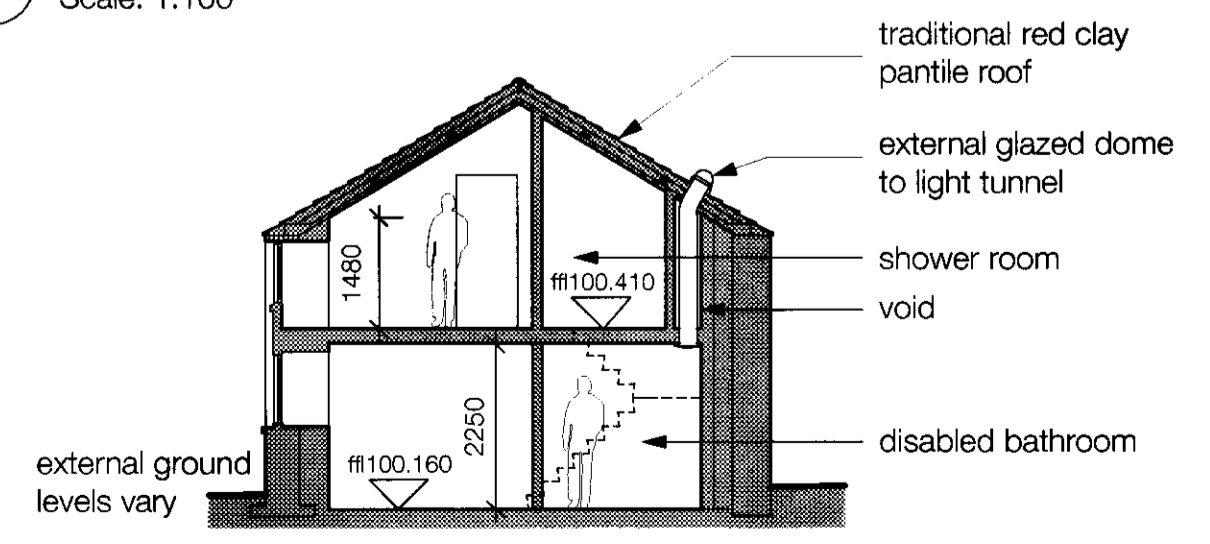
4 fold yard (SE) elevation - as proposed
Scale: 1:100



5 east side elevation - as proposed
Scale: 1:100



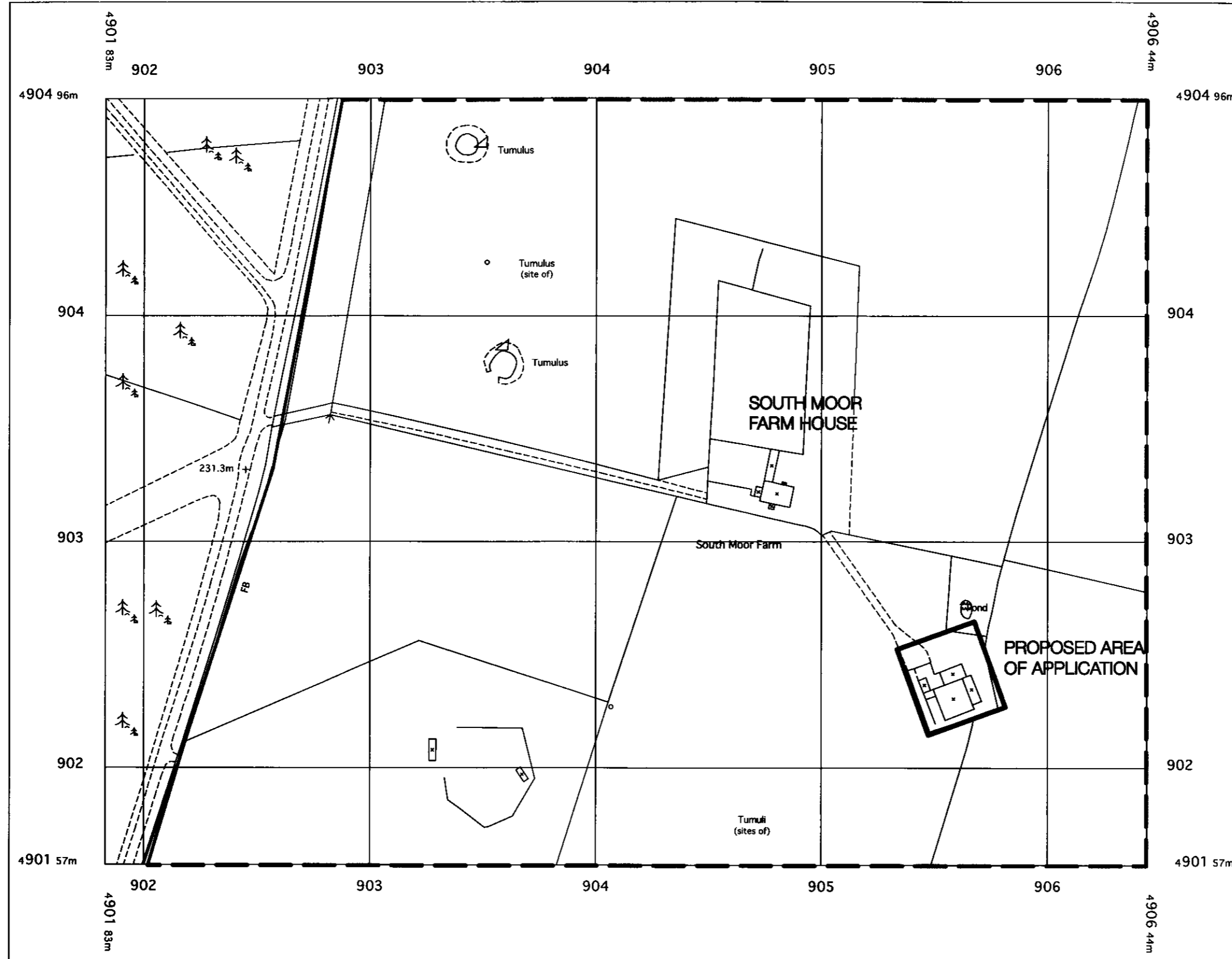
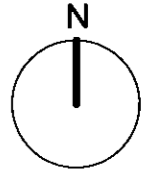
6 west side elevation - as proposed
Scale: 1:100



7 cross section showing ceiling heights - as proposed
Scale: 1:100



notes: verify all dimensions on site - do not scale from this drawing. use latest revision. report discrepancies to the architect / contract administrator.



NYMNPA
30 JUN 2009

rev A: revised and reissued for planning June 09



bransdale lodge
bransdale
fadmoor
york YO62 7JL

t: [redacted]
f: [redacted]
e: [redacted]

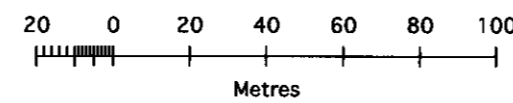
job:
South Moor Farm
Dalby Forest
for Mr & Mrs R Walker

title:
Location Plan

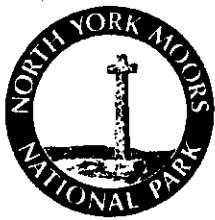
date: June 2009	scale: 1:2000 @A3
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dwg.no. 058/ 1.01	rev. A
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without the prior permission of Ordnance Survey.



- proposed development site
- boundary of applicants ownership
- boundary of applicants ownership extends beyond the extent of plan



NYM / 2009 / 0 4 2 5 / F L

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.uk.net

09/425
PH

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

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

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

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED REPAIR & PART CONVERSION OF EXISTING FARM STEADINGS TO FORM 2 NO. SELF CONTAINED HOLIDAY COTTAGE UNITS WITH ~~DISABLED~~ FACILITIES.

NYMNP

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

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

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

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

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **SOUTH MOOR FARM**

Address 1: **DALBY FOREST DRIVE**

Address 2: **LANGDALE END**

Address 3: **2**

Town: **SCARBOROUGH**

County: **NORTH YORKSHIRE**

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

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

Easting: Northing:

Description:

FARM STANDING BUILDINGS APPROX 120M OFF LYING SOUTH MOOR FARM HOUSE.

