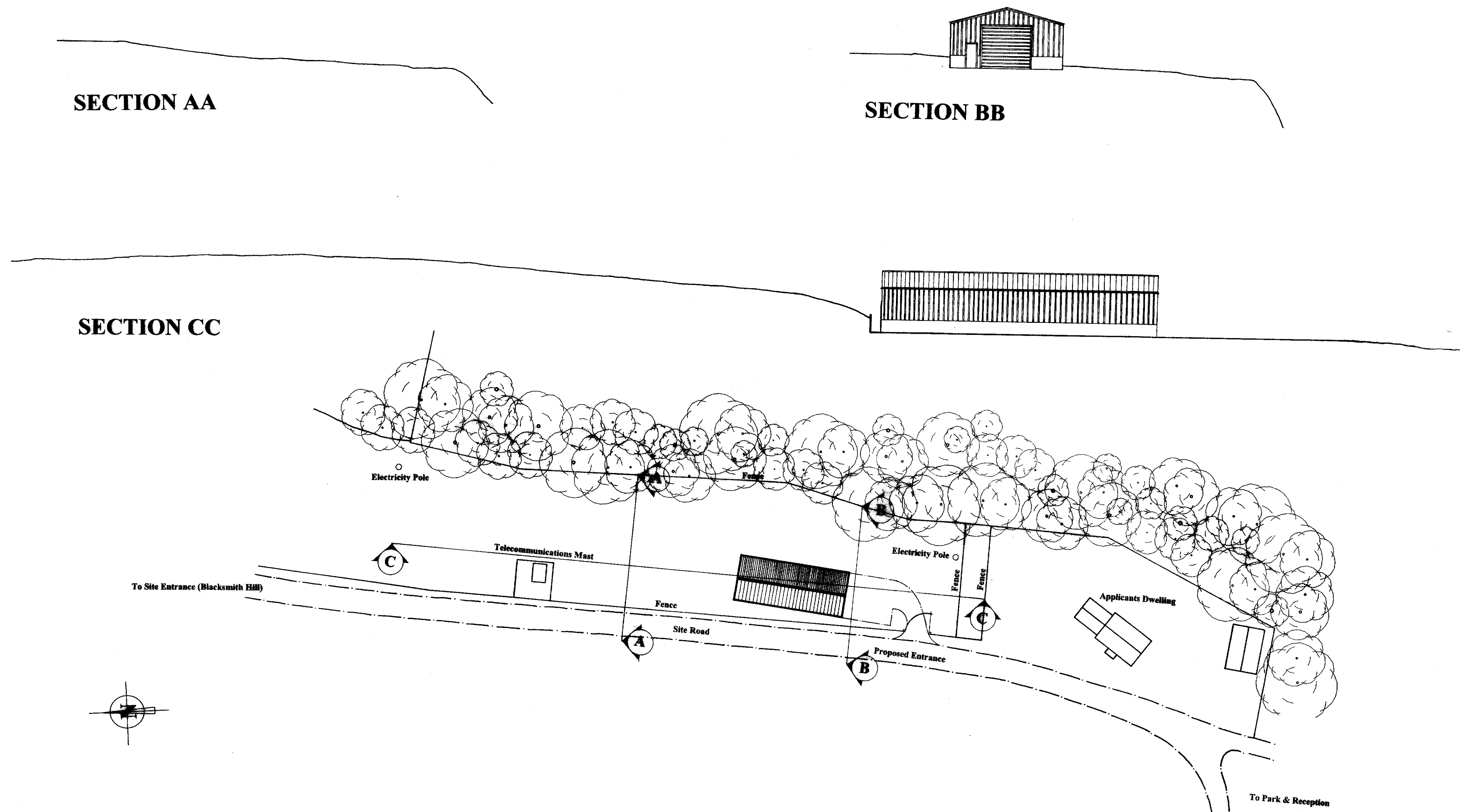


**APPLICANTS: Mr & Mrs A Butterfield,
Flask Bungalow Farm, Fylingdales, Whitby.**

- NOTES**
1. Proposed storage building is to be of portal frame construction with internal concrete flooring.
 2. Lower walls to be blockwork at a height of 2m. Remainder of walls to be clad with Yorkshire boarding with cladding to ground level on South elevation (building screened in part by landfall).
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 4. Main door to be a steel roller shutter door painted dark brown.
 5. Surface water to be disposed of via soakaways.
 6. No foul drainage implications.
 7. No trees/hedges to be removed.
 8. Exterior apron/access track to be crushed stone.



