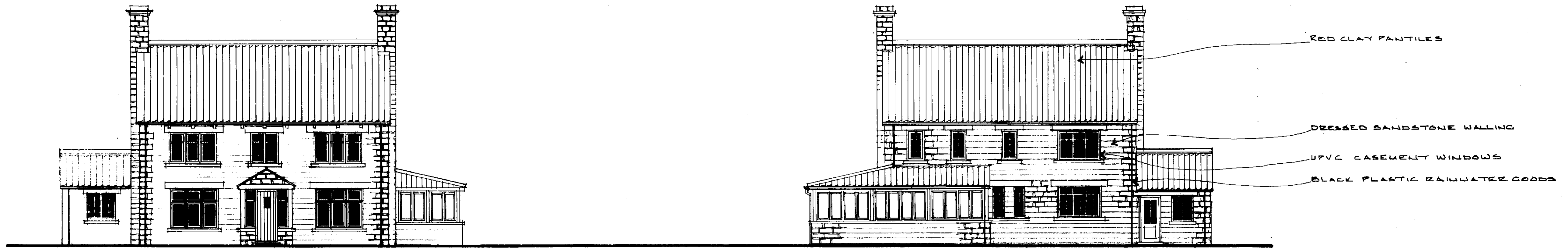
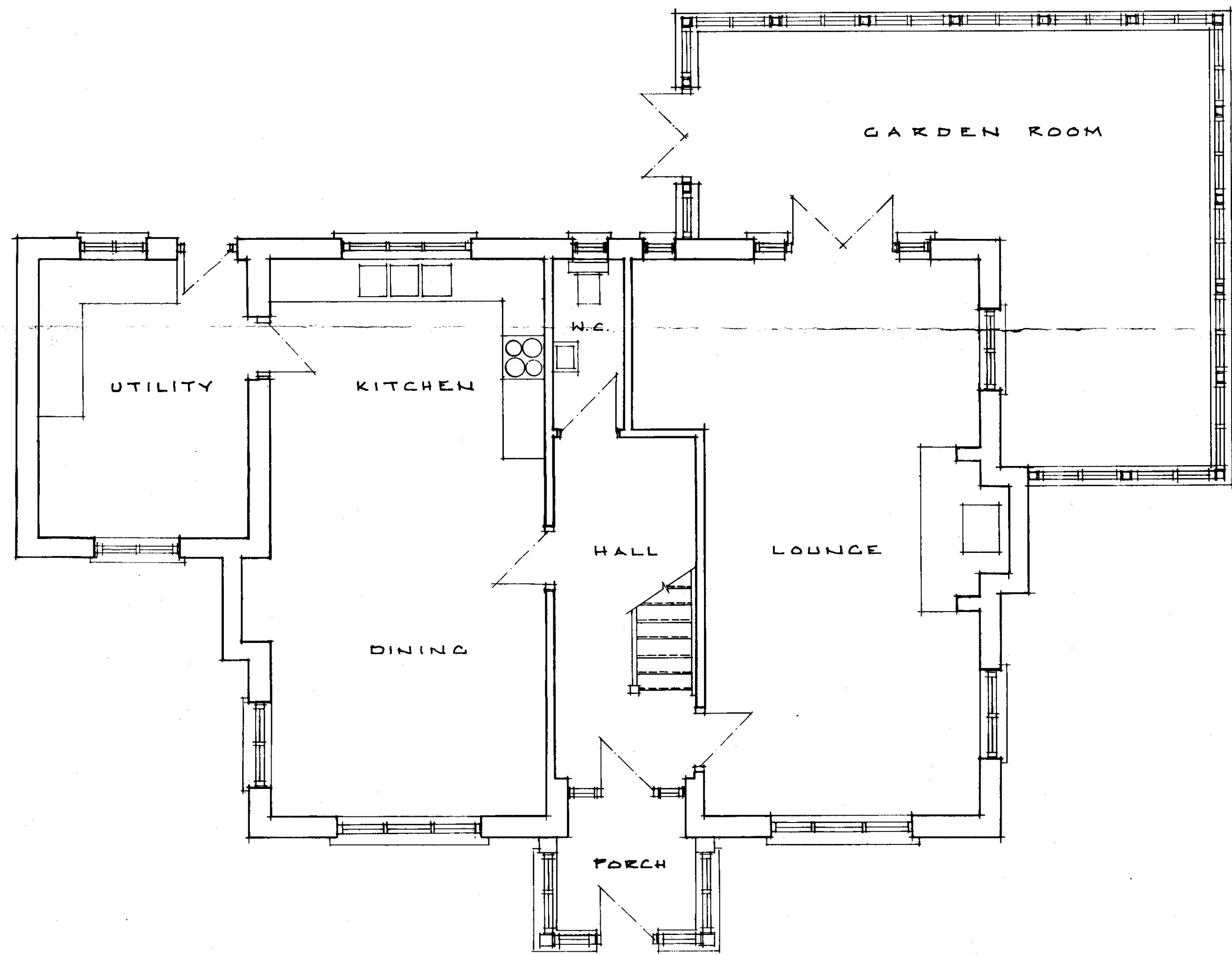