5. Pre-application Advice

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

NYM / 2009 / 0425 / 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:

ELIZABETH WALKER

Reference:

EW/ENQ

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

11/05/09

Details of pre-application advice received?

PRELIMINARY MEETING WITH PLANNING OFFICER 23rd APRIL AND RECEIVED LETTER DATED 11th MAY 2009.

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)

NYMNPA

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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:

PROPOSED HOLIDAY COTTAGES TO HAVE A SCREEN BIN STORE / RECYCLING AREA. COLLECTION OF WASTE TO BE AS EXISTING FOR SOUTH MOOR FARM HOUSE.

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

If Yes, please provide details:

DESIGNATED RECYCLING AREA ALLOWED FOR PROPOSED HOLIDAY COTTAGES.

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
	NYM / 2009 / 0 4 2 5 / F L				
Walls	COURSED RUBBLE NATURAL STONE	COURSED RUBBLE NATURAL STONE TO MATCH EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>	058/2.01A.
Roof	NATURAL CLAY PANTILE	NATURAL CLAY PANTILE TO MATCH EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>	058/2.01A
Windows	OPENING BOARDED UP	DOUBLE GLAZED PAINTED SOFTWOOD WOOD JOINERY.	<input type="checkbox"/>	<input type="checkbox"/>	058/1.03A
Doors	OPENING BOARDED UP.	DOUBLE GLAZED PANELS / PAINTED SOFTWOOD JOINERY	<input type="checkbox"/>	<input type="checkbox"/>	058/1.03A.
Boundary treatments (e.g. fences, walls)	TIMBER POST WITH WIRE NETTING AND TOP WIRE.	TIMBER POST WITH WIRE NETTING & TOP WIRE.	<input type="checkbox"/>	<input type="checkbox"/>	058/2.02A
Vehicle access and hard-standing	COMPACTED HARDCORE WITH APPROX 25-50mm COVERING OF SOIL & GRASS.	COMPACTED HARDCORE.	<input type="checkbox"/>	<input type="checkbox"/>	058/2.02A.
Lighting			<input checked="" 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:

<p>NYMNPA 30 JUN 2009</p>

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	4	4
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	0	SECURE BIKE STORE 6 NO. BIKES	6.
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant Unknown

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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.)

NYM / 2009 / 0425 / FL 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 (EXISTING) 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

c) Features of geological conservation importance:

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

NYMNP

30 JUN 2009

15. Existing Use

Please describe the current use of the site:

EXISTING USE IS 50% AGRICULTURAL AND 50% VACANT.

Is the site currently vacant? Yes No

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

AGRICULTURAL

When did this use end (if known)? DD/MM/YYYY UNKNOWN
(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 'B55837: 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?
If Yes please complete details of the changes in the tables below:

Yes

No

GAIN OF 2 NO.

HOLIDAY COTTAGES.

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								
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) =								

Intermediate							Intermediate								
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) =								

Key worker							Key worker								
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) =								

NYMNP
 30 JUN 2009

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

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

Total net gain / loss of residential units
(HOLIDAY COTTAGES) 2

19. All Types of Development: Non-residential Floorspace

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

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

Use class/type of use	Not appl	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	<input type="checkbox"/>			NYM / 2009 / 0 4	2 5 / F L
Net tradable area:	<input type="checkbox"/>				
A2 Financial and professional services	<input type="checkbox"/>				
A3 Restaurants and cafes	<input type="checkbox"/>				
A4 Drinking establishments	<input type="checkbox"/>				
A5 Hot food takeaways	<input type="checkbox"/>				
B1 (a) Office (other than A2)	<input type="checkbox"/>				
B1 (b) Research and development	<input type="checkbox"/>				
B1 (c) Light industrial	<input type="checkbox"/>				
B2 General industrial	<input type="checkbox"/>				
B8 Storage or distribution	<input type="checkbox"/>				
C1 Hotels and halls of residence	<input type="checkbox"/>				
C2 Residential institutions	<input type="checkbox"/>				
D1 Non-residential institutions	<input type="checkbox"/>				
D2 Assembly and leisure	<input type="checkbox"/>				
OTHER Please specify	<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	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A			
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	NYM NPA			
	30 JUN 2009			

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

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

N/A

NYM / 2009 / 0 4 2 5 / F L

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

Other:

Other:

Amount (kilograms):

Amount (kilograms):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

NYM / 2009 / 0425 / FL

The steps taken were:

[This section is crossed out with a large diagonal line.]

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):

[This section is crossed out with a large diagonal line.]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[This section is crossed out with a large diagonal line.]

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):

[This section is crossed out with a large diagonal line.]

29/06/2009

B) I have/ The applicant has given the requisite notice to every person (including 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
<i>[Crossed out]</i>	<i>[Crossed out]</i>	<i>[Crossed out]</i>
<i>[Crossed out]</i>	<i>[Crossed out]</i>	<i>[Crossed out]</i>
<i>[Crossed out]</i>	<i>[Crossed out]</i>	<i>[Crossed out]</i>
<i>[Crossed out]</i>	<i>[Crossed out]</i>	<i>[Crossed out]</i>
<i>[Crossed out]</i>	<i>[Crossed out]</i>	<i>[Crossed out]</i>

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[This section is crossed out with a large diagonal line.]

30 JUN 2009

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- 3 copies of a completed and dated application form:
- 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
- 3 copies of other plans and drawings or information necessary to describe the subject of the application:

- The correct fee: (£670)
- 3 copies of a design and access statement:
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

27. Declaration

I/we hereby apply for planning permission/consent as described in the form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[This section is crossed out with a large diagonal line.]

29/06/2009 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
[REDACTED]	[REDACTED]	[REDACTED]
Country code:	Mobile number (optional):	
[REDACTED]	[REDACTED]	
Country code:	Fax number (optional):	
[REDACTED]	[REDACTED]	
Email address (optional):		
[REDACTED]		

29. Agent Contact Details

Telephone numbers

NYM / 2009 / 0425 / FL

Country code:	National number:	Extension number:
[REDACTED]	[REDACTED]	[REDACTED]
Country code:	Mobile number (optional):	
[REDACTED]	[REDACTED]	
Country code:	Fax number (optional):	
[REDACTED]	[REDACTED]	
Email address (optional):		
[REDACTED]		

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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30 JUN 2009

COPY

NYM / 2009 / 0 4 2 5 / F L

fred collin

bransdale lodge
bransdale
fadmoor
york YO62 7JL

Ref: 058/3.1/NYMNP/300609

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

Attn: Elizabeth Walker

NYMNP

30 JUN 2009

30th June 2009

Dear Ms. Walker,

RE: South Moor Farm - Proposed Barn Conversion to Two Holiday Cottages

Further to our meeting of the 23rd April, please find enclosed 1 no. original and 3 no. further copies each of completed Planning Application forms, along with a cheque for £670.00 application fee, Design & Access Statement and Supplementary Planning Information, along with drawings no.s:

058/1.01A Location Plan
058/1.02A Plan as existing
058/1.03A Elevations as existing
058/2.01A Proposed Plans & Elevations
058/2.02A Proposed Site Plan

We have taken note of the comments of your letter dated the 11th May, and have amended the drawings to take into account the concerns raised over the design of the conversion.

We note that you believe the creation of a new access track and parking would have an adverse impact on the character and appearance of this part of the National Park. However, it must be pointed out that there is an existing access track and hard standing to the group of buildings. Albeit, due to lack of intensive use the hard-cored area has naturally grassed over. The proposed car



parking area and track are not visible from the road, as illustrated in the supporting photographic documentation contained in the Design & Access Statement.

The proposed repair and conversion of the existing traditional agricultural buildings to holiday cottage accommodation will be a significant enhancement to this part of the National Park, as it will ensure the restoration and on-going maintenance of the traditional buildings. The additional revenue generated by the diversification into holiday cottages, will ensure the long-term retention and preservation of the traditional building stock within the National Park. This application is for an entirely appropriate development of two modest holiday cottages at the heart of one of the main recreational areas of the North York Moors.