Site Plan - As Proposed (1:500)

APPLICANTS
Mr & Mrs A Butterfield
Flask Bungalow Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QH

NYMNP
22 SEP 2009

PROJECT
Proposed erection of general purpose storage building for use in connection with Grouse Hill Caravan Park, Fylingdales, Whitby.

DETAIL
Site Plan & Sections -- As Proposed

DRAWING No: B28/06/03 at A1

SCALE: 1:500 1:200

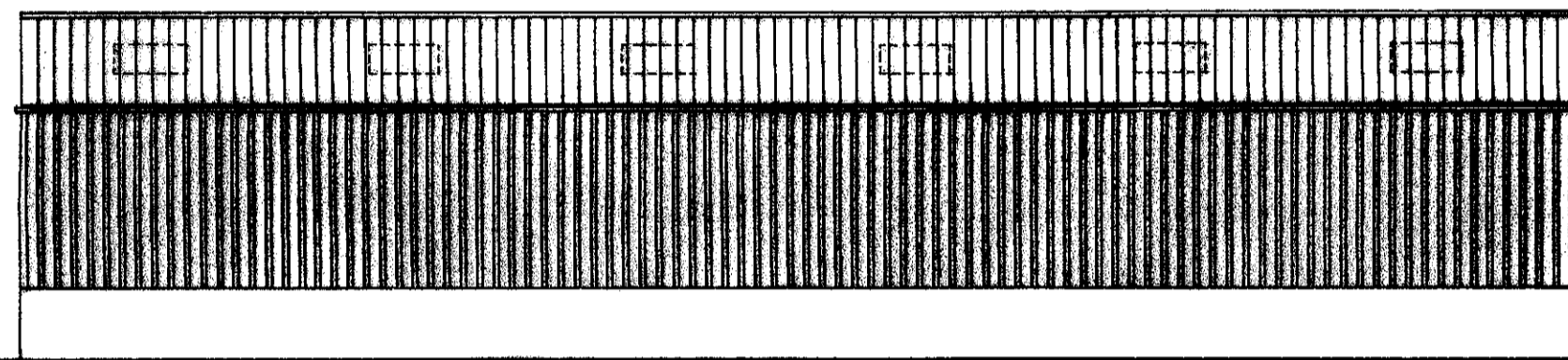
REVISIONS:

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Paddock House
10 Middle Street South
Driffield YO25 6PT

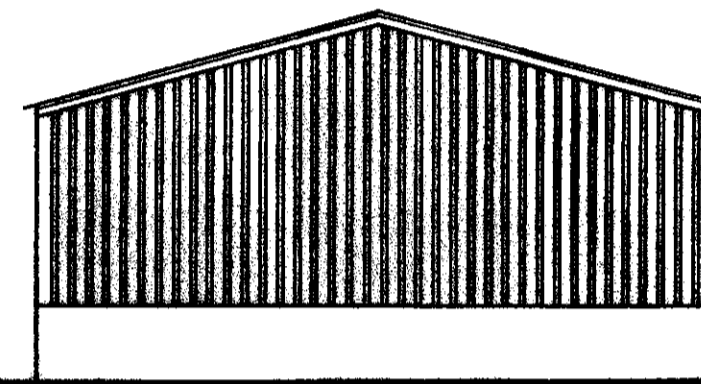
APPLICANTS: Mr & Mrs A Butterfield, Flask Bungalow Farm, Fylingdales, Whitby.

