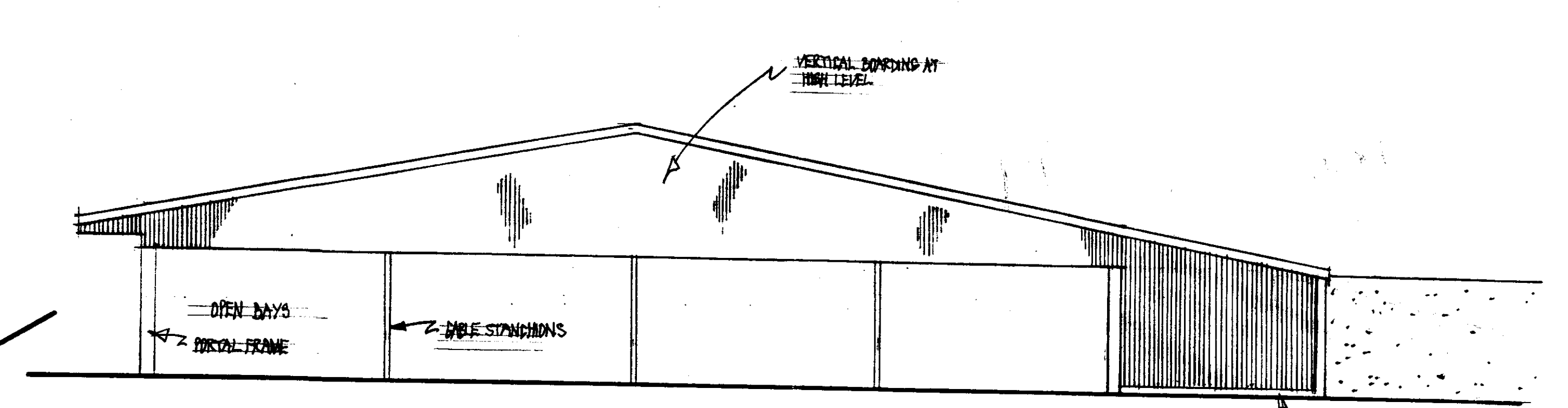
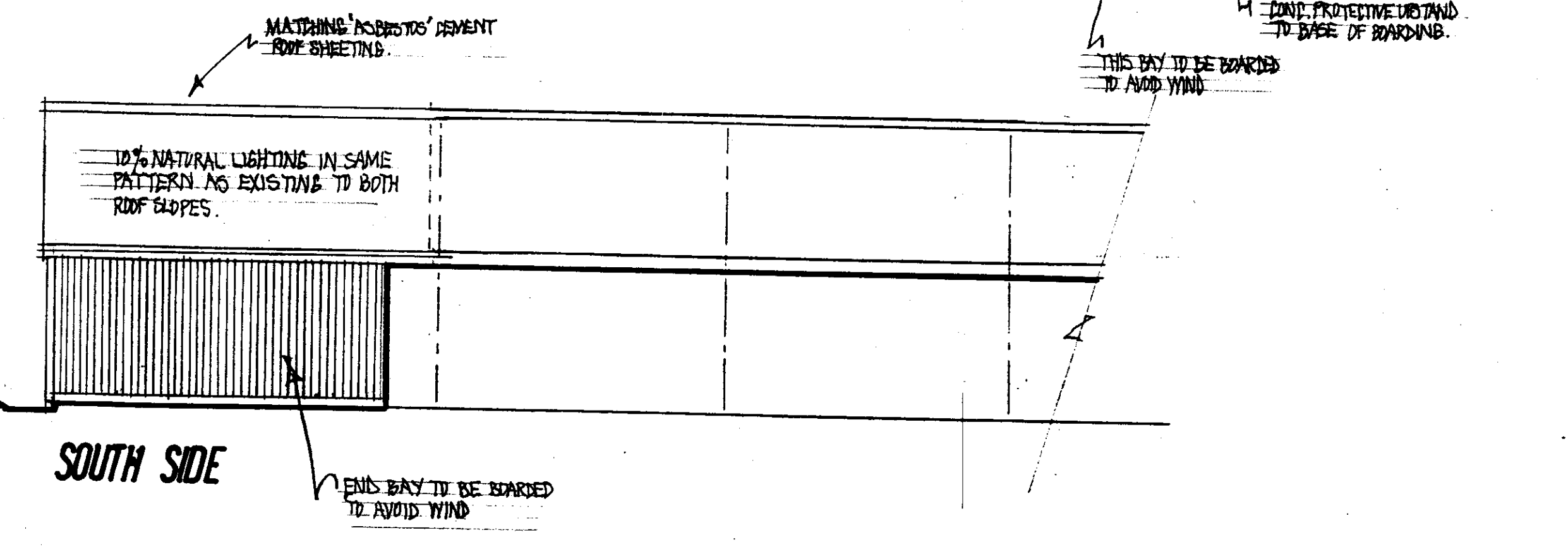
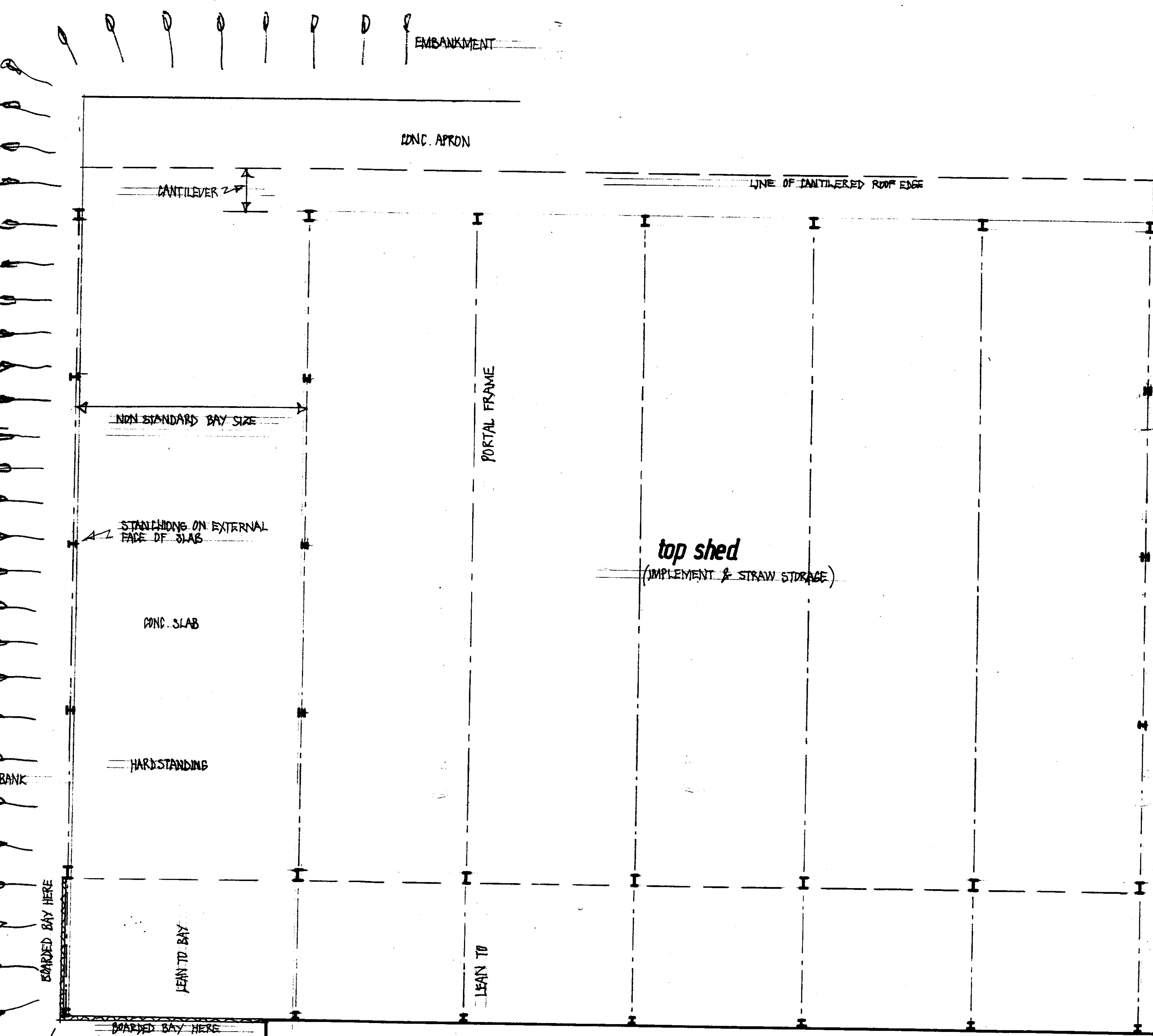