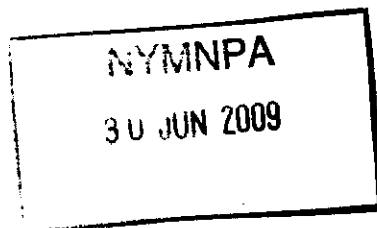
We have discussed the proposals with Environmental Health at Ryedale District Council (officer: Ailish Lilley), and the occasional livestock use of the remaining part of the agricultural buildings does not present an environmental health concern. Within the building group there is distinct and material separation of uses.

If you require any further information please do not hesitate to contact me.

Yours sincerely,

A large, dark, handwritten signature, likely of Fred Collin, is written over the typed name.

Fred Collin
AADip RIBA



fred collin architect
bransdale lodge bransdale
fadmoor york YO62 7JL

058/
South Moor Farm
Langdale End
Scarborough

SOUTH MOOR FARM
DALBY FOREST DRIVE
CONVERSION OF EXISTING BARN TO TWO
SELF-CATERING HOLIDAY COTTAGES

DESIGN & ACCESS STATEMENT

SUPPLEMENTARY INFORMATION

JUNE 2009

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- 1.1 Current Use
- 1.2 Dalby Forest

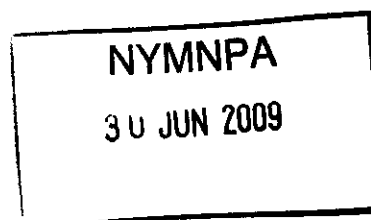
- 2.0 Proposed Development
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1.0 History:

South Moor Farm is located within the Dalby Forest area, and is served by the Forestry Commission private toll roads. The property consists of main farmhouse, outlying agricultural buildings with approximately 80 acres of grassland and a further 20 acres of woodland currently leased to the Forestry Commission.

The remains of three ancient burial mounds "The Three Howes" are situated on the North West corner of the property indicating that people have lived in this area for a long time. By 1840 there were 3 cottages where the barns are now standing which were linked by a bridle path to Ebberston.

The property changed hands again in 1850, and the current farmhouse was built as a country residence. By 1905 the property was being run by a tenant farmer, J.B. Dodds. Later the tenancy was transferred to Mr Sandiman, whose family farmed the property until 1990. Following this the farm fell into a state of disrepair and was unoccupied for some years until bought at auction by Mr & Mrs Walker, the current owners and applicants of this proposal.

1.1 Current Use:

South Moor Farm is currently run as a small-holding, with a resident flock of 60 breeding ewes, with the aim of rearing 90 lambs for sale each year. There is also a small flock of hens and duck producing eggs to be sold locally.

Whereas South Moor Farm was once able to support itself and be run solely as an agricultural business, this is no longer the case. The area of land required to form an economically viable unit is greater than the land available. Both Mr & Mrs Walker are in receipt of pensions, and combined with bed & breakfast in the farmhouse, are able to supplement the farm income to make ends meet. However, to ensure the long term viability of the farm, it is necessary to diversify. Mr & Mrs Walker are seeking permission to convert the existing barn in to two holiday cottages serving the high demand for such accommodation in the tourist recreation areas of Dalby Forest.

1.2 Dalby Forest:

Dalby Forest is located on the southern fringe of the North York Moors National Park, and covers 8000 acres of land with plenty to enjoy for everyone. The forest is divided into a number of valleys which has created a '**Rigg and Dale**' landscape, and springs run north and south from the

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forest. The woodland is mostly comprised of pines and spruces, but there are also beech, alder, ash, oak and hazel. Dalby Forest is home to many birds including the crossbill and is visited in the summer by the mysterious nightjar, badgers and roe deer are commonly seen in the forest. Dalby Forest has been shaped by people from the Bronze Age right through until present.

Today Dalby Forest is used for recreation as well as timber production, with the Forestry Commission generating more income from recreation than from timber production. There are several car parks, hiking trails and mountain bike trails, a 'forest drive' throughout the forest. There are over 55km of mountain bike trails within the Forest.

2.0 The Proposed Development

2.1 Site:

The proposal consists of the conversion of part of the existing agricultural buildings to form 2no. self contained three bedroom holiday cottage units. The buildings lie approximately 120m South East of the South Moor Farmhouse, and 300m from Dalby Forest Drive.

The agricultural buildings consist of a double height barn across the north west side of the site, with single storey ranges of traditional buildings running perpendicularly. The existing fold yard is covered with a modern steel framed structure with profiled sheet roof.

Main Barn: Of the main barn, the left hand 60% of the elevation is intact to eaves level with roof above. The remaining 40% of the front elevation is partially intact to the left of a right hand entrance door threshold. The masonry above this door and up to the right hand gable wall has been removed historically possibly to give improved access for farm machinery.

The existing stone walls of the main barn are substantially intact with around 90% of the total wall area still in-situ. The roof structure will require reinstatement and upgrading in order to carry the additional load from ceilings and insulation

Sheep Fold: The single storey sheep fold is attached to the rear left hand corner of the main barn and has solid stonework masonry walls augmented with local blockwork repairs to the inner leaf of the rubble fill walls. Timber trusses support purlins and common rafters beneath a pantile roof. The walls are plumb and corners square.

Piggery and Forge: This single storey building is attached to the right hand rear corner of the main barn. The building is unroofed and walls on the outside elevations have been partially lowered. Tops of walls have been left unprotected and are suffering from mortar loss from water penetration. The end gable wall attached to the barn is bulging inwards.

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The far end gable wall has been lowered. The perimeter walls to the piggery / forge are approximately 75% intact. The reintroduction of the roof to the piggery would protect the tops of the walls from further deterioration and enable the building to be used for agricultural purposes.

When Mr & Mrs Walker took on the farm the piggery was roofed with a corrugated tin roof, which was in poor condition and the flapping sheets of metal presented a considerable safety hazard. As the main farm house required immediate attention to render it habitable, and with limited resources Mr & Mrs Walker decided to remove the roof, with the aim of re-roofing as and when funds became available.

2.2 Design

2.2.1 Context

The proposed development of two self-catering holiday cottage units is located within the recreation area of Dalby Forest.

The development involves the repair and partial conversion of a group of traditional stone and pantile agricultural buildings that form part of South Moor Farm. The current size of the agricultural operation at South Moor Farm does not require the year round use of the buildings. They are currently used for storage throughout most of the year, and are used more intensively for the brief lambing period in the spring. Approximately 50% of the group of buildings remains unused.

The proposed conversion of part of the agricultural buildings to 2no. holiday cottages consists of:

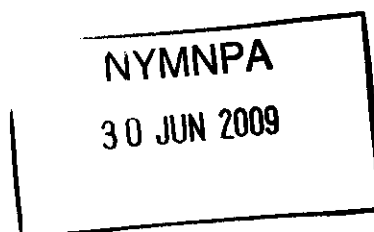
The repair and re-roofing the existing piggery building for agricultural use only, providing storage space, a farm workshop and additional seasonal lambing sheds.

The agricultural buildings are used for storage throughout most of the year and are used during the lambing period to house livestock. It must be noted that due to the scale of farming operation at South Moor Farm large scale modern agricultural equipment is neither required nor economically viable to own.

The retention of the existing single storey sheep fold building for agricultural use, along with the refurbishment of the existing fold yard structure.

2.2.2 Scale of Development

The proposed development consists of two self-contained holiday cottage units. This requires the partial conversion of the existing off-lying



farm steadings. The development is contained entirely within the original footprint of the barn of the traditional farm buildings.

The proposal involves the conversion of the original double height barn running across the north side of the group of buildings, and the installation of a first floor level therein.

The total floor space of the traditional farm buildings = 2,669 sq.ft. gross external, of which the barn consists of 1220sq.ft. gross external (982sq.ft. gross internal).