NOTES

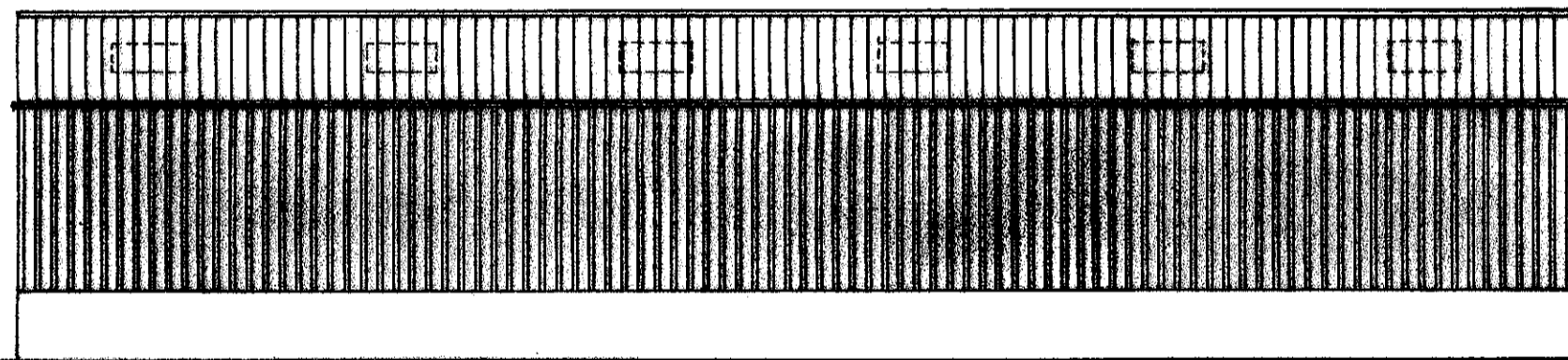
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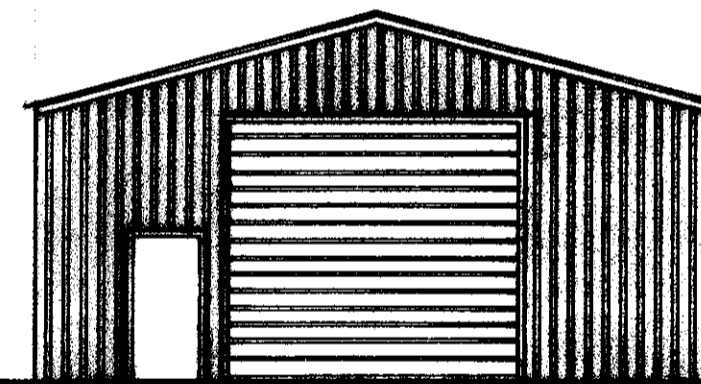
EAST ELEVATION