E L E V A T I O N S SCALE 1:100

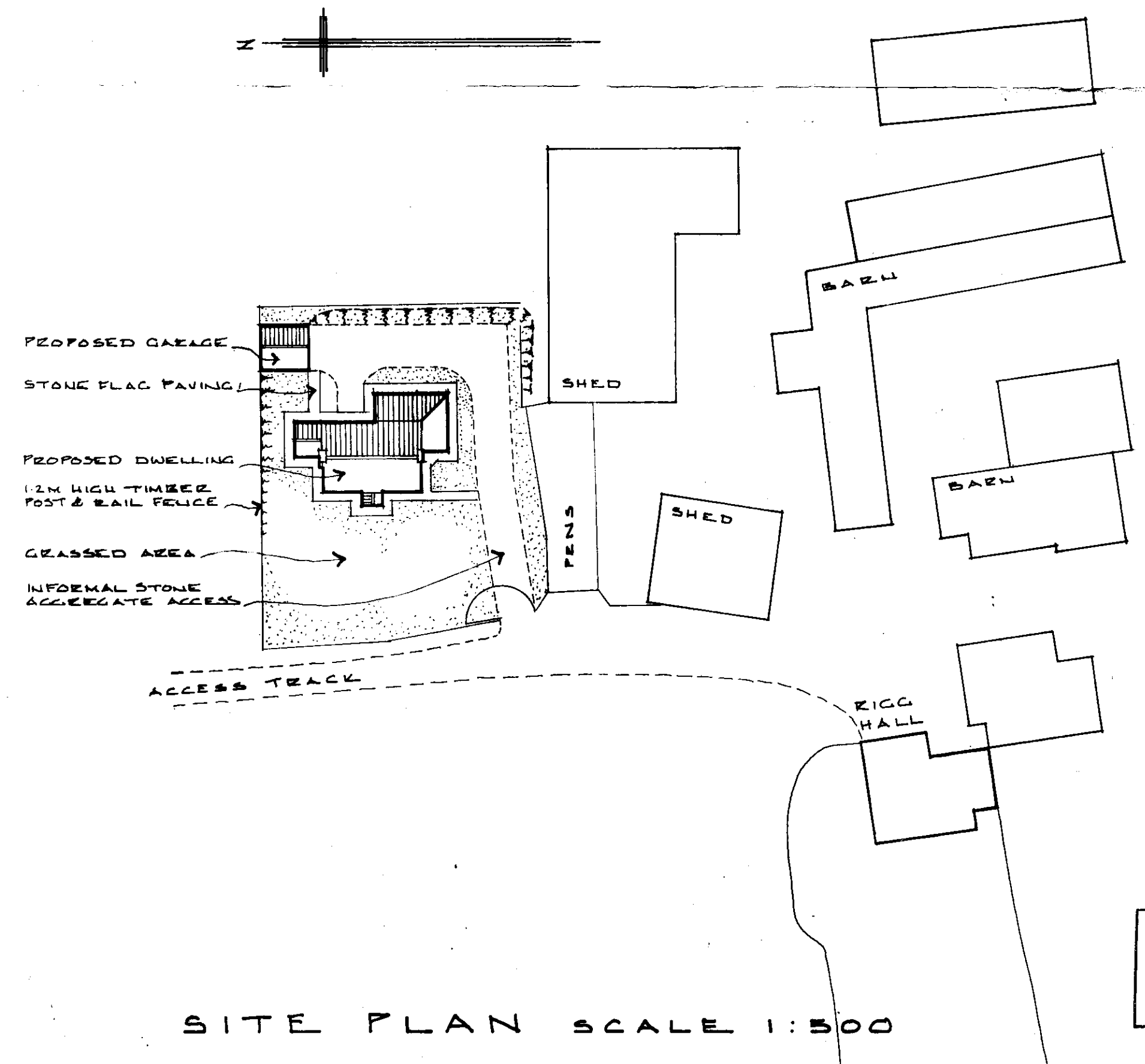


WEST

EAST



GROUND FLOOR PLAN SCALE 1:50



SITE PLAN SCALE 1:500

NYMNP
- 8 JUL 2009

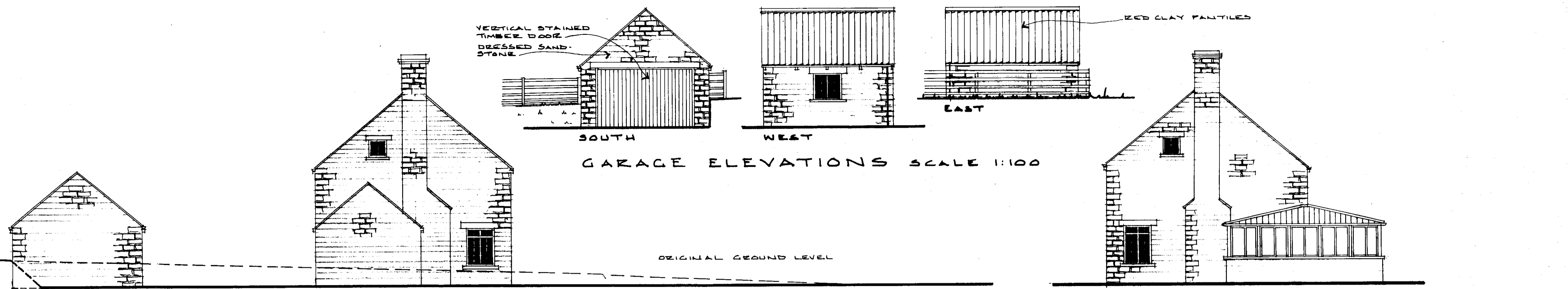
No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

PROPOSED AGRICULTURAL WORKERS' DWELLING AT
RIGG HALL, STAINSACRE,