NORTH SIDE

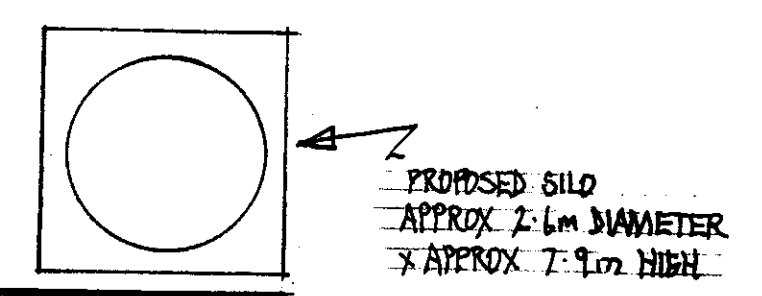
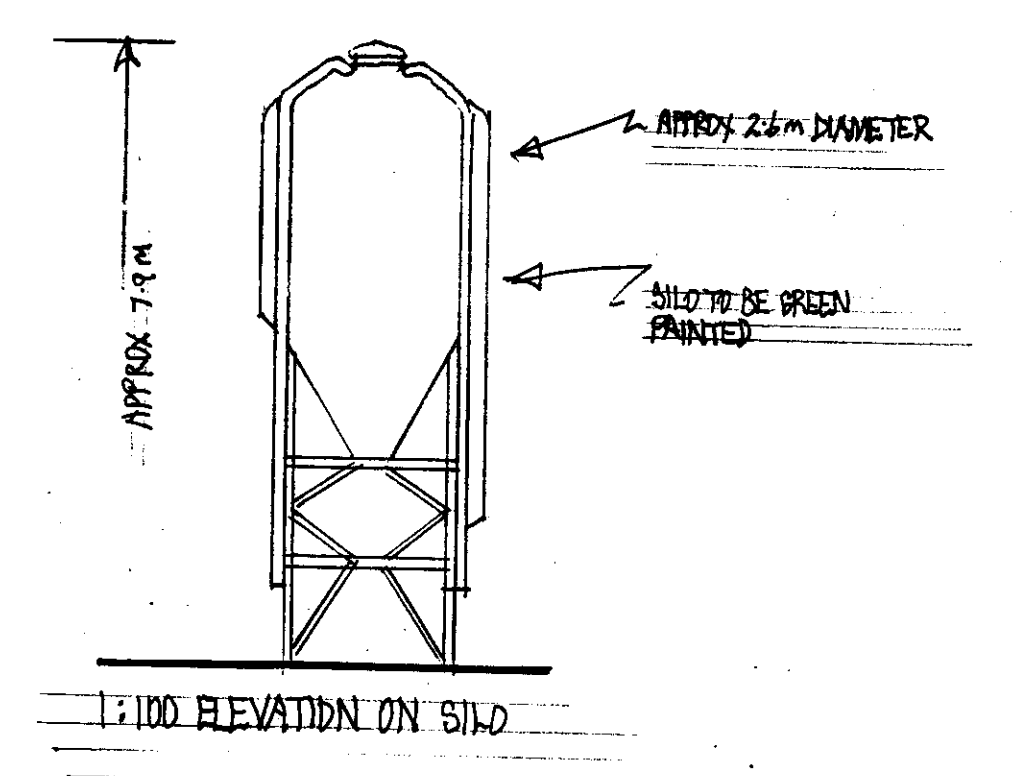


