

APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Please read the notes before completing this form and answer all questions (block capitals)

Planning Ref No (for office use): <u>C/01/6D</u>					
1. Applicant Name <u>ADAM SMITH</u> Address <u>[REDACTED]</u> <u>[REDACTED]</u> <u>[REDACTED]</u> Tel No <u>[REDACTED]</u> E-mail <u>[REDACTED]</u>	Agent (if any) to whom correspondence will be sent Name <u>DAVID HILL PROPERTY CONSULTANTS</u> <u>— MR R BECK</u> Address <u>THE NEW SHIP, MILL BRIDGE</u> <u>SKIPTON, NORTH YORKSHIRE</u> <u>BD23 1NJ</u> Tel No <u>01756 795621</u> E-mail <u>rbeck@david-hill.co.uk</u>				
2. a) Full address or location of the site to which this application relates and site area, if over 0.1 hectare, indicate the boundary of the site in RED on the plans submitted, which should be based on an up to date Ordnance Survey map <u>BLOCKA LAITHE, OTTERBOEN, SKIPTON</u> Site Area if over 0.1 hectare					
b) Does the applicant own or control any surrounding land, indicate its boundary in BLUE on the plans submitted in respect of 2 a) <table style="float: right; border: none;"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: right;">No</td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> </table>		Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
3. State applicant's interest in the site, eg owner, tenant, prospective purchaser etc <u>OWNER</u>					
4. Please tick to confirm that the application is for full planning permission <input checked="" type="checkbox"/>					
5. Full description of proposed development, including the purpose(s) for which the land and/or buildings are to be used <u>CONVERSION TO TRADITIONAL STONE BARN TO</u> <u>FROM OFFICES AND CREATION OF ADJOINING CAR PARKING AREA.</u>					
6. Tick if the proposal involves: a) erection of new building(s) <input type="checkbox"/> b) alteration of existing building(s) <input checked="" type="checkbox"/> c) extension of existing building <input type="checkbox"/> d) demolition <input type="checkbox"/> e) change of use <input checked="" type="checkbox"/>	<table style="width:100%; border: none;"> <tr> <td style="text-align: center; padding: 5px;"> RECEIVED BY:- Yorkshire Dales National Park Authority 17 JUL 2007 </td> </tr> </table>	RECEIVED BY:- Yorkshire Dales National Park Authority 17 JUL 2007			
RECEIVED BY:- Yorkshire Dales National Park Authority 17 JUL 2007					
7. If residential development, state number and type of dwelling units proposed, (if known) ie houses, bungalows, flats and also the number of bedrooms each dwelling will have (if known) <u>N/A</u>					
8. State the type, colour and texture of materials to be used externally in the construction of the walls and roof Walls <u>EXISTING STONE WALLS</u> Roof <u>EXISTING STEEL ROOFING SHEETS REPLACED BY GREYS</u> <u>"NATURAL WEATHERED" ROOF SLATES</u>					

9. New or Existing

a) How will surface water be disposed of? SOAKAWAY is this: New Existing

b) How will foul sewage be dealt with? PACEDGE TREATMENT PLANT is this: New Existing

c) How will water be supplied? BORER HOLE is this: New Existing

10. Does the proposal involve:

	Yes	No
a) construction of a new vehicular access to a highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) alteration of an existing vehicular access to a highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) car parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

indicate number of car parking spaces: 1 (existing) 2 (additional) 2 (total)

If the means of access and/or car parking is to be considered indicate the position of the new access on the submitted plans

11. Tick if the proposal involves:

	Yes	No
a) felling trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) planting trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) removal of hedging?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any "yes" boxes ticked, indicate positions on the plan RECENTLY PLANTED 1,100 HAWTHORN / BLACKBURN SHRUBS INDICATED ON PLAN.

12.

a) Present use of buildings/land AGRICULTURE

b) If presently a building plot or vacant: N/A

i. what was the last use (if known)?

ii. when was the last use discontinued (if known)?