NORTH ELEVATION

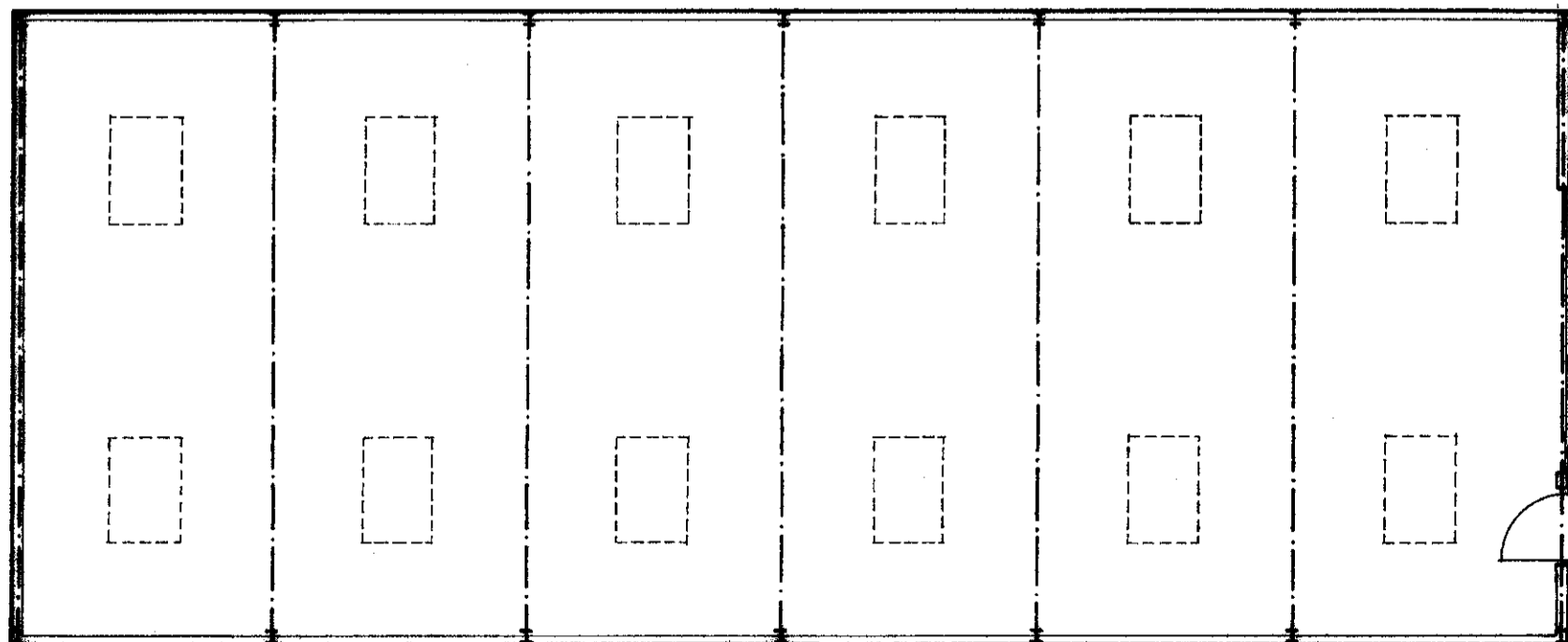


WEST ELEVATION

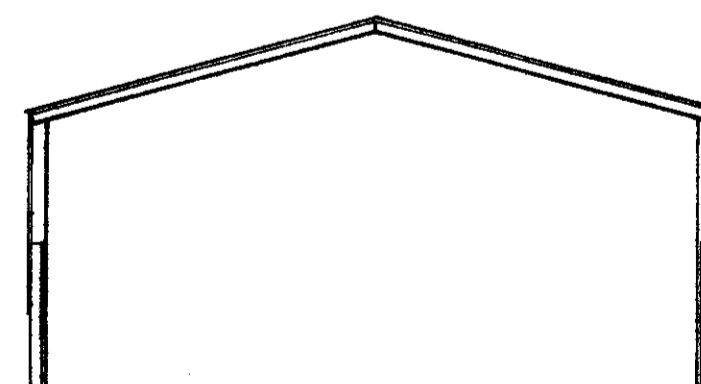


SOUTH ELEVATION

NYMIPA
22 SEP 2009



FLOORPLAN



SECTION

APPLICANTS

Mr & Mrs A Butterfield
Flask Bungalow Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QH

PROJECT

Proposed erection of general purpose storage building for use in connection with Grouse Hill Caravan Park, Fylingdales, Whitby.

DETAIL

Floorplan, Elevations & Section - As Proposed

DRAWING No: B28/06/04 at A2

SCALE: 1:100

REVISIONS:

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Paddock House

10 Middle Street South

Driffield YO25 6PT

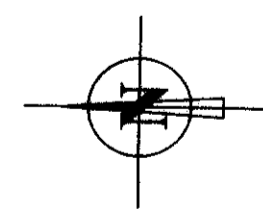
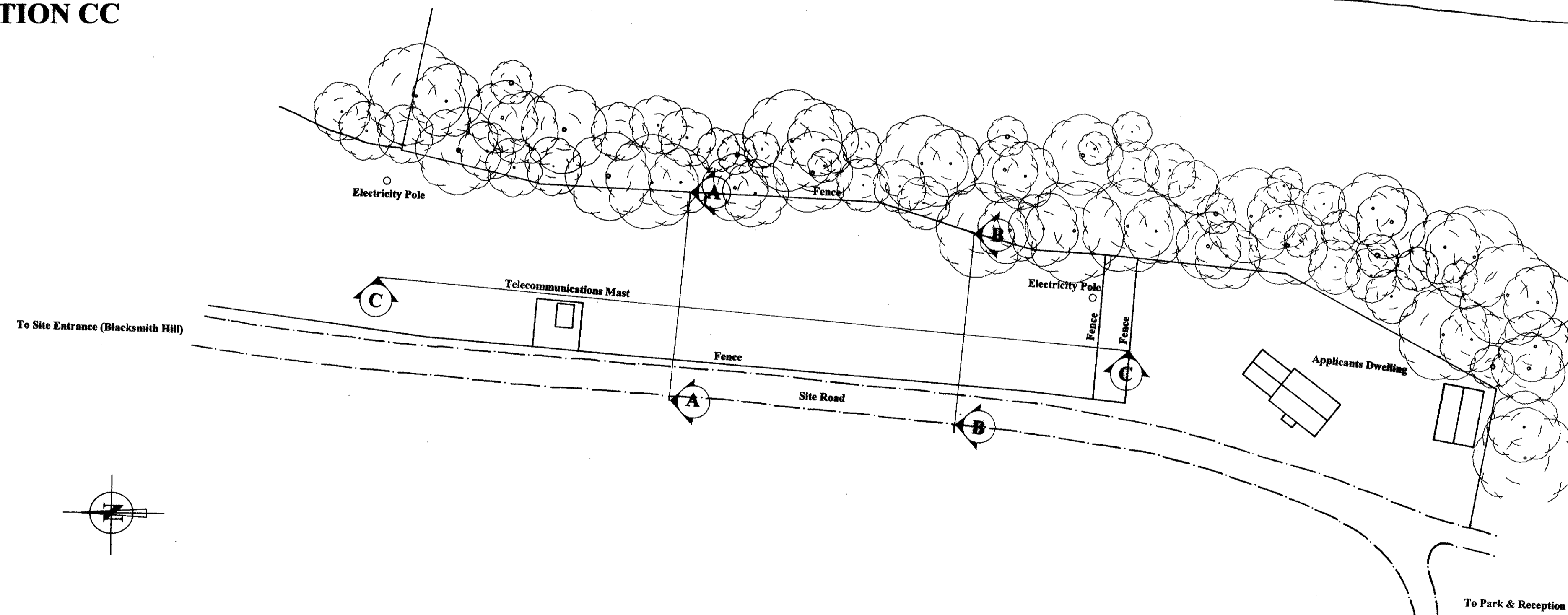
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SECTION AA