WEST REAR



SOUTH SIDE

yard



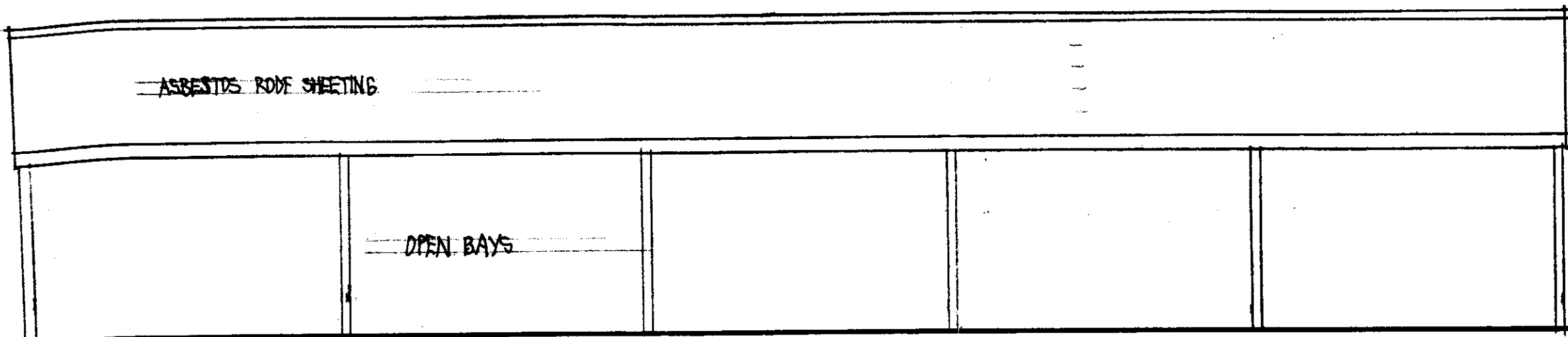
NOTES

SCALE: DO NOT TRY TO SCALE ACCURATELY FROM THESE DRAWINGS.
 CHECKING: ALL DIMENSIONS MUST BE CHECKED AND MEASURED ACCURATELY ON SITE PRIOR TO ORDERING ANY MATERIALS, FITTINGS, COMPONENTS, PARTS, ETC.
 DISCREPANCIES: ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATION OR WORKS MUST BE IMMEDIATELY BROUGHT TO THE CLIENT'S ARCHITECT'S NOTICE.
 MATERIALS AND WORKMANSHIP: ALL WORK TO BE CARRIED OUT WITH PROPER MATERIALS AND IN A NEAT AND WORKMANLIKE MANNER.