13. Tick if the application is for industrial, office, warehousing, storage or shopping purposes
(if ticked complete part 2 of this form on page 4)

<p>14. I have calculated the required fee as follows:</p> <table border="0"> <tr> <th style="text-align: left;">Type of Development</th> <th style="text-align: left;">Fee</th> </tr> <tr> <td>Extensions or alteration to a dwelling</td> <td>.....</td> </tr> <tr> <td>Residential development (Full)</td> <td>.....</td> </tr> <tr> <td>Erection of other buildings (Full)</td> <td>.....</td> </tr> <tr> <td>Engineering or other operation</td> <td>.....</td> </tr> <tr> <td>Other applications <u>CHANGE OF USE</u></td> <td><u>N/A</u></td> </tr> </table>	Type of Development	Fee	Extensions or alteration to a dwelling	Residential development (Full)	Erection of other buildings (Full)	Engineering or other operation	Other applications <u>CHANGE OF USE</u>	<u>N/A</u>	<p>15.</p> <p>I enclose herewith the sum of £ <u>N/A</u> as payment of the fee for the determination of the accompanying application (cheques to be made payable to Yorkshire Dales National Park Authority)</p>
Type of Development	Fee												
Extensions or alteration to a dwelling												
Residential development (Full)												
Erection of other buildings (Full)												
Engineering or other operation												
Other applications <u>CHANGE OF USE</u>	<u>N/A</u>												

I CONFIRM THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE


SIGNED [Redacted Signature] (for DAVID HILL) DATE 13/07/2007

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
 Certificates under Article 7

Under Article 7 of the Order, an appropriate ownership certificate must accompany this application. This is necessary to confirm that anyone who has a material interest in the property has been notified of the application. It is an offence to knowingly provide false information.

PLEASE COMPLETE AND SIGN THE DECLARATION

DECLARATION – PLEASE TICK ONE BOX AND SIGN WHERE APPROPRIATE

None of the land which the application relates forms part of an agricultural tenancy.
 Signed  (FOR DAVID HILL) Date 13/07/2007.

The requisite notice has been given to every person, who 21 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:


Signed	Date	
Name(s) of Tenant(s)	Address	Date of Service of Notice
.....
.....
.....

PLEASE COMPLETE AND SIGN ONE RELEVANT CERTIFICATE A, B, C OR D

CERTIFICATE A (If you are a freehold owner of all the land to which the application relates).

I hereby certify that:

1. No person other than the applicant was an owner [note (1) below] of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

Signed  (FOR DAVID HILL) Date 13/07/2007.

On behalf of ASAM SMITH
 (insert applicant's name if signed by agent)

CERTIFICATE B (If you do not own all of the land to which the application relates).

I hereby certify that:

1. The requisite notice has been given to all persons who, 21 days before the date of this application, were owners [note (1) below] of any part of the land to which the application relates.

Name of Owner	Address	Date of Service of Notice
.....
.....
.....

Signed

On behalf of

CERTIFICATE C: If you cannot complete Certificate B because you cannot trace all the owners of the land to which the application relates.

CERTIFICATE D: If you cannot complete Certificate B because you cannot trace any of the owners of the land to which the application relates.

NB: Certificates C and D obtainable from the National Park Authority on request.

NOTE (1): "owner" means a person having a freehold or a leasehold interest, the unexpired term of which is not less than 7 years.

PLANNING APPLICATION FORM – PART 2

ADDITIONAL INFORMATION REQUIRED IN RESPECT OF APPLICATION FOR INDUSTRIAL, OFFICE, WAREHOUSE, STORAGE OR SHOPS. (Those questions relevant to the proposed development to be answered.)

MEASUREMENTS MUST BE IN METRIC

1	In the case of industrial development give a description of the			
3.	Is the proposal related to an existing use on or near the site? (If YES please explain the relationship.)	YES /NO		
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? (If YES please give details including gross floor area of such premises and state your intentions in respect of those premises.)	YES /NO		
5.	Please indicate the changes in floorspace expected. In the first column you should include any buildings you expect to demolish on the site.	Floorspace		
		Existing (if any) including proposed demolition	To be retained in existing buildings	In proposed new buildings (conversion)
a)	What is the total floorspace of all buildings to which the application relates?	85.5m ²		125.5m ² (conversion)
b)	What is the amount of industrial floorspace included in the above figure?	N/A	N/A	N/A
c)	What is the amount of office floorspace?	N/A	N/A	N/A
d)	What is the amount of floorspace for retail trading (excluding storage)?	N/A	N/A	N/A
e)	What is the amount of floorspace for storage?	N/A	N/A	N/A
f)	What is the amount of floorspace for warehousing?	N/A	N/A	N/A
6.	Please indicate changes in manpower.	Office	Industrial	Other
i.	How many staff are currently employed on the site to which the application relates?	N/A	N/A	N/A
ii.	How many will be employed on the site after development is completed?	2	N/A	N/A
iii.	How many staff do you propose to transfer from premises outside the site?	N/A	N/A	N/A
iv.	Details of the premises affected by transfers referred to under iii above?			
7.				
a)	What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes.)			
b)	How many parking spaces have been allocated?	i. For employees 2 ii. For visitors N/A		
8.	What is the estimated vehicular traffic flow to the site during a normal working day? (Please indicate all vehicles except those used by individuals employed driving to work.)			
9.	What are the proposed hours of operation?			
10.	What is the nature, volume and proposed means of disposal of any trade effluent or trade refuse?	N/A		
11.	Will the proposal involve the use or storage of any materials classed as hazardous substances?	YES /NO If Yes please specify.		
12.	Does the proposal imply any special requirements with respect to public utilities, eg water, electricity?	YES /NO		