 FOR MR ANDREW DIXON OF B.C. & E.J. DIXON

CLOSE, GRANGER, GRAY & WILKIN
 BUILDING AND ENGINEERING CONSULTANTS
 28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF
 Tel. 01287 635616

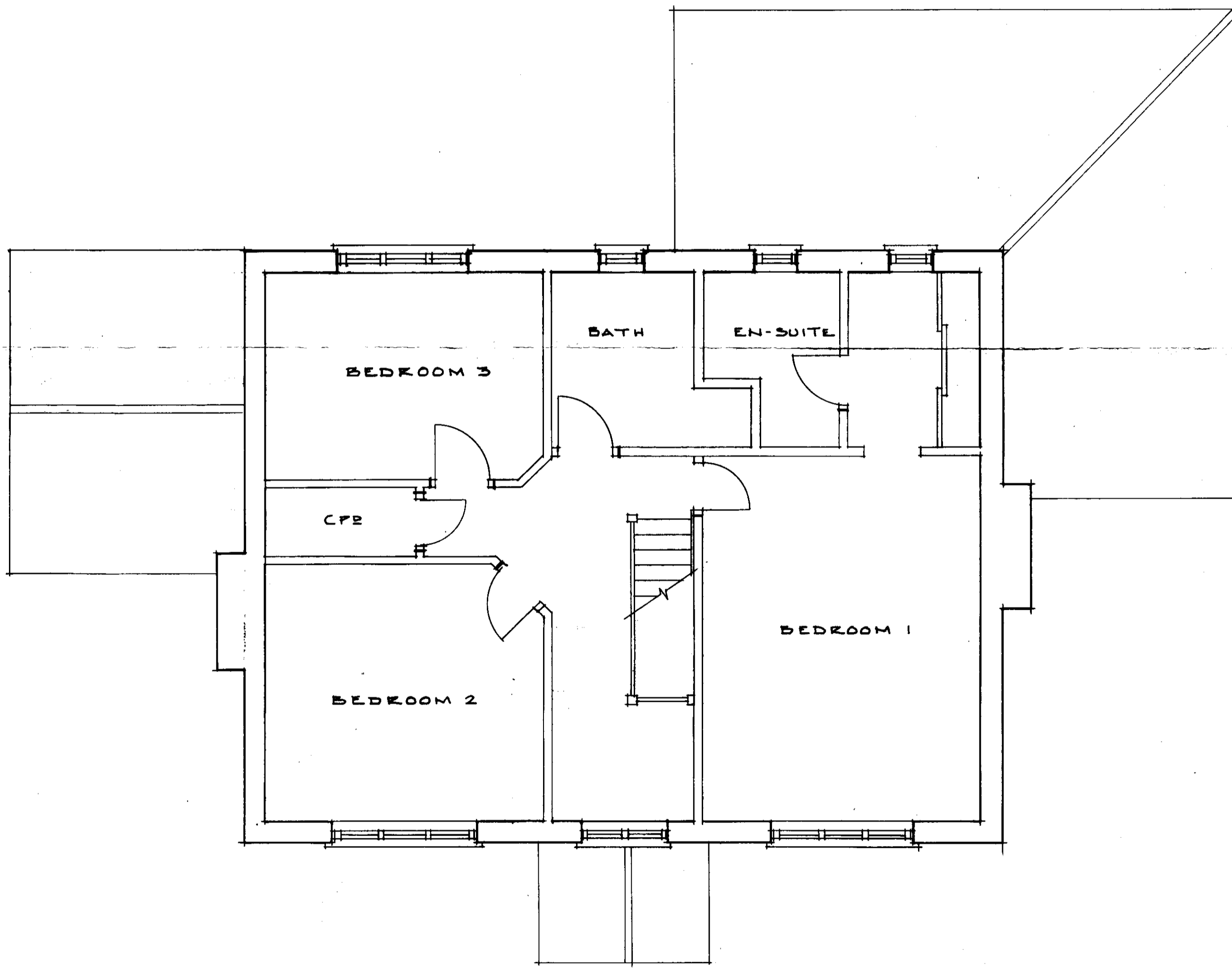
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T.D.C.				JUN 09	SHOWN