The proposed holiday cottages will be of 415sq.ft. each on two floors. Total floor space of the proposed holiday cottages will be 1,660sq.ft. gross internal.

2.2.3 Layout

The design proposal divides the existing group of buildings half. The northern portion of the site will be dedicated to the holiday cottages, while the southern half will remain in agricultural use. The mass masonry wall along the southern elevation of the barn provides substantial operation between the two uses. Throughout most of the year the agricultural part of the buildings will be used for storage only, and occupied by livestock for lambing only. Neither operation will impinge on the other.

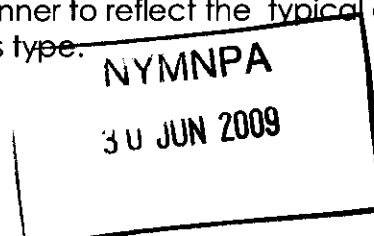
The northern elevation is the 'front' elevation, as this maximizes the views down the dale to the east. It also enables the use of existing door and window openings to be exploited in the design

The ground floor layout of both units is governed by the inclusion of a wheelchair accessible disabled access bathroom and ensuite bedroom. The resulting open plan kitchen / dining / living space is relatively small, and this takes into account that the holiday cottages will be used as a base for exploring the surrounding North York Moors National Park.

2.2.4 Appearance

The development of the existing barn to holiday cottages will be carried out with the utmost care and attention to detail. The design and detailing will reflect the local vernacular architecture and be in keeping with the existing building stock of the National Park. The material palette will reflect the traditional materials used in the National Park: rubble work stone walls with lime rich pointing; natural clay pantile roofs with cast iron rainwater goods and painted timber external joinery.

The design of the conversion sets out to use existing openings where possible and to keep new openings to a minimum. New openings are to be formed in a natural manner to reflect the typical appearance of agricultural buildings of this type.



2.2.5 Landscaping

The landscape proposals are low key and simply aim to provide some amenity space to each of the cottages and parking areas to serve them. It will not include extensive gardens nor extensions to the curtilage around the existing buildings.

The holiday cottages will not have formal gardens attached to them, in order to minimize the 'domestication' of the appearance of the buildings. There will be some amenity space in front of the buildings, which will be a grassed area with flowering trees planted.

Through recent lack of use the existing hard-cored area associated with the farm buildings has grown over with grass. It currently has a layer of approximately 25-50mm of soil and grass covering it. The proposal is to scrape back the grass and soil to expose the existing hardcore and repair as required, for use as access and parking.

The proposals allow for 4no. parking spaces adjacent to the new holiday cottages, 2no. of which are disabled parking spaces. In addition to this there will be supplementary car parking spaces adjacent to South Moor Farm House. The proposed parking spaces will not be visible from the Dalby Forest Drive, as only the roof can be seen from the road. The creation of parking spaces therefore has no adverse impact on the surrounding landscape.

2.3 Access

The clients have identified a lack of adequate provision of disabled accommodation within the area and are seeking to address that need. The proposal is to repair and convert the existing barn into two self-catering three bedroom holiday cottages with disabled facilities.

The site is easily accessible by car and will allow for adequate car parking facilities adjacent to the accommodation.

The Forestry Commission have provided many recreational facilities, such as Mountain Bike Trails, Walking Trails, Orienteering courses, a new visitor centre, activity days for children and play parks, and the proposed development is ideally situated to serve and compliment these activities.

In general the additional extensions will be designed to comply with the requirements of the current Building Regulations Approved Document Part M and the Disability Discrimination Act.

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3.0 How the Proposals Relate to the CORE POLICIES in the LOCAL DEVELOPMENT FRAMEWORK

Development Policy 1 - Environmental Protection

To conserve and enhance the special qualities of the North York Moors National Park, development will only be permitted where:

1. It will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land.
2. It will not generate unacceptable levels of noise, vibration, activity or light pollution.
3. There will be no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development.
4. Land stability can be achieved without causing unacceptable environmental or landscape impact.
5. There is or will be sufficient infrastructure capacity

- 3.1 The small scale development of an additional two further holiday cottages in keeping with the local vernacular will have no adverse effect on the environment. Indeed, the provision of holiday cottages, primarily intended for use by those coming to Dalby Forest for recreational activities, sited within the Forest area, and with easy access to tourist trails and recreational facilities, the environmental impact is positive, as it will reduce the necessity to travel to and from the area by vehicle.

Development Policy 3 – Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

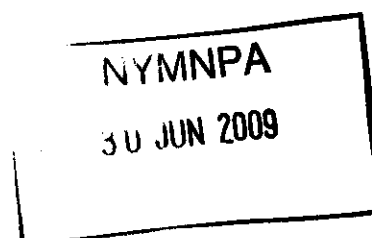
1. The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
2. The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
3. A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
4. Provision is made for adequate storage and waste management facilities.
5. Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
6. A satisfactory landscaping scheme forms an integral part of the proposal.
7. The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

Core Policy D – Climate Change

Activities in the National Park will address the causes of climate change and contribute to reducing greenhouse gas emissions, by:

1. Reducing the use of energy and the need to use energy.
2. Generating energy from renewable sources where these are of a location, scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park.

- 3.2 The proposed design uses the existing siting and arrangement of the traditional buildings. No further new buildings are required to achieve the



desired accommodation. The scale and mass of the buildings are in keeping with the vernacular architecture of the North York Moors area. The scheme will employ a high standard of detail design throughout.

Mr & Mrs Walker wish to make the development as sustainable as possible. The proposals will include air source heat pumps, supplementary space heating with wood burning stoves, solar heated hot water supply, and rain and grey water harvesting. The environmental features will be discretely integrated in to the proposals. The main / front elevation of the proposed holiday cottages is on the North West side of the group of buildings. The solar panels are to be sited on the south pitch of the main barn roof, to provide both maximum efficiency and maximum screening from the access road.

Core Policy G – Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

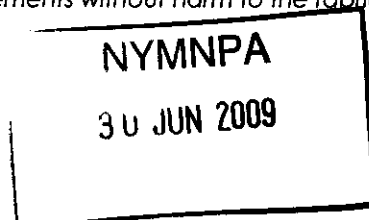
1. Conservation Areas
2. Listed Buildings
3. Historic Parks and Gardens
4. Scheduled Monuments and other sites of archaeological importance *The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.*

3.3 The high quality and sustainable design and development will protect and enhance the historic landscape of South Moor Farm. The occasional use of the buildings for lambing purposes cannot justify the investment required to prevent the further deteriorate and ultimate loss of these traditional buildings that form the wider character of the North York Moors landscape.

Development Policy 8 – Conversion of Traditional Rural Buildings

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

1. *The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.*
2. *The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.*
3. *The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.*
4. *The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.*
5. *The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.*



6. The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.

7. The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.

8. In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.

9. In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

3.4 The retention of these traditional stone and pantile agricultural buildings is essential to maintain the character and historic landscape of the National Park. The group of buildings make a positive contribution to the landscape.

The existing buildings have been inspected by structural and civil engineers, The Dossor Group. They have concluded that the buildings, subject to localized repair and refurbishment the building is suitable for conversion to holiday cottages. The required infill walling to the North West elevation alone is less than 40% of that elevation, and this in turn is a much smaller percentage of the building as a whole.

The proposals do not require any further extensions and can be contained within the existing group. The high quality design retains the essential characteristics of the building, and will use traditional materials and detailing.

Core Policy H – Rural Economy

The rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through:-

1. New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.
2. Training and education opportunities in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
3. Supporting the agricultural sector and opportunities for diversification.
4. Sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.

3.5 The proposed development of two self-contained holiday cottages, based on recreation activities will encourage sustainable tourism within the National Park, and by such provision will benefit the local communities as whole through patronage of local restaurants and shops etc.

Development Policy 13 – Rural Diversification

Proposals for the diversification of existing agricultural businesses will be supported where:

1. The scheme will make use of an existing building and complies with Development Policy 8. New buildings will only be permitted if the diversified use cannot be suitably accommodated through

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the conversion

or alteration of an existing building.