SECTION BB

SECTION CC



Site Plan - As Existing (1:500)

APPLICANTS
Mr & Mrs A Butterfield
Flask Bungalow Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QH

NYMNP
22 SEP 2009

PROJECT
Proposed erection of general purpose storage building for use in connection with Grouse Hill Caravan Park, Fylingdales, Whitby.

DETAIL
Site Plan & Sections - As Existing

DRAWING No: B28/06/02 at A1

SCALE: 1:500 1:200

REVISIONS:

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Paddock House
10 Middle Street South
Driffield YO25 6PT

APPLICANTS: Mr & Mrs A Butterfield, Flask Bungalow Farm, Fylingdales, Whitby.



Location Plan - (1:2500)

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NOTES

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APPLICANTS

Mr & Mrs A Butterfield
Flask Bungalow Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QH

PROJECT

Proposed erection of general purpose storage building for use in connection with Grouse Hill Caravan Park, Fylingdales, Whitby.

DETAIL

Location Plan

NYM/PA
22 SEP 2009

DRAWING No: B28/06/01 at A2

SCALE: 1:2500

REVISIONS:

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EDWARDSON ASSOCIATES

Paddock House

10 Middle Street South

Driffield YO25 6PT



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NYMNP
22 SEP 2009

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

091649 P2.

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

Mobile number:

<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
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Fax number:

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Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

NYM / 2009 / 0649 / FL

Full postal address of the site (including full postcode where available) Description:

House: Suffix:

House name:

Street address:

Town/City:

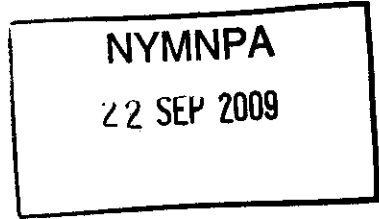
County:

Postcode:

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

Easting:

Northing:



5. Pre-application Advice

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

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

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

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

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

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

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

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

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

8. Neighbour and Community Consultation

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

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

10. Materials (continued)

NYM / 2009 / 0 6 4 9 / F L

Roof - description:

Description of existing materials and finishes:

See plans

Description of proposed materials and finishes:

See plans

Windows - description:

Description of existing materials and finishes:

See plans

Description of proposed materials and finishes:

See plans

Doors - description:

Description of existing materials and finishes:

See plans

Description of proposed materials and finishes:

See plans

Boundary treatments - description:

Description of existing materials and finishes:

See plans

Description of proposed materials and finishes:

See plans

Lighting - add description

Description of existing materials and finishes:

See plans

Description of proposed materials and finishes:

See plans

Others - description:

Type of other material:

Description of existing materials and finishes:

See plans

Description of proposed materials and finishes:

See plans

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:

NYMNP
22 SEP 2009

11. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

N/A

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

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

15. Existing Use

Please describe the current use of the site:

Caravan Park

Is the site currently vacant? Yes No

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

Application advice

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

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22 SEP 2009

16. Trees and Hedges

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

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

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

17. Trade Effluent

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

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area? hectares

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:

Is the proposal for a waste management development? Yes No

NYMNPA
 22 SEP 2009

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. 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)

The agent The applicant Other person

26. Certificates

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

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Certificates (Agricultural Holdings Certificate)

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

Agricultural Land Declaration - You Must Select Either A or B
 (A) None of the land to which the application relates is, or is part of an agricultural holding.
 (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:

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

27. Declaration

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

Date

EDWARDSON
ASSOCIATES
Planning & Diversification Consultants

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

NYMNPA
 22 SEP 2009

10 September 2009

Dear Mr Hill

Proposal: Erection of a general purpose storage building in connection with Grouse Hill Caravan Park
Applicants: Mr and Mrs A Butterfield

I would be grateful if you could regard this letter as comprising the Planning and Design and Access Statement in connection with the above planning application. Please forward this to Consultees as you consider appropriate.