DRAWING No. 09/060/01

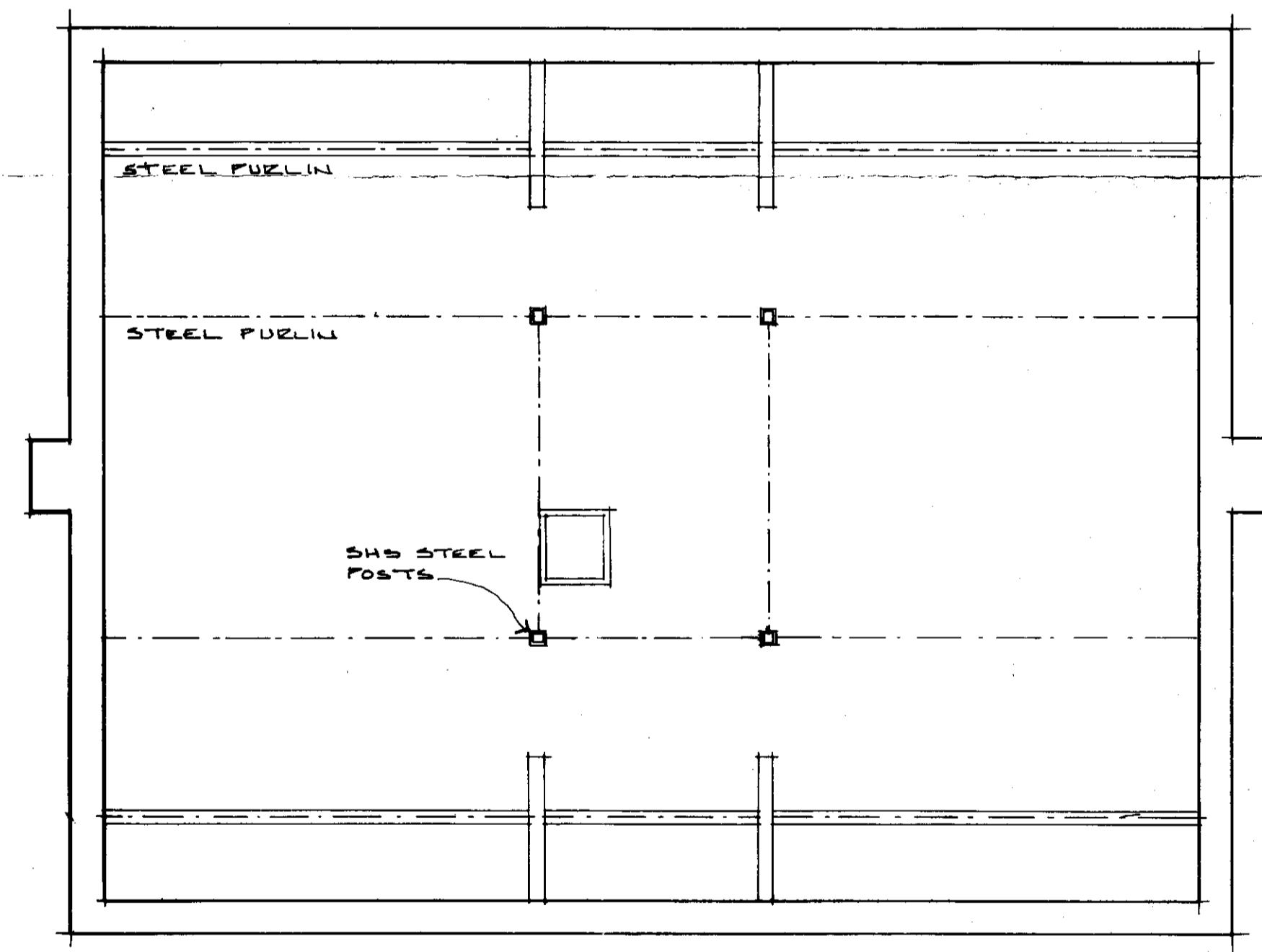


NORTH ELEVATION / SITE CROSS SECTION SCALE 1:100

SOUTH ELEVATION SCALE 1:100



FIRST FLOOR PLAN SCALE 1:50



ROOF SPACE PLAN SCALE 1:50

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- 8 JUL 2009

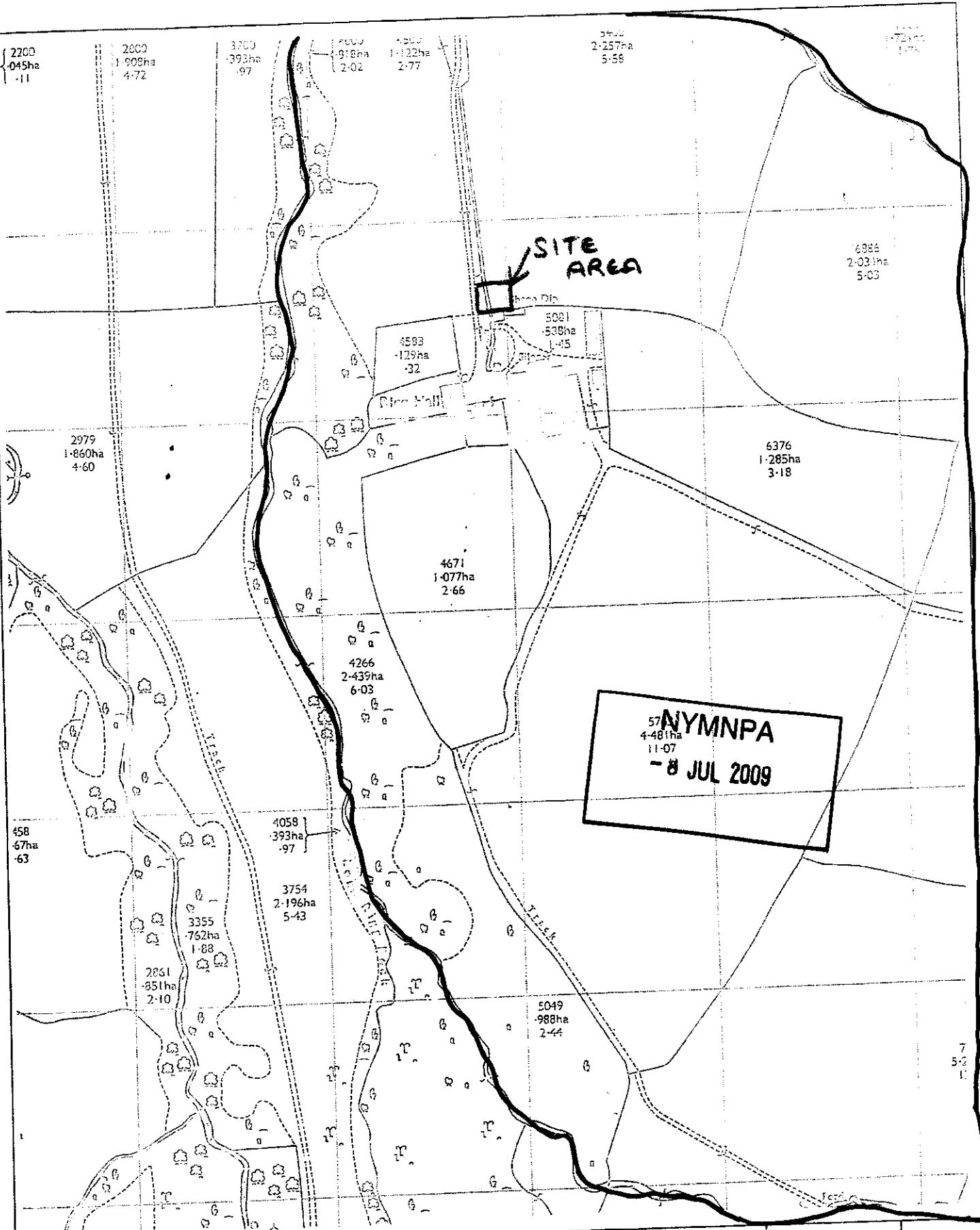
No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

PROPOSED AGRICULTURAL WORKERS' DWELLING AT
RIGG HALL, STAINSACRE,
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 BUILDING AND ENGINEERING CONSULTANTS
 28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF
 Tel. 01297 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
T.D.C.				JUL 09	SHOWN

DRAWING No. 09/060/02



Ian Pick BSc (Hons) MRICS
Ian Pick Associates
 Unit 9
 Brook Street
 Driffield
 East Yorkshire
 YO25 6QP
 Tel/Fax
 Mobile