2. The proposed scheme is compatible with the existing farming activity and is of a scale and nature which will not harm the character or appearance of the locality.
3. The existing access arrangements are appropriate for the proposed use.

- 3.6 The small scale development will have no adverse effect on the very modest farming operations that are carried out on South Moor Farm. Existing access arrangements are adequate for the proposed use, and the scheme will make use of an existing building ensuring it's retention and long term up keep.

Development Policy 14 – Tourism and Recreation

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

1. The proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves and enhances the special qualities.
2. The development can be satisfactorily accessed from the road network 30 (categories 1, 2 or 3) or by other sustainable modes of transport including public transport, walking, cycling or horse riding.
3. The development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.
4. It will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.

- 3.7 The development makes use of an existing building, and will provide opportunities for visitors to the National Park, and in particular the Dalby Forest reaction areas, to maximize their enjoyment of the landscape and nature.

Core Policy M – Accessibility and Inclusion

Through strong and effective partnerships the Park Authority will work to improve accessibility to services and facilities within and beyond the National Park for all users and to encourage more sustainable patterns of travel. This will be achieved by:

1. Locating new development in settlements where services and facilities are available or where they can be accessed in another settlement by a range of transport modes.
2. Supporting the development and implementation of Service Centre Transportation Strategies contained in the North Yorkshire County Council Local Transport Plan for Helmsley and Kirkbymoorside, Pickering and Thornton-le-Dale, Stokesley and Great Ayton, Whitby and Esk Valley, Scarborough, Thirsk and Northallerton.
3. Demand management measures that reduce seasonal traffic congestion, minimise the environmental impacts of transport and increase road safety for the benefit of all users.
4. Supporting the development of community transport initiatives such as the Esk Valley Community Railway.
5. Improving accessibility through the use and development of innovative and alternative modes of transport to the private car – including public transport, walking, cycling and horse riding.
6. Providing access to new developments in technology and communications services.
7. Reducing the need to travel.

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- 3.8 The development will be located within the Dalby Forest area, which has already been developed for recreation and tourism by the Forestry Commission. It will therefore provide easy access to and from the mountain biking / walking trails and other activities without having to travel to and from the area by car, and minimize the environmental impact of transport.

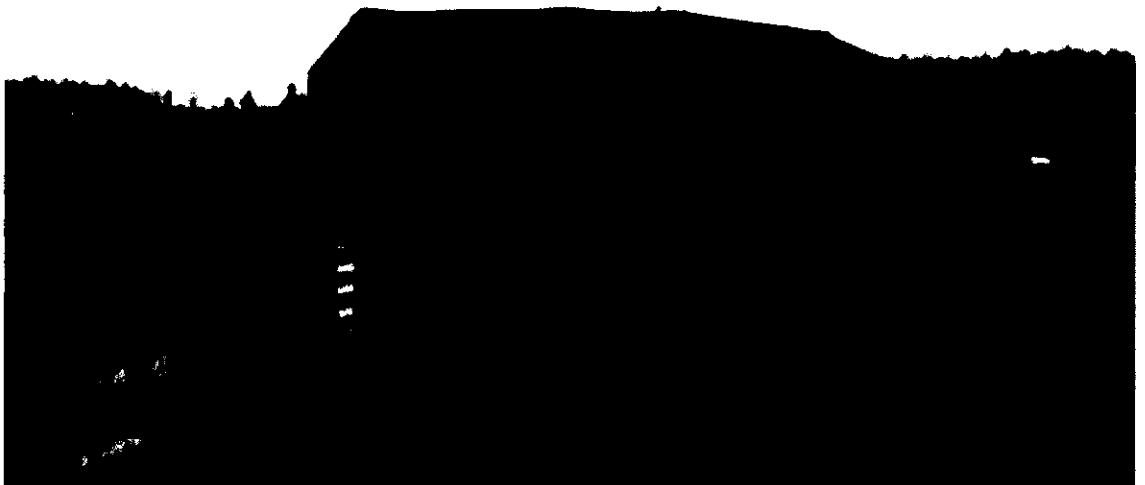
The proposal will provide accommodation suitable for the disabled and seeks to enable great accessibility, and therefore learning and enjoyment of the National Park.

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4.0 **SUPPLEMENTARY PHOTOGRAPHIC DOCUMENTATION IN SUPPORT OF
PLANNING APPLICATION – SOUTH MOOR FARM HOLIDAY COTTAGES**



a) View of South Moor Farmhouse taken from the turning off Dalby Forest Drive (private Forestry Commission Road), showing the top of barn roof extending beyond the dry-stone wall.



b) View of NNW Elevation of the main barn, showing fold yard roof in background. Picture shows left hand portion of the barn intact.

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- c) Picture showing the northern corner of the main barn – showing existing openings to existing barn and concrete stanchions where another barn structure has been removed.



- d) NNE gable end of main barn showing junction of eastern range of single storey farm buildings. Note door to existing buildings – to be retained and used as secure storage for bikes.

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e) Picture taken showing eastern range of traditional farm buildings – to be retained. Overall good condition of this range of buildings.



f) Image showing the western section of the main barn removed with existing gable end largely intact. Existing lean-to tin sheet structure to be removed and existing range of 'Piggery' buildings to be repaired.

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- g) Photograph taken looking north from the SW corner of the site showing the existing 'Piggery' range of buildings with the roof removed and existing fold yard roof to the right.



- h) Photograph showing the existing interior of the fold yard – showing the rear (south) elevation of the main barn wall in the background.

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5.0 Percolation Test - South Moor Farm.

Test hole excavated Tuesday 16th June 2009.

A 300x300mm hole was excavated to a depth of 1.25m. Approximately 300 of topsoil were removed. The remaining subsoil was found to be sand. This is similar to several other excavations for gate posts in various locations around the farm.

The hole was then filled with water to a depth of 250mm and the time taken for it to drain was found to be 37min 8secs.

There was heavy rain on Wednesday 17th June 2009.

Tests conducted Thursday 18th June 2009. Holes filled with 250mm of water.

Test 1.

At 1400hrs. Time to drain, 42min 17sec = $42 \times 60 + 17 = 2537$ secs.

Test 2.

At 1530hrs. Time to drain, 47min 25sec = $47 \times 60 + 25 = 2845$ secs.

Test 3.

At 1700hrs. Time to drain, 52min 50sec = $52 \times 60 + 50 = 3170$ secs.

Average Time to drain = $(2537 + 2845 + 3170) / 3 = 2850.67$ secs.

Percolation Value $V_p = 2850 / 250 = 11.4$ secs/mm

At = Floor area (m²) of subsurface drainage trench

P = The number of persons served by the tank

V_p = The percolation value in sec/mm secs/mm

At = $P \times V_p \times 0.25 = 12 \times 11.4 \times 0.25 = 34.2$ m²

Linear pipe length = $34.2 / 0.6 = 57$ mt.

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6.0 **Dossor Group Structural & Civil Engineers**
Report No.5134

Feasibility study into the repair and suitability for conversion, of existing traditional agricultural buildings, at South Moor Farm, Dalby Forest.

NYMNPA
30 JUN 2009

RT/DB/MS/2008 1122

18th November 2008

Mr R W & Mrs P C Walker
South Moor Farm
Langdale End
Scarborough
YO13 0LW

Report No. 5134

Dear Sirs,

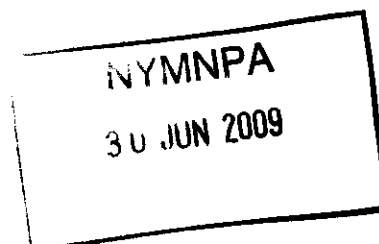
South Moor Farm
Proposed Conversion of Existing Steadings to Holiday Cottages

In accordance with your instructions, we record having inspected the above property on 6th September 2008 and we now have pleasure in reporting as follows:

REPORT

1. INTRODUCTION

- 1.1** A visual inspection of the existing steadings has been requested to comment upon the structural suitability of conversion of the main barn building to holiday let accommodation.
- 1.2** As part of our inspection we undertook a measured survey of the buildings and our survey results are shown on drawings 2008 1122/100 and 101 showing plans and elevations as existing.