DESIGN AND ACCESS STATEMENT TO ACCOMPANY APPLICATIONS FOR OUTLINE AND FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT



YORKSHIRE DALES
National Park Authority

Before completing this form please read our "Design and Access Statement Guidance Note for Applicants".

These explain that this form is primarily intended for use with more complex non-householder developments.

Design and Access Statements for simple developments including most householder and agricultural proposals can be presented without use of this form.

Please contact the planning officer for your area if you are in any doubt about what is needed.

1. APPRAISING THE CONTEXT

Not relevant for applications for listed building consent where not accompanied by an application for planning permission.

- (i) Summarise your assessment of the site's immediate and wider context in terms of physical, social and economic characteristics, and relevant planning policies.

BLOCKA LAITHE IS SITUATED TO THE NORTHEAST OF OTTERBURN. IT IS A TRADITIONAL STONE CLAD BARN BUT NOW REDUNDANT FOR AGRICULTURAL PURPOSES. THE PROPOSAL IS TO CONVERT THE BUILDING TO OFFICES IN ACCORDANCE WITH POLICIES B4 AND B15 OF THE YORKSHIRE DALES LOCAL PLAN.

- (ii) Summarise the extent of involvement of both community members and professionals which has been undertaken or planned. Indicate how the findings of any consultation have been taken into account and how this has affected the proposal.

I HAVE ATTENDED TWO SITE VISITS WITH KATHERINE SYCAMORE, YOUR SENIOR PLANNING OFFICER, AND ALSO FRANK CROCKLEY FROM THE HIGHWAY AUTHORITY REGARDING VEHICULAR ACCESS. THERE HAS ALSO BEEN CORRESPONDENCE (LETTERS) WITH THE YORKSHIRE DALES NATIONAL PARK AUTHORITY.

- (iii) Identify opportunities and constraints in the formulation of design and access principles for the development which have come to light through the evaluation of the information collected on the site's immediate and wider context.

A MINIMUM OF EXTERNAL ALTERATIONS ARE BEING MADE TO THE VERNACULAR BUILDING THEREBY RETAINING ITS CHARACTER AND APPEARANCE. THE REPLACEMENT OF THE STEEL SHEET ROOFING WITH GREYS "NATURAL WEATHERED" WILL FURTHER ENHANCE THE TRADITIONAL BUILDING.

RECEIVED BY:-
Yorkshire Dales National Park Authority

17 JUL 2007

- (iv) Show how the assessment, involvement and evaluation information collected has influenced (or will influence, in the case of outline applications) the detailed design of the development, rather than used retrospectively to justify a pre-determined design.

THERE WILL BE ONLY ONE WINDOW OPENING TO THE EAST ELEVATION AND ONE ON THE WEST ELEVATION. THE STEEL ROOF SHEETS WILL ALSO BE REPLACED WITH ACCEPTABLE RECONSTITUTED SLATE SLATES

- (v) Explain how the understanding of the context has been considered in relation to the proposed use(s) of the development. Explain what those uses are, their distributions across the sites, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the sites

THE CONVERSION OF THE BARN IS TO OFFICES. THE BARN WILL NOT BE USED FOR RETAIL PURPOSES. THE "BARGE WORKS" WILL OCCUPY THE BUILDING. A LETTER OUTLINING THE ENTERPRISE, EMPLOYMENT AND OTHER AMENITIES IS ATTACHED. THERE WILL BE NO SIGNIFICANT INCREASE IN TRAFFIC