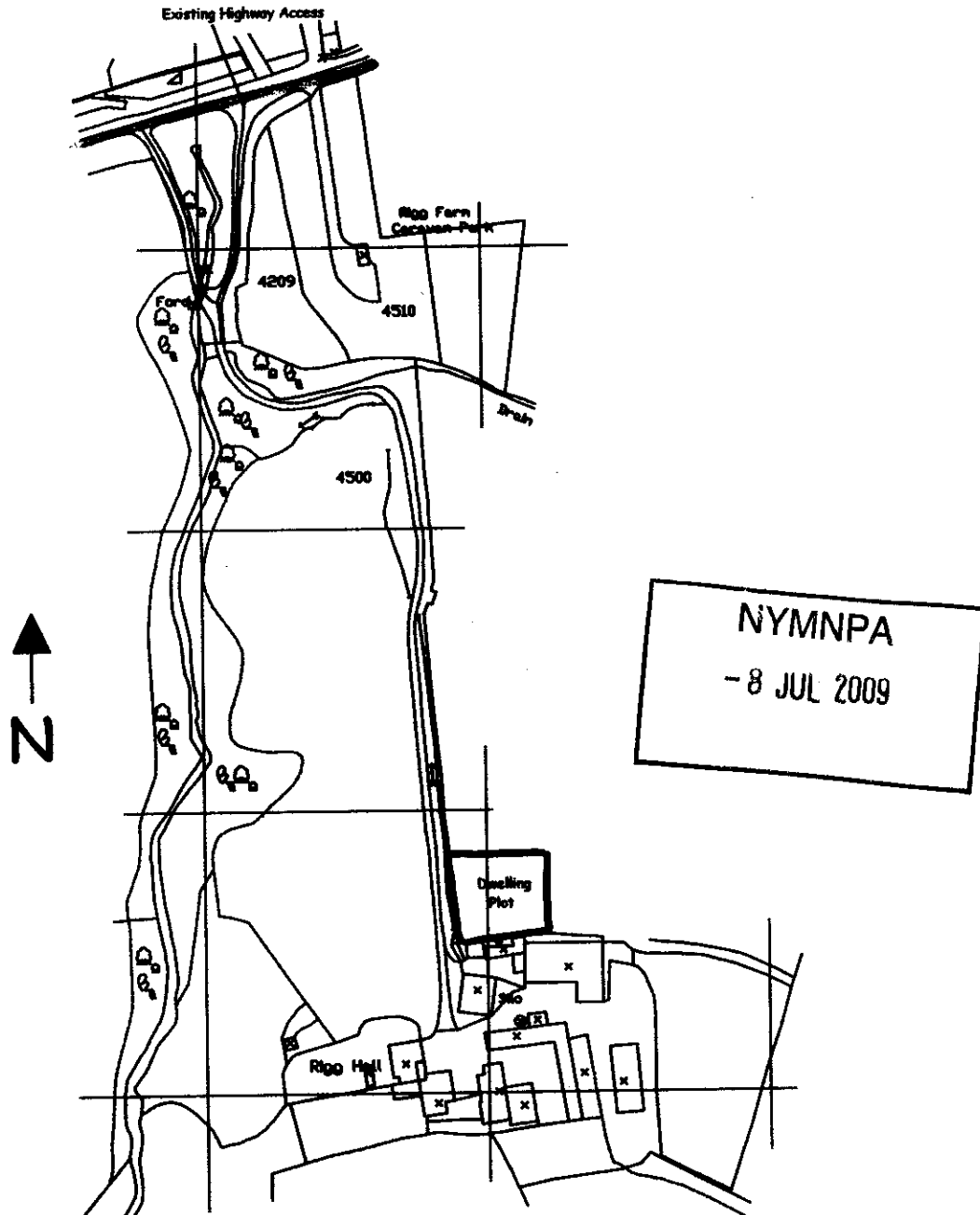
CLIENT
BC & RJ Dixon
Rigg Hall
Stainsacre
Whitby
YO22 4LT

JOB TITLE
 Agricultural workers dwelling


DWG. TITLE
 Large Location Plan

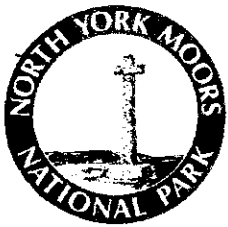
SCALE 1=2500	Rev -
DWG. NUMBER IP/AD/03	DATE July 08

NYM / 2009 / 0 4 5 4 / R M



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<p>Unit 9 Brook Street Driffield East Yorkshire YO25 6QP Tel/Fax (01377) 255333 Mobile 07702814950</p> <p>Ian Pick Associates</p> 	<p>CLIENT</p> <p>BC & RJ Dixon Rigg Hall Stainsacre Whitby YO22 4LT</p>	<p>JOB TITLE</p> <p>Agricultural workers dwelling</p>	<p>SCALE</p> <p>1=2500</p>	<p>Rev</p> <p>-</p>
		<p>DWG. TITLE</p> <p>Location Plan</p>	<p>DWG. NUMBER</p> <p>IP/AD/01</p>	<p>DATE</p> <p>July 08</p>