South Moor Farm, Scarborough

1.3 Trial holes were excavated by Mr Walker to determine the depth of the existing foundations and the nature of the underlying ground conditions. The results of the trial hole investigation are shown in Appendix A.

1.4 Our survey was undertaken from ground level.

2. OBSERVATIONS

Main Barn - External

Front Elevation

2.1 The left hand 60% of the elevation is intact to eaves level with roof above. Centrally within this portion of wall is an entrance doorway currently infilled with blockwork masonry. To the left and right hand sides of the doorway the wall is constructed from coursed stonework.

2.2 At the top left hand corner of the elevation is an infilled window opening. There is a stepped vertical crack 1mm wide in the stonework from ground level to below the bottom left hand corner of the window.

2.3 There is a local bulge and vertical crack in the stonework at the right hand end of the full height stonework.

2.4 A blockwork internal cross wall forms the right hand gable of the roof structure.

2.5 The clay pantile roof is uneven and sagging on the front slope.

2.6 The remaining 40% of the front elevation is partially intact to the left of a right hand entrance door threshold.. The masonry above this door and up to the right hand gable wall has been removed historically possibly to give improved access for farm machinery.

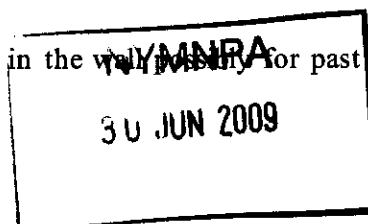
2.7 The door threshold in the entrance doorway is still intact.

Left Hand Gable Wall

2.8 This is a plain gable wall constructed from coursed stonework. At the base of the wall there are large stone of 250mm per course.

2.9 The wall is plumb and the corners are square.

2.10 At first floor level there are five pockets in the wall for past floor beams. Four smaller pockets occur above eaves level.



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2.11 At high level on the gable the mortar pointing between the stonework is weathered and the stone size is much reduced to coursed random stone.

2.12 At the left hand corner of this elevation is the attached single storey sheep fold.

Rear Elevation (Facing Fold Yard)

2.13 The right hand end of this elevation forms the part gable wall of the single storey sheep fold. The wall above the single storey sheep fold is constructed from random stonework.

2.14 The right hand 60% of the wall is intact to eaves level supporting the pantile roof. The rear entrance door is contained in the left hand side of this portion of the wall which is constructed from coursed stonework.

2.15 The left hand end of this portion of wall has suffered from prolonged water penetration from the eaves gutter leading to moss staining on the stonework and loss of mortar pointing.

2.16 The left hand 40% of the rear elevation contains the unroofed section of the main barn. The wall is intact to just below eaves level. At ground level is a low level arched opening in the stonework.

2.17 Above the arch there is an inwards bulge in the stonework.

2.18 At the left hand corner of the elevation is an outwards bulge in the stonework at high level.

2.19 There is local vegetation growth on the unprotected top of the eaves wall.

2.20 Attached to the left hand end of this elevation is the unroofed piggery and forge.

Right Hand Gable

2.21 This is a plain stonework wall with attached lean-to timber shed structure.

2.22 The original gable has been reduced in height to just above eaves level to maintain the stability of this free standing wall.

2.23 The right hand corner of the gable wall projects forward to form the end gable of the single storey piggery and forge.

2.24 There is a high level vertical crack on this corner and the piggery gable bulges towards the piggery.

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Internal

- 2.25 The results of the internal trial hole investigation are recorded in Appendix A. The trial holes indicate that the barn is founded at between 530mm to 700mm below existing floor level on a compact red sand and sandstone cobbles.
- 2.26 On the front elevation wall there is a stepped vertical crack close to the left hand gable wall.
- 2.27 On the left hand side of the front elevation wall viewed internally there is an infilled window opening and above the top left hand corner of this opening a vertical crack running upwards and to the right.
- 2.28 The structure over the roofed portion of the barn consists of two pairs of tied principal rafters supporting two lines of purlins on each slope of the roof. The purlins in turn support common rafter, battens and clay pantiles. There is evidence of prolonged water penetration particularly at eaves level.

Sheep Fold

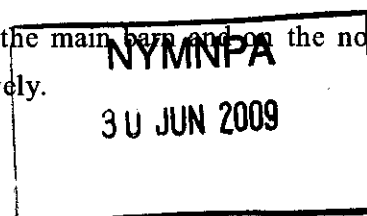
- 2.29 The single storey sheep fold is attached to the rear left hand corner of the main barn and has solid stonework masonry walls augmented with local blockwork repairs to the inner leaf of the rubble fill walls.
- 2.30 Timber trusses support purlins and common rafters beneath a pantile roof.
- 2.31 The walls are plumb and corners square.

Piggery and Forge

- 2.32 This single storey building is attached to the right hand rear corner of the main barn. The building is unroofed and walls on the outside elevations have been partially lowered.
- 2.33 Tops of walls have been left unprotected and are suffering from mortar loss from water penetration.
- 2.34 The end gable wall attached to the barn is bulging inwards. The far end gable wall has been lowered.

Fold Yard

- 2.35 The fold yard is bounded on the south west by the main barn and on the north west and south east by the sheep fold and piggery respectively.



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2.36 The fold yard is covered by a steel frame structure comprising four steel frame trusses supporting timber purlins and corrugated sheeting.

3. OPINION

We are of the opinion that:

- 3.1** The main barn is structurally suitable for conversion to holiday let accommodation.
- 3.2** The existing stonework rubble fill masonry walls at around 475mm in thickness are substantial and can accommodate small variation in verticality due to the thickness of the wall.
- 3.3** The existing stone walls of the main barn are substantially intact with around 90% of the total wall area still in situ.
- 3.4** Local repairs will be required to the tops of walls weakened by mortar loss. This can be achieved by conventional building techniques.
- 3.5** Cracks in the wall can be stitched using stainless steel helical bar bed joint reinforcement.
- 3.6** The roof structure will require reinstatement and upgrading in order to carry the additional load from ceilings and insulation.
- 3.7** Embedded timber plates and lintels in the stonework should be removed and replaced with stonework and / or concrete lintels.
- 3.8** The new first floor structure should be carried by independent blockwork lining walls set on the new concrete foundation and tied with cavity wall ties to the existing stonework.
- 3.9** The new first floor will improve the lateral stability of the existing stone walls.
- 3.10** The existing stone walls bear onto a compact sand and cobble formation and foundation improvement is not required provided the external ground level is kept to a minimum of 450mm above formation level.
- 3.11** The sheep fold building is structurally sound and may remain in use as an agricultural building.
- 3.12** The corrugated covering to the covered fold yard is reaching the end of its useful life and should be carefully dismantled taking appropriate precautions with the asbestos cement sheets.

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- 3.13 The perimeter walls to the piggery / forge are approximately 75% intact.
- 3.14 It is structurally feasible to reinstate the missing 25% of the external walls off the original building wall base and stabilise the tops of the existing walls using conventional building techniques.
- 3.15 The reintroduction of the roof to the piggery would protect the tops of the walls from further deterioration and enable the building to be used for agricultural purposes.

4. **CONCLUSION**

- 4.1 It is structurally feasible to convert the main barn building to holiday let accommodation.
- 4.2 Following repairs to the walls it is structurally feasible to reinstate the roof on the former piggery / forge building for use for agricultural purposes.

Yours faithfully,

R Thew BSc, PhD, CEng, MStructE
for **Dossor Group**

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30 JUN 2009

Bat Scoping Survey: South Moor Farm

Bat Scoping Survey

South Moor Farm, Dalby Forest



MAB Environment & Ecology Ltd

The Old Chapel, Knayton, Thirsk, North Yorkshire YO7 4AZ

Tel. [REDACTED]

www.mab.uk.com

Registered in the U.K. no.6504129



Bat Scoping Survey: South Moor Farm

Site:

Farm buildings at South Moor Farm, Dalby Forest.