- (vi) Explain how understanding of the context has been considered in relation to the physical characteristics of the proposal, that is the amount, layout, scale, landscaping and appearance of the site (this may be expanded upon in responses in sections 2, 3, 4, 5 and 6 below)

THE NATURE OF THE BUSINESS PROPOSED TO BE UNDERTAKEN IN THE BARN IS SUCH THAT NO EXTRA BUILDINGS ARE REQUIRED. THE PROPOSALS MAKE USE OF THE FLOOR TO RISE HEIGHT OF THE BARN BY CREATING A FIRST FLOOR. NO EXTENSIONS ARE PROPOSED AND ONLY MINOR ALTERATIONS UNDETECTABLE TO THE EXTERNAL APPEARANCE

2. AMOUNT OF DEVELOPMENT

Not relevant to applications for listed building consent when not accompanied by an application for planning permission

The amount of development is how much is proposed. This cannot be reserved in an outline application.

- (i) If the development includes the creation of residential units, state the number of units

N/A.

- (ii) For all other developments state the proposed floor space for each proposed use;

use	OFFICE	floor space	125m ² (APPROX)
use	floor space
use	floor space

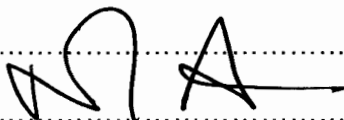
- (iii) Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained.

THE EXISTING REAR-TO ON THE EASTERN ELEVATION WILL INCORPORATE KITCHEN AND TOILET FACILITIES, WHILST THE MAIN BARN WILL ACCOMMODATE THE OFFICE SPACE.

3. LAYOUT

The layout is the way in which buildings, routes and open spaces, both private and public are placed and orientated in relation to each other and buildings and spaces surrounding the development. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission, and its layout is reserved, provide information on the approximate location of the buildings, routes and open spaces proposed, and explain and justify the principles behind the choice of development zones and blocks or building plots proposed, and explain how these principles, including the need for appropriate access, will inform the detailed layout. The use of illustrative diagrams is encouraged.



- (ii) If the application is for full planning permission, or outline planning permission where layout has not been reserved, or for "reserved matters", explain and justify the proposed layout in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will create safe, vibrant and successful places. An indication should also be given of factors important to accessibility of the site for users, such as travel distances and gradients, and the orientation of blocks and units in relation to any site topography to afford optimum accessibility.

THE CROFT TO THE NORTH IS TO BE RETAINED AND A SMALL EXCAVATED CAR PARKING AREA CREATED DIRECTLY OFF IT. CARS WILL NOT BE VISIBLE FROM VIEWS OFF THE COUNTY ROAD, THE EXISTING VEHICULAR ACCESS AND THE TRACK THROUGH THE CROFT TO THE CAR PARKING AREA IS A REASONABLY LEVEL GRADIENT.

- (iii) For all applications for planning permission, demonstrate how crime prevention measures have been considered in the design of the proposal, and how the design reflects the attributes of safe, sustainable places set out in "Safer Places – The Planning System and Crime Prevention (ODPM/Home Office, 2003)"

THE SIMPLE CONNECTION AND LACK OF NEW OPENINGS ENSURES A SAFE AND SUSTAINABLE AREA IN RESPECT OF CRIME PREVENTION.

- (iv) For applications for listed building consent explain how the layout has taken account of paragraph 3.5 of PPG 15 (Planning and the Historic Environment) and in particular:

- (a) the historic and special architectural importance of the building

- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building's setting

N/A
N/A

- (ii) If the application is for full planning permission, or for outline planning permission where scale has not been reserved, or for "reserved matters", explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline. Explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to human scale

NO EXTENSIONS ARE PROPOSED TO THE TRADITIONAL BUILDING AND THEREFORE THERE WILL BE NO ADJUSTMENTS TO SCALE

- (iii) For applications for listed building consent explain how the scale has taken account of paragraph 3.5 of PPG 15 (Planning and the Historic Environment) and in particular:

- (a) the historic and special architectural importance of the building
- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building's setting

N/A

5. LANDSCAPING

Not relevant to applications for listed building consent not accompanied by an application for planning permission.

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and area in which it is situated through hard and soft landscaping measures. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and landscaping is reserved, explain and justify the principle that will inform any future landscaping scheme for the site.