NZ91501, 05871

091454

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				2. Agent Name and Address			
Title:	MR	First name:	ANDREW	Title:		First name:	
Last name:	DIXON			Last name:			
Company (optional):	B.C. & R.J. DIXON			Company (optional):	CLOSE GRANGER GRAY & WILKIN		
Unit:	House number:	House suffix:		Unit:	House number:	House suffix:	
House name:	RIGG HALL			House name:	28 MARKET PLACE		
Address 1:	STAINSACRE			Address 1:	NYMNP		
Address 2:				Address 2:	- 8 JUL 2009		
Address 3:				Address 3:			
Town:	WHITBY			Town:	GUISBOROUGH		
County:	NORTH YORKSHIRE			County:			
Country:				Country:			
Postcode:	YO22 4LT			Postcode:	TS14 6HF		

3. Description of Proposed Works

Please describe the proposed works:

RESERVED MATTERS APPLICATION (TO APPEAL REF: APP/W9500/A/08/2087370) FOR A NEW AGRICULTURAL WORKERS' DWELLING

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)

3. Description of Proposed Works (continued)

Has the work already been started without planning permission? Yes No

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

Has the work already been completed without planning permission? Yes No

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

4. Site Address Details

Please provide the full postal address of the application site.

Unit: _____ House number: _____ House suffix: _____

House name: **BIGG HALL**

Address 1: **STAINSACRE**

Address 2: _____

Address 3: _____

Town: **WHITBY**

County: _____

Postcode (optional): **YO22 4LT**

5. 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

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

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

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

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

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

Officer name: _____

Reference: _____

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

Advice given: _____

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

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Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc. and state the reference number of any plans or drawings:

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe: _____

9. Council Employee / Member

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

If Yes, please provide details: _____

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		DRESSED SANDSTONE	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		RED CLAY PANTILES	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		UPVC DOUBLE GLAZED	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		" "	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		TIMBER POST & RAIL	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		STONE AGGREGATE	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

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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:

**D & A STATEMENT
DRAWING NOS 09/060/01 & 02**

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

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

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

6/7/09

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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: <input checked="" type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/> | The correct fee: <input checked="" type="checkbox"/> |
| 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> | <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

13. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

6/7/09 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address (optional):

16. 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: TIM CLOSE Telephone number: [REDACTED]

Email address: [REDACTED]

12. 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 correct fee: The original and 3 copies of the following documents:

The completed and dated application form <input checked="" type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input checked="" type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/>
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north <input checked="" type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads
Other plans and drawings or information necessary to describe the subject of the application <input checked="" type="checkbox"/>		

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 - 8 JUL 2009

DESIGN & ACCESS STATEMENT
FOR NEW AGRICULTURAL WORKERS' DWELLING
AT RIGG HALL, STAINSACRE.

FOR

MR A. DIXON OF B.C. & R.J. DIXON NYMNP

- 8 JUL 2009

1.0 INTRODUCTION

- 1.1 The application is a reserved matters procedure following Planning Appeal Decision Ref: App/W9500/A/08/2087370, dated 8th April 2009.
- 1.2 The original proposal, the subject of the appeal, was made in outline with all matters reserved. This proposal was described as being 'a bungalow' and following the NYMNP making the point that bungalows are not traditional in the country setting, Mr Andrew Dixon told the Appeal Inspector that the dwelling would be a two-storey unit with a pantiled roof. The Inspector accepted this amendment in allowing the appeal.
- 1.3 The accompanying drawings are now submitted in order to attend to the reserved matters of siting, access, materials and design.