Date:

26th September 2008

Client:

Mr Bob Walker, South Moor Far, Dalby Forest Drive, Langdale End, Scarborough
YO13 0LW

Agent:

none

Planning Office:

North York Moors NPA

Reference:

n/a

Contents:

1. Summary
2. Introduction
3. Methodology
4. Constraints
5. Site description
6. Pre-existing information
7. Results
8. Conclusion
9. Likely impact on bats
10. Method Statement
11. Mitigation outline
12. Legislation relating to bats
13. References
14. Photographs of key features
15. Appendix: barn owl boxes.

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Bat Scoping Survey: South Moor Farm

1. Summary

A range of stone outbuildings was inspected for bats and potential bat roost habitat. No evidence of bat usage was detected. The buildings provide some potential habitat in the form of masonry crevices, but the site is very exposed and has no habitat linkage. In the absence of any signs of bats throughout the site, we can advise that there is very little risk of impact on bats. In addition, there were no signs of use by barn owls.

2. Introduction

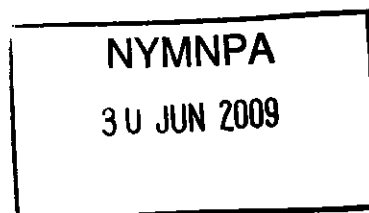
MAB Environment & Ecology Ltd were commissioned to undertake a bat and barn owl scoping survey for a range of outbuildings that form part of the holding of South Moor Farm. The scoping survey was required for a planning permission application for the conversion of part of the outbuilding into holiday accommodation.

3. Methodology

3.1 The property was surveyed by Giles Manners CEnv MIEEM, of MAB Environmental Management. Mr Manners has been trained by the Bat Conservation Trust in surveying properties for bats, and is licensed by Natural England to work with bats. He is also a zoologist of over 20 years' experience, a full member of the Institute of Ecology and Environmental Management and a Chartered Environmentalist.

3.2 The interior and exterior of the buildings were inspected during the day using halogen torches, ladders, and a flexible endoscope (a Pro Vision 636). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, dead bats, and the sounds / smells of bat roosts.

3.3 A bat records search of 2km square around the site was commissioned from the North Yorkshire Bat Group (NYBG) (Mr John Drewett).



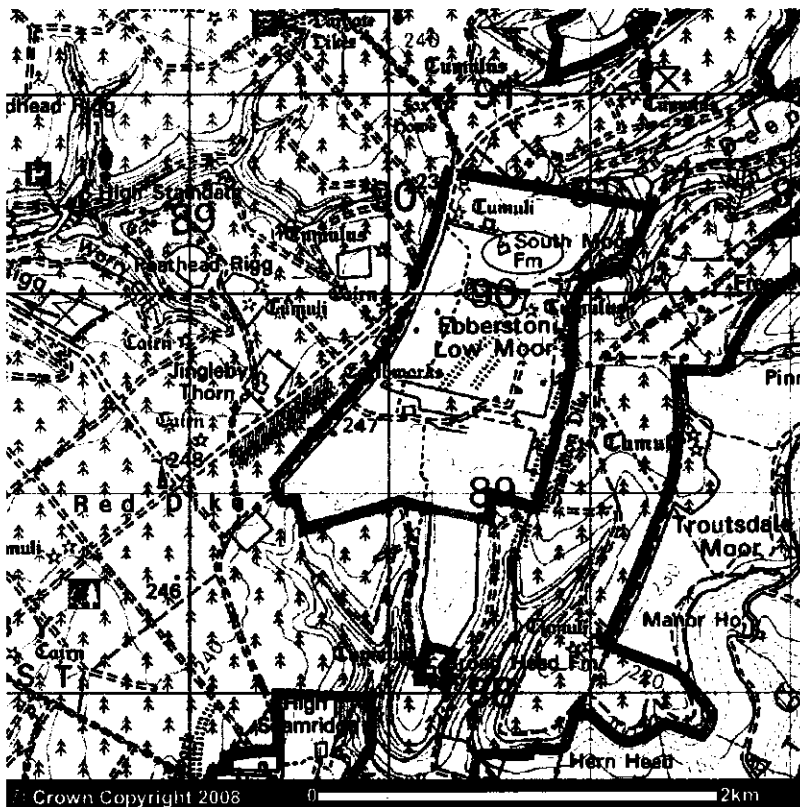
Bat Scoping Survey: South Moor Farm

4. Constraints

Emergence surveying has not been done as part of this report; the results of the daylight survey were found to be sufficient.

5. Site Description

Figure 1 Location map



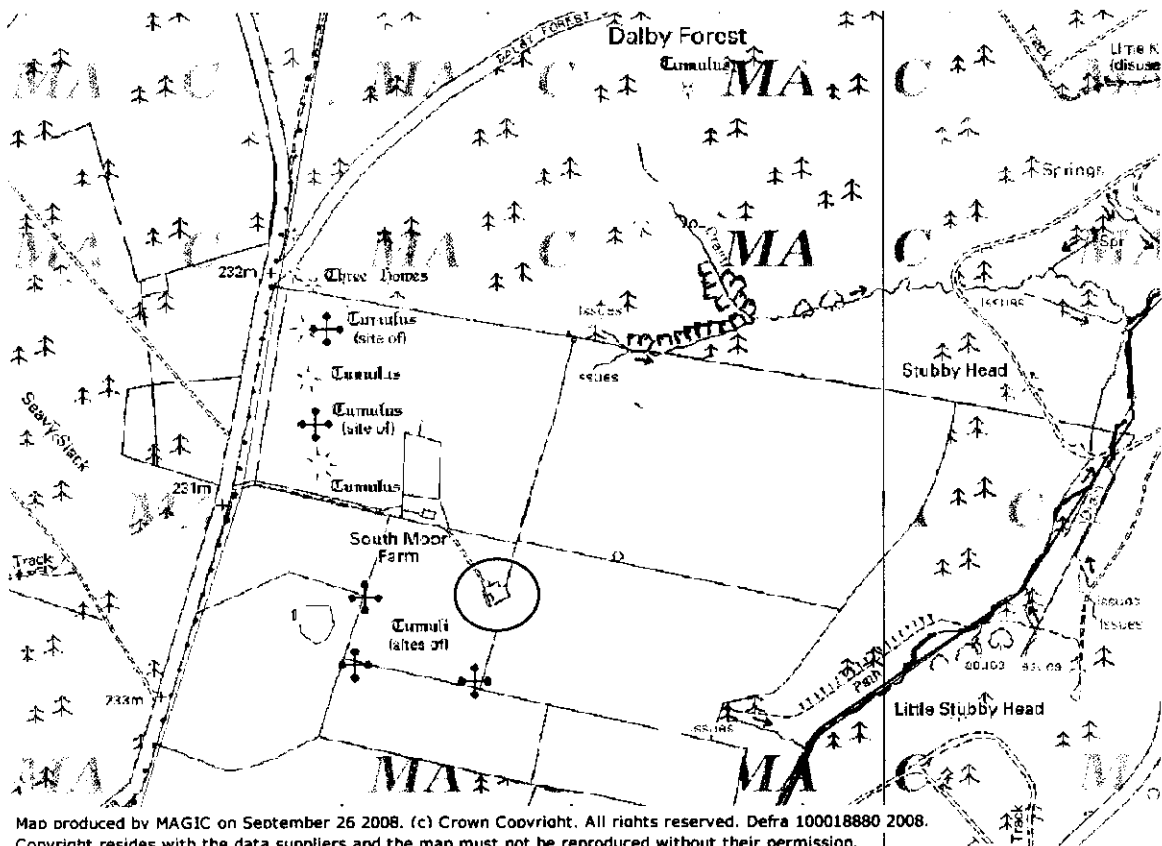
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Bat Scoping Survey: South Moor Farm