N/A

- (ii) If the application is for full planning permission, or for outline planning permission where landscaping has not been reserved, or for "reserved matters", explain and justify the proposed landscaping scheme, explain the purpose of landscaping private and public spaces and its relationship to the surrounding area. Provide drawings as appropriate, a schedule of planting and protection measures, and proposed hard landscaping materials to be used. Explain how the landscaping will be maintained.

APPROXIMATELY 1100 HAWTHORN WERE PLANTED IN MARCH TO SUPPLEMENT THE EXISTING HEDGES ALONGSIDE THE ROADSIDE.

6. APPEARANCE

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external build form of the development, its architecture, materials, decoration, lighting colour and texture. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and appearance is reserved, explain and justify the principles behind the intended appearance, and explain how these will inform the final design of the development.

N/A

- (ii) If the application is for full planning permission, or for outline planning permission where appearance has not been reserved, or for "reserved matters", explain and justify the appearance character of the development's surroundings. Explain how the decisions taken about appearance have considered accessibility. Explain the choice of particular materials and textures. Explain the choice of location and level of external lighting

THE REPLACEMENT OF THE EXISTING STEEL ROOF SHEETS WITH GRAYS "NATURAL WENTHED" AND THE MINIMUM OF EXTERNAL OPENINGS WILL SIGNIFICANTLY ENHANCE THE APPEARANCE OF THE TRADITIONAL BUILDINGS. THE PROPOSED CAR PARKING ARRANGEMENTS WILL ENSURE THAT CARS WILL NOT BE VISIBLE OFF THE COUNTY ROAD AND THEREFORE ENSURE THERE WILL BE NO DETRIMENT TO THE SETTING OF THE BUILDINGS OR ITS SURROUNDINGS.

- (iii) For applications for listed building consent explain how the appearance has taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building
 - (c) the building's setting

N/A

7. ACCESS

The access component of the statement relates only to "access to the development" and need not extend to internal aspects of the individual buildings. It should show how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. It should address the need for flexibility of the development and how it may adapt to changing needs. It can be reserved at the outline stage.

- (i) For applications for outline planning permission where access has been reserved, indicate the location of points of access to the site. Explain the principles which will be used to inform the access arrangement at all scales from neighbourhood movement patterns, to the treatment of all individual access points to the building.

N/A

- (ii) Applications for full planning permission, or for outline permission where access has not been reserved, or for "reserved matters", explain the policy adopted in relation to access and how relevant policies in the local development documents have been taken into account. Provide information on any consultations undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. Explain how access for emergency services has been catered for.

DISCUSSIONS HAVE TAKEN PLACE WITH FLANK CROSSLEY OF THE HIGHWAY AUTHORITY, THEY HAVE NO OBJECTIONS. VISIBILITY TO THE SOUTH-EAST WILL BE OBTAINED FROM THE EXISTING ACEE BY LOWERING A SHORT SECTION OF WALL TAKING OUT SPERMIC SHRUBS AND TO THE NORTH-WEST BY REMOVING A BOLTAGE IN BOUNDARY WALL. THE ACCESS ACROSS THE FIELD WILL BE IN GEOLOCK AND THE EXISTING METAL GATE REPLACED BY A TIMBER GATE

- (iii) For applications for listed building consent, explain how the access proposals have taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building

(c) the building's setting

NTA

8. SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

(i) For applications for listed building consent explain and justify the approach to ensuring that the listed building preserves or enhances its special historic or architectural importance. Where there is potentially an aspect of the design that will impact on this, explain why it is necessary, and what measures within the approach to design have been taken to minimise its impact.

NTA

(ii) Show how the approach to access has balanced the duties imposed by the Disability Discrimination Act where the proposal is subject to those and the particular historical and architectural significance of the building. Detail any specific issues that arise, particularly with regard to the fact that the building is listed, and the range of options considered. Where inclusive design has not been provided, give an explanation as to why. For applications to alter a listed building where the fabric of the structure restricts the ability to meet minimum levels of accessibility, provide details as well as the solutions that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.

THERE WILL BE LEVEL ACCESS FROM THE
ACCESS (CAR PARKING AREA INTO THE
RAIL FOR DISABLED PERSONS
ACCESS IN CONSIDERED APPROPRIATE FOR EMERGENCY
SERVICES

Signed Agent/Applicant (please specify)

 (A. DAVENHILL)

Date 13/07/2007