This application follows on from the site visit earlier this year when the suggested location was agreed as being suitable to accommodate a general purpose storage building for use in connection with the Caravan Park.

Background

There are no buildings on the Caravan Park suited to keeping the large pieces of machinery and equipment which are required for the day to day running and maintenance of the site. The buildings on the site are all of modest proportions and fully utilised in connection with the caravan park. Some equipment is currently kept in the double garage associated with the house but larger equipment such as grass mowers, dumpers, trailers etc are too large and in any event the use of this building means that domestic motor vehicles and domestic storage is displaced. Equipment and machinery are stored outside, generally in proximity to the house for security purposes. However, this means that the appearance of the site both in terms of the approach for visitors coming to stop on the park and for people using the permissive right of way is of an unattractive collection of machinery and equipment which detracts from the appearance of the locality.

An appropriately designed building is considered important to enhance the appearance of the site and to provide security and assist in the proper running of the enterprise.


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Paddock House

10 Middle Street South

Driffield • East Yorkshire • YO25 6PT



NYMNPA

22 SEP 2009

Design Component

The building has been positioned as close to the existing house as can be reasonably achieved taking into account the changing land levels and the need to retain a clear distance of 6 metres from the overhead lines across this area as a maintenance wayleave.

Vehicular access is to the south of the building served off the main access road into the caravan park. The building itself has been cut into the raising ground so as to reduce the impact it will have on the surrounding landscape. Its maximum dimensions are 22 metre by 9 metres by just under 5 metres but the cutting in of the ground ensures that it will be unobtrusive in the wider landscape and not seen from the main road. Closer views will see the building in the context of the existing house and the substantial backcloth of woodland to the east.

Appraisal of Context

The caravan park is positioned in a well screened location benefitting from woodland and landform screening. The woodland planting in the vicinity of the application site and cutting in of the building should ensure that it will not be obtrusive in the wider landscape. The Core Strategy and Development Policies document sets out a general policy background as part of the Local Development Framework. Development Policy 14 is perhaps the most relevant to this application and is supportive of proposals to diversify the rural economy. It states that the National Park Authority will be supportive of proposals for the expansion or diversification of existing tourism businesses. This proposal is considered to comply with the criteria set out in policy DP14 as follows:

1. The proposal will enhance the enjoyment of the special qualities of the National Park for visitors by enabling the appearance of the area to be tidied up by moving the plant and machinery needed for the day to day running and maintenance of the park into a building located in an unobtrusive position which sits comfortably within the landscape. This is considered far preferable to the existing situation of plant, vehicles and machinery being left out in the open.
2. The development can be satisfactorily accessed from the road network although this perhaps is of no relevance to this particular application.
3. The proposal will not generate any increase in the level of activity associated with the caravan park and also not detract from experience of visitors and the quality of life of local residents.
4. There are no existing buildings available on the caravan park to provide appropriate storage facilities for plant, machinery and equipment. Most is too large to fit in the double garage associated with the house.

The proposed building has been designed to meet the needs of this business which would enable all plant, vehicles and machinery to be stored under cover and out of sight. The cutting in of the land will further reduce any impact of the development on the character and appearance of this part of the National Park.

The Access Component

This proposal will not result in any change in the volume of traffic accessing the public highway. The access from the site itself onto the public highway will continue as existing.

Conclusion

The proposed building is of considerable importance to the running of the caravan park and will enhance the appearance of the area to the benefit of visitors to the park and walkers using the permissive right of way.

The site is well related to the main house buildings and will appear as an integral part of this development. The setting down of the building, its relationship with the existing buildings and screening by landform will minimise any impacts of the development.

It is hoped that officers will continue to support this proposal and recommend it for approval. It is considered to comply with policy and should enhance the overall appearance of this part of the National Park.

Please do not hesitate to contact either Roy Edwardson of this office or me if you required any additional information as the application progresses. Many thanks.

Yours sincerely



Mark Southerton BA (Hons) MRTPI

Encs

cc Mr and Mrs Butterfield