Figure 2 Detailed location map



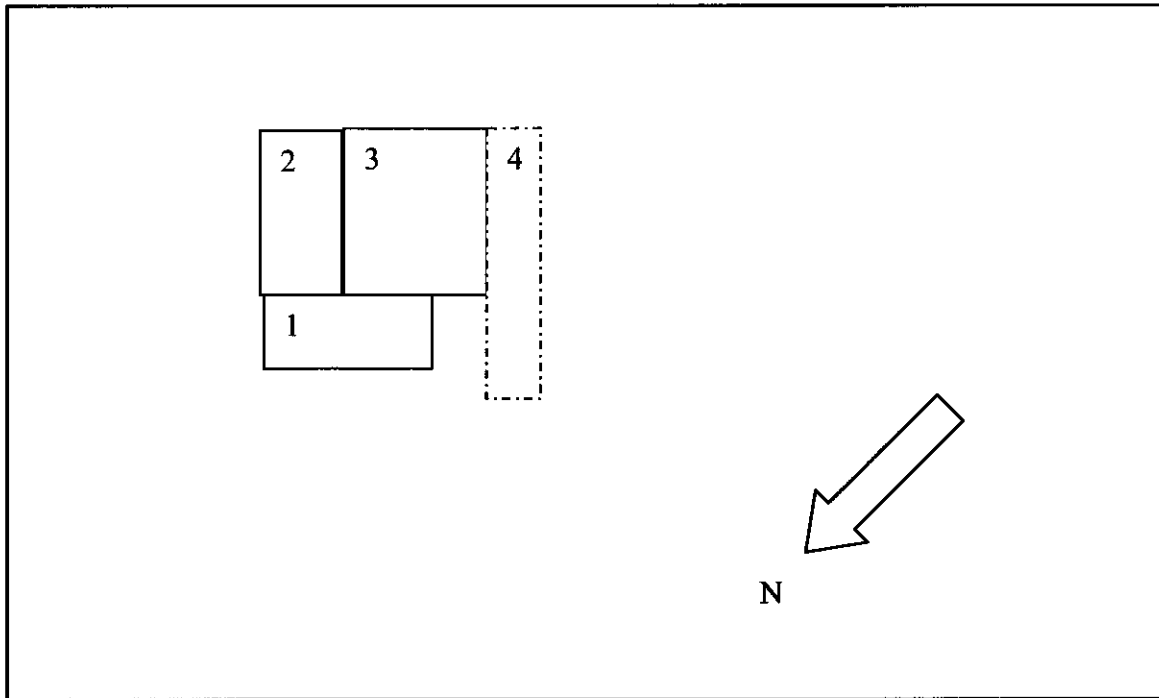
Map produced by MAGIC on September 26 2008. (c) Crown Copyright. All rights reserved. Defra 100018880 2008. Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the documentation for details, as information may be illustrative or representative rather than definitive at this stage.

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Bat Scoping Survey: South Moor Farm

Figure 3 Site plan



All buildings of local stone with clay pan tiles: one barn, one stable and one ruin (no roof). Deep crevices in masonry, some wooden lats under tiles, mostly unlined. Very exposed and roofs in poor condition.

On figure 3:

Area 1 is a tall barn with no floors (hay barn). The plans are for the conversion of this area.

Area 2 is single storey stables; there are no plans for the development of this bit – to remain in use for lambing).

Area 3 is a fold yard, asbestos roof.

Area 4 are stone ruins (walls only).

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Bat Scoping Survey: South Moor Farm

6. Pre-existing information

A records search for a 2km radius around the barn had the following results:

No bat records held within 2km of site.

7. Results

7.1 Daylight inspection

A thorough search found no bat droppings in any location, despite some dry surfaces. Several areas were very wet, and droppings on the ground would have decayed quickly. There are abundant crevices which were checked for droppings with ladders and a halogen torch, and no bat droppings were found. Several lintels also provided suitable habitat, but no evidence of bat usage was detected.

There is a high number of barn swallow nests, evidently in active use.

The exterior crevices were also checked for bat usage, and none was found.

The site is exposed and separated from any foraging habitat by open pasture with no hedge, walls or trees. Therefore habitat connectivity is almost zero, and bat usage is made less likely. The level of expose high on a hillside in Dalby Forest is also extreme.

No signs of barn owl usage were evident.

7.2 Emergence survey

n/a

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Bat Scoping Survey: South Moor Farm

8. Conclusions

No evidence of bat usage was detected.

A very low level of potential bat roost habitat was noted.

It is highly unlikely that bats will make use of buildings 1, 3 or 4 in the absence of some connective features and reduced exposure.

Building 2 provides some more suitable potential roosting habitat because the roof and the wooden lats are in better condition. However, no signs of bat usage were found, and this is possibly due to the lack of habitat connected.

The exposed nature of the site makes it ideal hunting country for barn owls: provision of barn owl boxes may be taken up by nesting birds.

9. Likely Impact on Bats

Negligible.

10. Method Statement

As work progresses, crevices should always be examined for the presence of bats, and if any are found, the bat helpline or the environmental consultant should be telephoned.

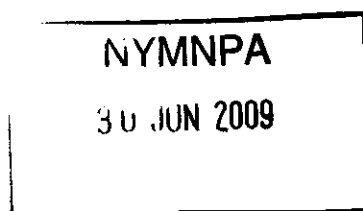
Swallows must be taken account of, and building works must not affect swallows once they are on eggs or with young.

11. Mitigation outline

There is no need for mitigation in the absence of likely uptake by bats in this site.

Provision for swallows must be maintained.

We would strongly recommend provision of a barn owl box on the exterior walls of the barn, or a suitable location nearby. We have attached information on barn owl boxes as an appendix.



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12. Legislation relating to bats

12.1 All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats &C) Regulations 1994 as amended in 2007.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

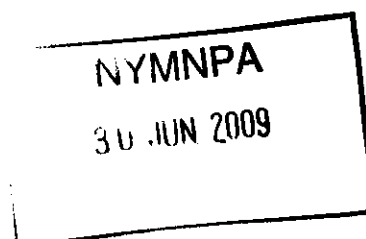
Under the Habitats Regulations it is an offence to deliberately disturb animals of a European protected species (EPS) where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species. Natural England 2007.

12.2 Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

12.3 Where it is proposed to carry out works which will affect a bat roost, a licence must first be obtained from the Natural England even if no bats are expected to be present when the work is carried out.

12.4 The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

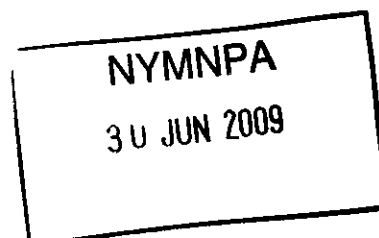
12.5 When considering an application, the Environmental Consultant must consult with the local planning authority. This process may also take a considerable length of time. Applications can only be made once planning permission has been granted (where appropriate), and consultation responses have been received.



Bat Scoping Survey: South Moor Farm

12.6 Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

12.7 PPS9: Planning Policy Statement on Biodiversity and Geological Conservation is the relevant national planning guidance in relation to ecological issues. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that biodiversity may be material to decisions on individual planning applications. It also talks about conserving and enhancing biodiversity and ensuring that developments take account of the role and value of biodiversity.



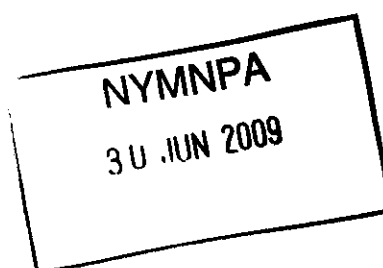
Bat Scoping Survey: South Moor Farm

14. References

Natural England 2007: *Amendment of the Habitats Regulations in England and Wales 2007: Change to licensing requirements.* <http://www.defra.gov.uk/wildlife-countryside/ewd/ewd-chang-spec-prot-lic.pdf>

15. Photographs

Photo 1 Area 1



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Photo 2 Area 4 (RHS) with area 1 on the left, and 3 behind



Photo 3 Inside area 1 (note exposed conditions)



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Photo 4 Well pointed walls around area 2.



Photo 5 Walls of area 1 with crevices



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Photo 6 Showing isolated and exposed conditions.



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