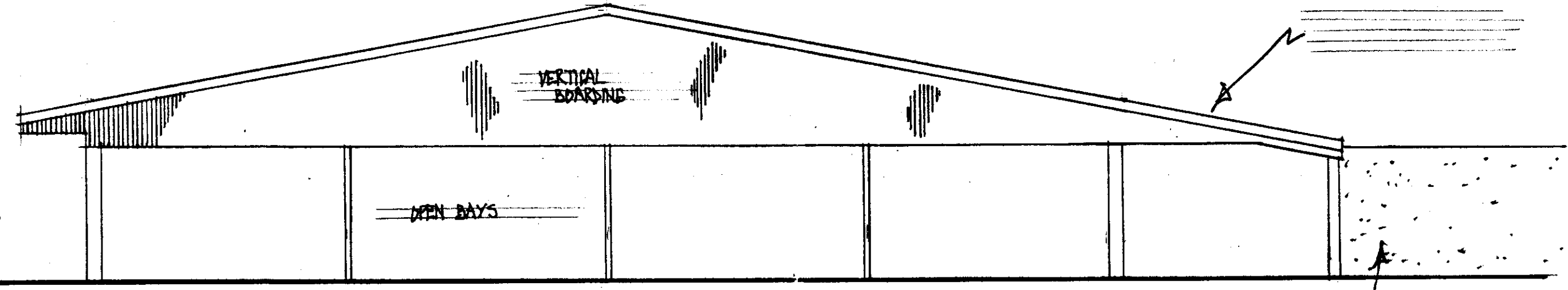
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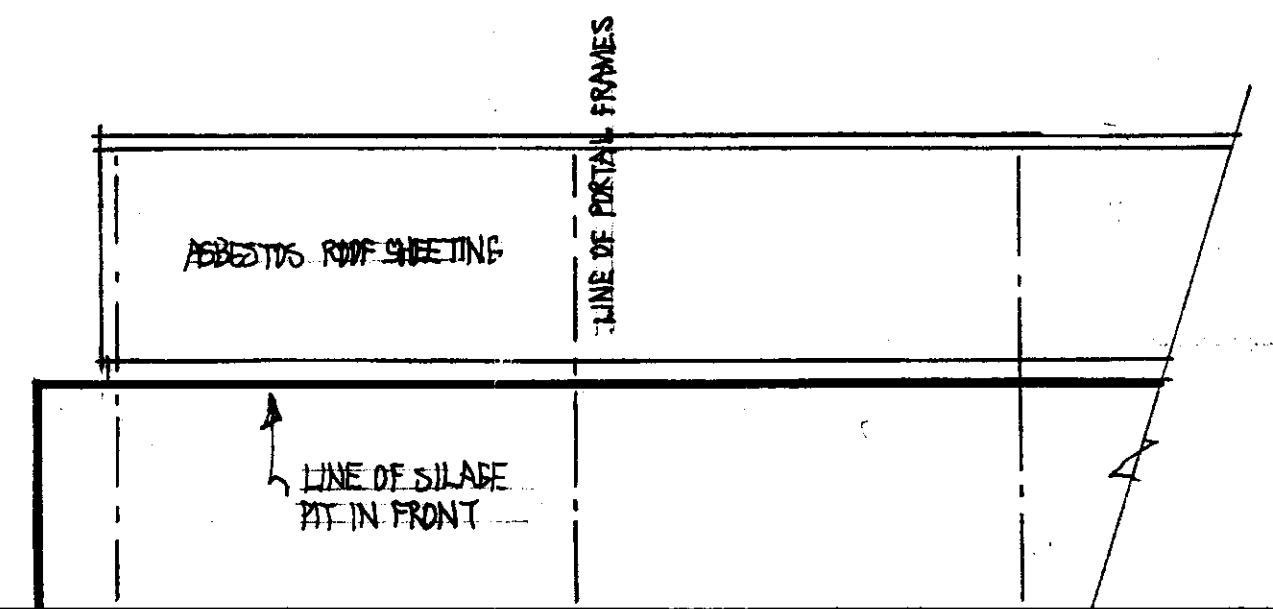
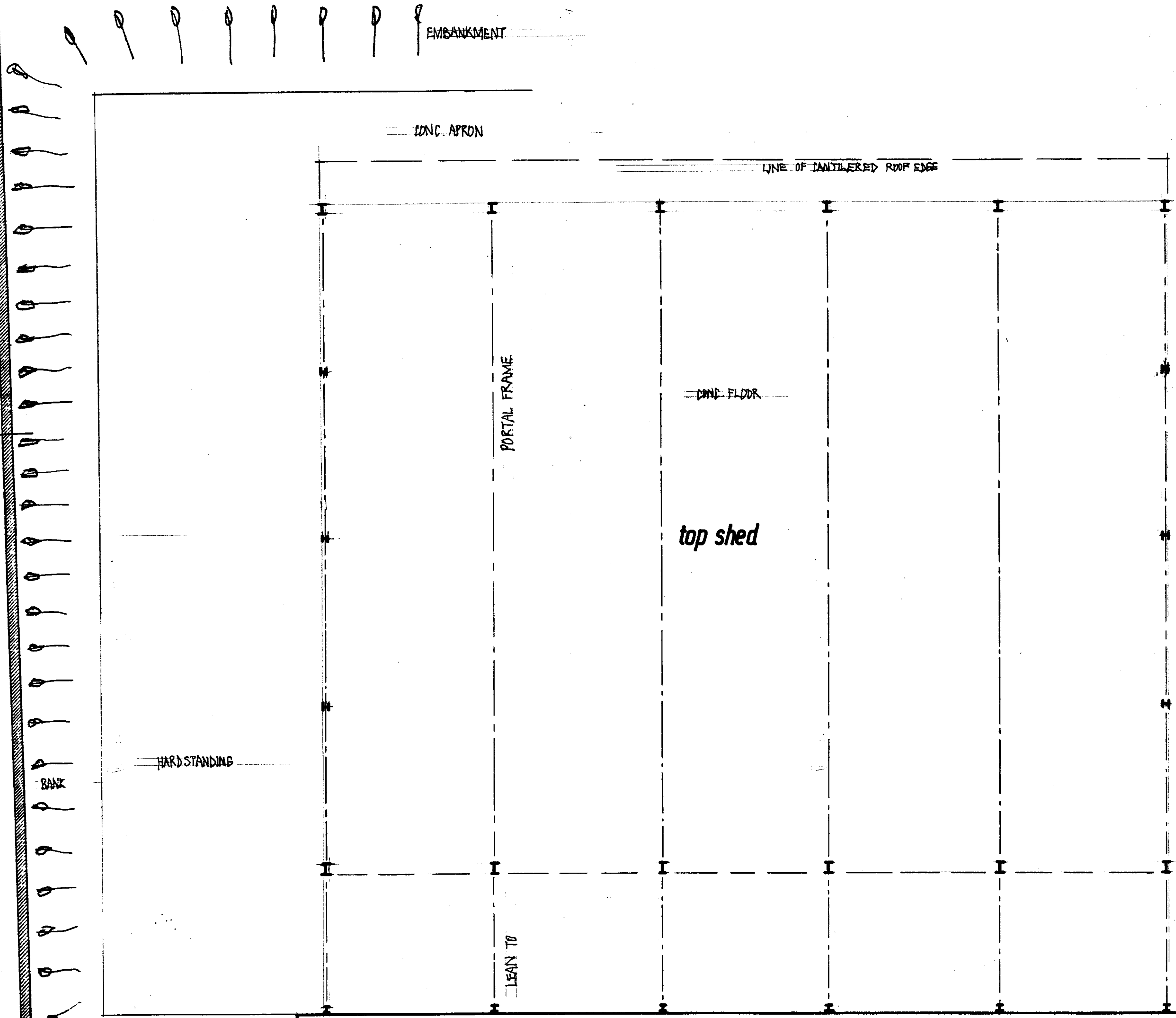
PROPOSED Scale 1 : 100
 Dwg. No. 654F 1009/3
 RUDDA FARM, STAINTONDALE.