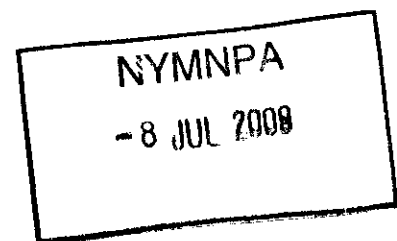
2.0 DESIGN

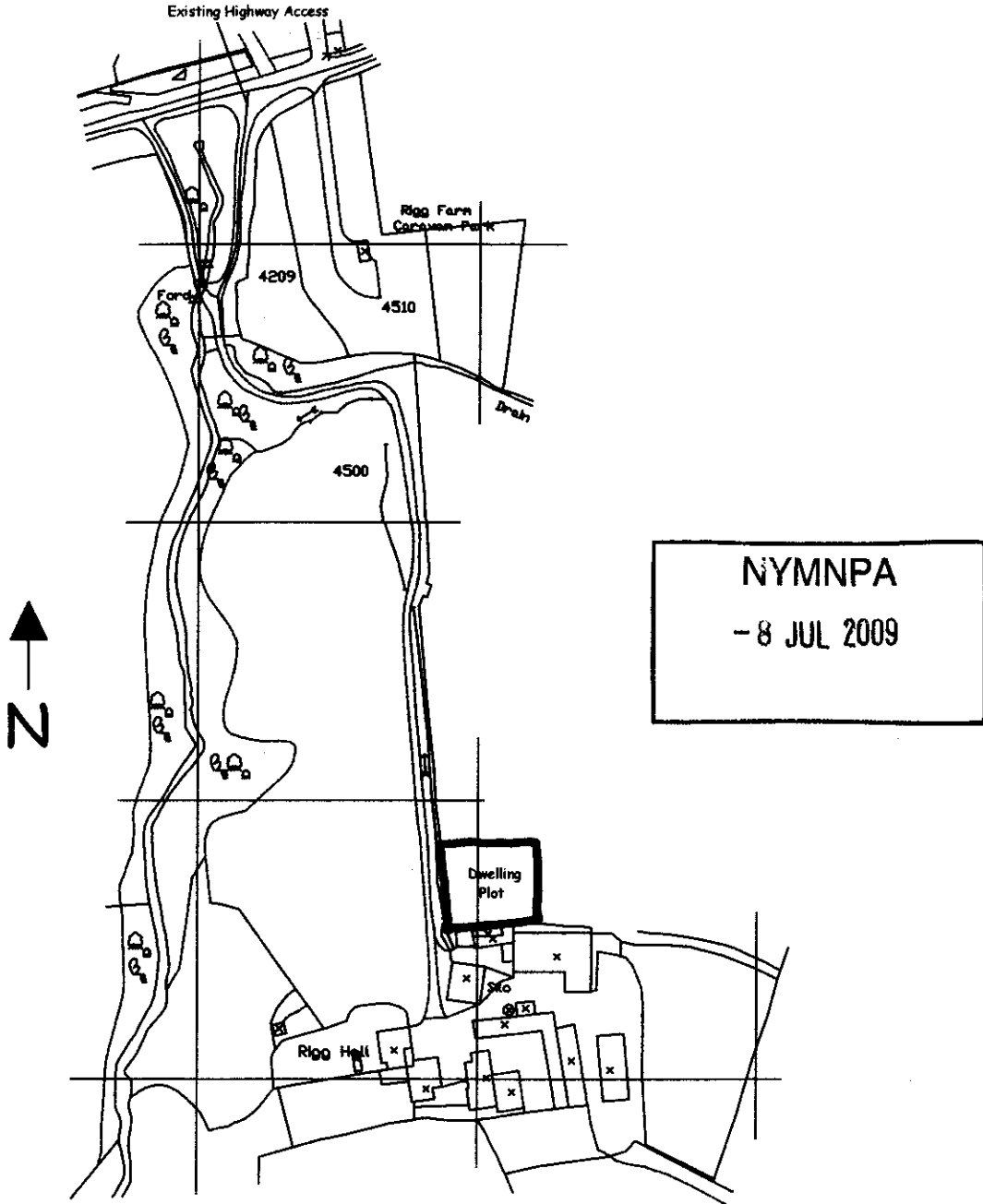
- 2.1 The design of the dwelling is a traditional form with dressed locally sourced sandstone and pantiled roof. The detached garage is similarly designed.
- 2.2 The size and scale of the proposals reflect the intended occupancy of an agricultural worker and his family.
- 2.3 The dwelling will incorporate an ecologically sustainable thermally insulated and energy efficient design which will also incorporate renewable energy, including roof mounted solar panelling.
- 2.4 The two chimneys serve two boiler / stove positions which will burn wood from managed, renewable timber from the farm.
- 2.5 The site slopes up to the east and the new building / garden formation will be created by cutting the site area. This will allow the new building to sit into the lower level and will lessen the impact of the new building within its setting of older farm buildings.
- 2.6 The dwelling curtilage will be marked by 45 deg grassed banks, were the site has been levelled, and by a timber post and rail fence.

- 2.7 The gardens will be initially laid to grass, and vegetable plots and shrubberies will be developed over time. The vehicular access and hardstanding will be surfaced in loose stone aggregate. Paths immediately adjacent to the dwelling will be sandstone flagged.


3.0 ACCESS

- 3.1 Access will be via the existing farm track.
- 3.2 Disabled access will be facilitated by following the design requirements of Part M of The Building Regulations.





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<p>Ian Pick BSc (Hons) MRICS</p> <p>Ian Pick Associates</p> <p>Unit 9 Brook Street Driffeld East Yorkshire YO25 6QP Tel/Fax Mob</p> 	<p>CLIENT</p> <p>BC & RJ Dixon Rigg Hall Stainsacre Whitby YO22 4LT</p>	<p>JOB TITLE</p> <p>Agricultural workers dwelling</p>	<p>SCALE</p> <p>1=2500</p>	<p>Rev</p> <p>-</p>
		<p>DWG. TITLE</p> <p>Location Plan</p>	<p>DWG. NUMBER</p> <p>IP/AD/01</p>	<p>DATE</p> <p>July 08</p>