NORTH SIDE



WEST REAR



SOUTH SIDE

yard

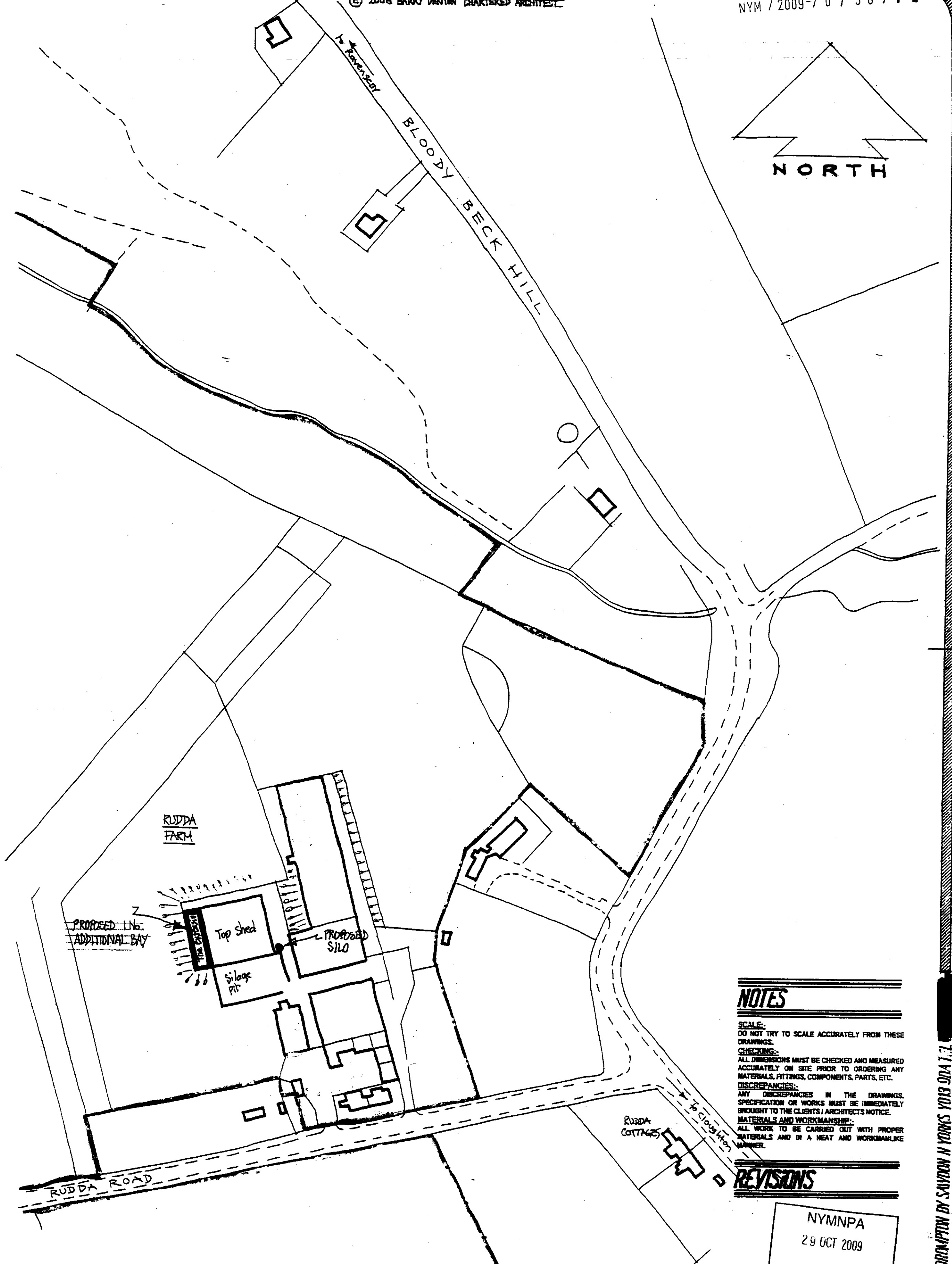
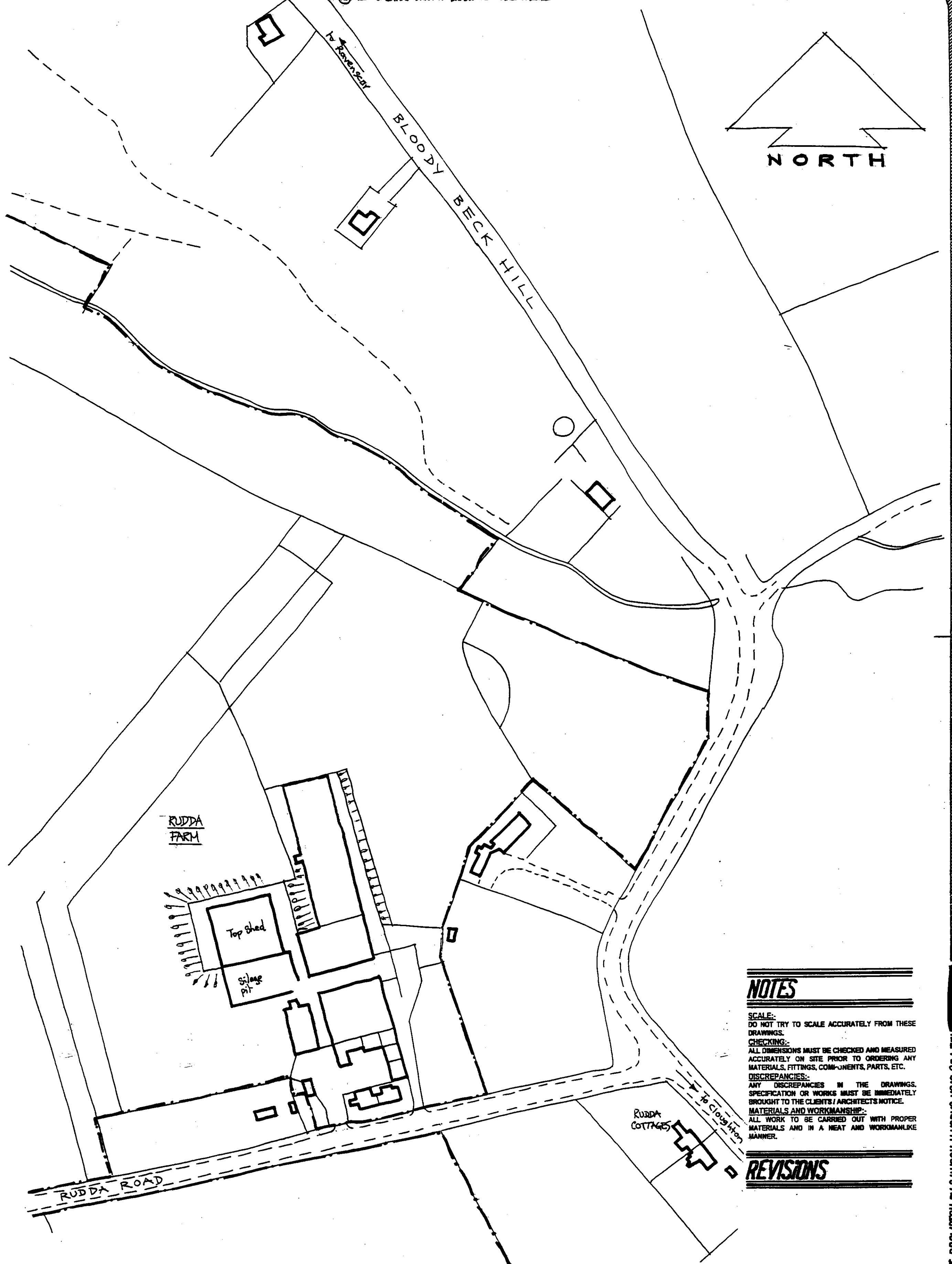
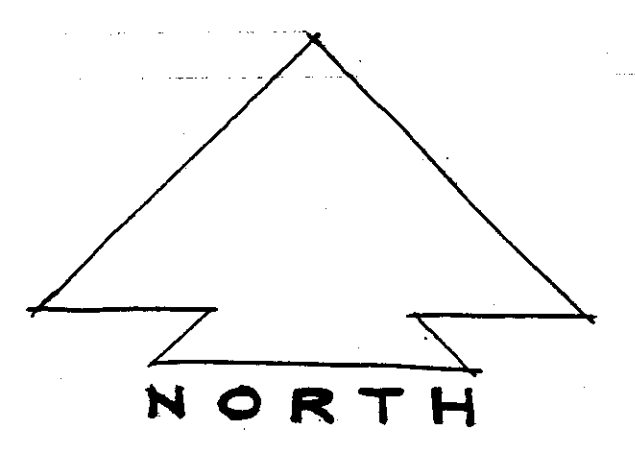
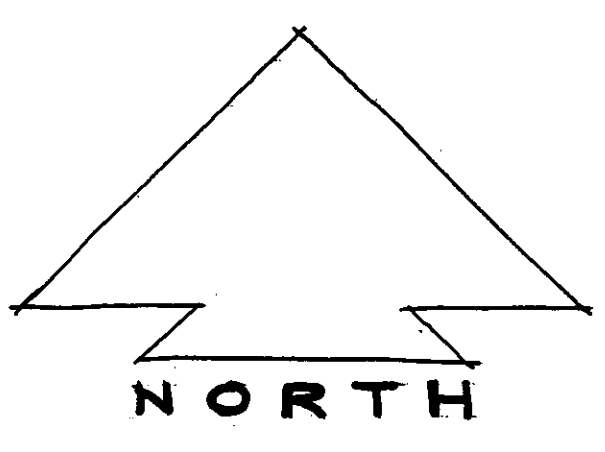
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REVISIONS

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EXISTING Scale 1 : 100
 Dwg No. 654F 1009/1
 RUDDA FARM, STAINTONDALE.



NOTES

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REVISIONS

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REVISIONS

EXISTING Scale 1:1250
Drq. No. 654F 1009/2
RUDDA FARM, STAINTONDALE

PROPOSED Scale 1:1250
Drq. No. 654F 1009/4
RUDDA FARM, STAINTONDALE



RYEMORE COTTAGE HIGH STREET DRACHTON BY SAUNDON N YORKS YO18 0DA TEL [REDACTED]

RYEMORE COTTAGE HIGH STREET DRACHTON BY SAUNDON N YORKS YO18 0DA TEL [REDACTED]

SE 98008, 99631

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29 OCT 2009

Application for Planning Permission Town and Country Planning Act 1990

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name: GASCOINES GROUP LTD

Street address: 1 CHURCH STREET
SOUTHWELL

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Town: County: NOTTINGHAMSHIRE Postcode: NG25 0HQ

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

2. Agent Name, Address and Contact Details

Title: First name: B. Surname: DENTON

Company name: DENTON & DENTON, CHARTERED ARCHITECTS

Street address: 4 STATION SHOPS

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Town: SCARBOROUGH County: Postcode: YO11 1TR

3. Description of the Proposal

Please describe the proposed development including any change of use:
One Bay Extension to Agricultural Shed and new Grain Silo

Has the building, work or change of use already started? Yes No
If Yes, please state the date when the building, work, or use started:

Has the building, work or change of use been completed? Yes No
If Yes, please state the date when the building, work, or change of use was completed:

Full postal address of the site (including Postcode) Description:

House: Suffix:

House name: **RUDDA FARM**

Street address: **STAINTONDALE**

Town/City: **NR. SCARBOROUGH**

County:

Postcode: **YO13 0EW**

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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:

First name: Surname:

Job title:

Date: (Must be pre-application submission)

Date 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 proposed roads to be provided with the site? Yes No

Are there any proposed roads to be provided with the site? Yes No

Are there any proposed roads to be provided with the site? Yes No

Are there any proposed roads to be provided with the site? Yes No

If you have a road to be provided with the site, please show details on your plans/drawings and state the reference of the plans/drawings.

7. Waste Storage and Collection

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

If Yes, please provide details:

Are arrangements made for the separate storage and collection of recyclable waste? Yes No **N/A**

If Yes, please provide details:

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:

Please state what materials (including concrete or stone) are to be used externally (if applicable):

Are you supplying additional information on approved 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:

3 no dra, no GSAF 1009/1, ... + Supporting Agricultural Info Sheet

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces: **N/A**

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars		NYM / 2009 / 0	7 3 0 / F L
Light goods vehicles/public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Short description of Other			

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12. Foul Sewage

Please state how foul sewage is to be disposed of: **N/A**

To sewer Package treatment plant Unknown
 On-site cess pit
 Disposing to sewer 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 1 and 2 and consult Environment Agency standing orders and other relevant planning authority requirements for information as necessary. Yes No
 Will you be required to submit an appropriate flood risk assessment to consider the risk to the proposed site?
 Is the site within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No
 Has the site had a detailed flood risk assessment? Yes No
 How is the water to be dealt with?
 To sewer To a cess pit Pond/axe
 To a ditch Existing watercourse

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?

1. Protected or priority species
 No, on the development site Yes, on land adjacent to or near the proposed development No

2. Designated sites, important habitats or other biodiversity features
 No, on the development site Yes, on land adjacent to or near the proposed development No

3. Features of geological conservation importance
 No, on the development site Yes, on land adjacent to or near the proposed development No

Please use:

Agricultural Farm

Is the site currently vacant? Yes No

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

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

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.

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, or should be the development and/or not 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

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

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

Overall Residential Unit Totals

Total proposed residential units

Total existing residential units

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19. All Types of Development: Non-residential Floorspace

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

N/A

See D&A Statement + Drawings

Loss or gain of units	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost or change of use or demolition (square metres)	Total gross internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

In cases of residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

N/A

	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:

N/A

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?

170 hectares

DESIGN AND ACCESS STATEMENT
FOR
NEW ONE BAY EXTENSION TO AGRICULTURAL SHED AND NEW GRAIN SILO
AT
RUDDA FARM, STANTONDALE, SCARBOROUGH, YO13 0EW

CONTEXT

This is a working farm of more than 450 acres with some 270 suckler cows and 210 followers. There is a need for a larger area of covered implement and straw storage at the west side of the farm complex.

This planning application is to add a one bay extension to the west end of the westernmost agricultural shed.

AMOUNT OF DEVELOPMENT

The new one bay extension will be approximately 30m x 8m x 6.35m high. The floor area of the extension will equate to an increase of approximately 4% of the total floor area of the existing agricultural buildings on the site.

LAYOUT

The proposal is to extend one bay onto the end of the existing westernmost agricultural shed (see drawings). The new silo will be sited between the existing agricultural buildings.

SITING

The existing agricultural shed is already dug into the ground and the proposed additional bay will be barely visible due to this existing digging in (see photograph).

SCALE

The span of the one bay extension and the ridge and eaves heights will match the existing building. The overall size of the extension will be very small in relation to the surrounding farm buildings.

APPEARANCE

The west and north sides will have open bays. The small area of south facing elevation will be infilled with yorkshire vertical weatherboarding.

The roof will be grey coloured cement fibre 'asbestos' sheeting with 10% natural lighting to match the existing roofs.

ACCESS

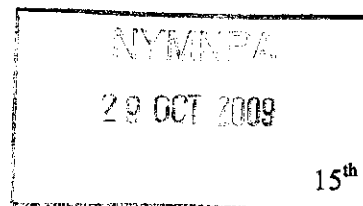
The site is level and 'Level Access' will be provided throughout.

SUMMARY

The extension will have no adverse effect on the character or appearance of the existing Farm or buildings, or of the National Park as a whole. The proposed extension will be seen in the context of the existing agricultural buildings.

The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Plan.

BARRY DENTON BScHons DipArch RIBA
Chartered Architect



15th October, 2009



BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT

BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR

Supporting Agricultural Information

Applicants are encouraged to complete the tables below as this will enable us to speed up the processing of the notification. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

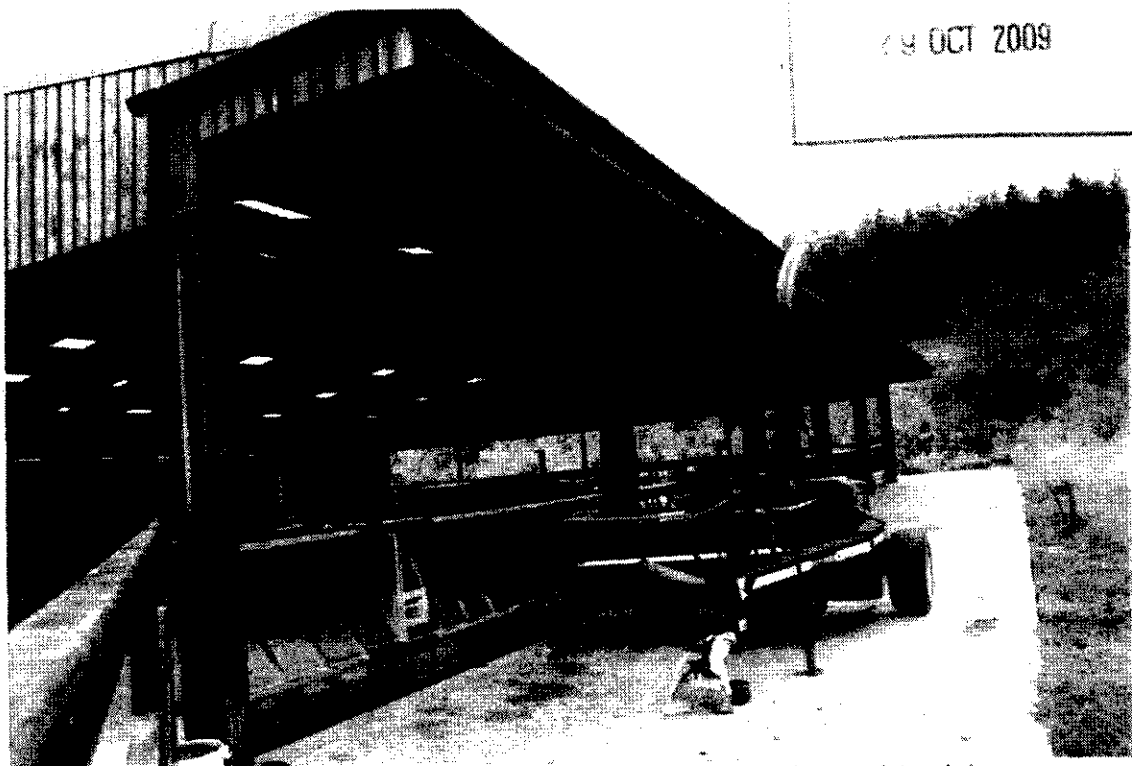
LIVESTOCK NUMBERS	Average number throughout The year	Notes
Dairy Cows	0	We do not milk cows.
Suckler cows/heifers over 24 months	271	
Followers (6-24 months)	210	
Breeding Ewes/tups	None	NYMNPA 23 OCT 2009
Hoggs	None	
Other Livestock (ie horses)	1 horse 1 pony 7 STALL BULLS	

LAND	Area (Hectares)	Notes
Size of holding	159 hectares + 10.87 acre hectares	
Available grazing land		
Arable land		
Moorland		
Grazing land on short term tenancy	4.66 hectares	

The above will help us determine the stocking density on the farm.



Existing conc. handstanding x West Rev Elevation to be built on (already dug in)



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Existing conc. apron x North Side Elevation showing rising ground behind to West Side

RUDDA FARM, STAINTONDALE

Job.No. G54F