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Planning Service
Yorkshire Dales National Park Authority
Yoredale
Bainbridge, Leyburn
North Yorkshire DL8 3EL



YORKSHIRE DALES
National Park Authority

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.

C/02/37 F

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Grant	Surname:	Hinchcliffe		
Company name:							
Street address:	Low Hall Farm			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Appletreewick			Fax number:			
County:	North Yorkshire			Email address:			
Country:	England						
Postcode:	BD23 6DD						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Lee	Surname:	Harper		
Company name:	Taylor Design Architects Limited						
Street address:	30 Taylor Design Architects Limited			Telephone number:	Country Code	National Number	Extension Number
	Manchester Road				0044	01625 528181	
				Mobile number:			
Town/City:	Wilmslow			Fax number:			
County:	Cheshire			Email address:			
Country:	England						
Postcode:	SK9 1BG				lharper@taylor-design.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Reconfiguration of existing Male, Female and Disabled WC/Shower room block. Footprint of building to remain as existing.

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

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Yorkshire Dales National Park Authority

23 SEP 2010

4. Site Address Details

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Ainhams		
Street address:	Masons Camp Site		
	Hazler Lane		
Town/City:	Appletreewick		
County:	North Yorkshire		
Postcode:	BD23 6DD		

Description:

Existing Camp Site

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

Easting:	404662
Northing:	460222

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

If Yes, please provide details:

As existing

8. 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

9. 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:

Natural Stone Walling

Description of *proposed* materials and finishes:

Natural Stone Walling to infills from removed doors and windows

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Yorkshire Stone Slate

Description of *proposed* materials and finishes:

Yorkshire Stone Slate

Windows - description:

Description of *existing* materials and finishes:

White UPVC

Description of *proposed* materials and finishes:

White UPVC

Doors - description:

Description of *existing* materials and finishes:

Timber - softwood frames and doors, painted green

Description of *proposed* materials and finishes:

Existing Reused Timber - softwood frames and doors, painted green to

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:

TD5244 L204

10. 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
Cars	45	45	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

Pumped to main sewer via holding tank

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

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

TD5224 L204

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Camp Site

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	0
Proposed employees	3	2	0

20. 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	

21. Site Area

What is the site area? 03.23 hectares

22. 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:

Visitors using the land to erect tent and camp

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 or building to which the application relates.

Title: First name: Surname:

Person role:

Declaration date:

Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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.

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role:

Declaration date:

Declaration Made

26. Declaration

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

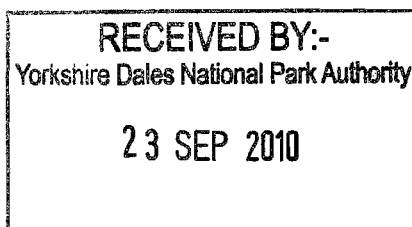
Date:

- 1.01 This Design and Access Statement has been prepared by Taylor Design Architects Ltd on behalf of W Mason and Sons to accompany the application for full Planning Approval for the internal alteration works to their existing WC and Shower block at Masons Campsite, Low Hall Farm, Appletreewick, North Yorkshire, BD23 6DD.
- 1.02 The site is currently operational as a camp site, the proposals will allow for improved facilities for visitors to the campsite.
- 1.03 Planning consent is hereby sought for the internal alteration works to their existing WC and Shower block. The works include for the separation of male and female showers within the male and female WC areas by means of reconfiguration of the internal walls. The works also include for the inclusion of a disabled shower within the disabled WC. The washing area is to be omitted and the store room is to become a drying room for use by guests.
- 1.04 The proposals are for internal reconfiguration works only along with repositioning of external windows and doors. No additional floor space will be gained within the proposals
- 1.05 The current building is constructed from local materials sympathetic to there surroundings. Where doors and windows are removed, these areas will be in filled with natural stone walling to match the existing. All new doors and windows will be reused/relocated existing doors and windows which have been removed, this allows the architectural style of the building to be retained.
- 1.06 There are no vehicle access issues as these remain unaffected by the proposals. Pedestrian access is also unchanged
- 1.07 As part of the new facilities it is intended the upgraded building will meet the new regulatory standards required for accessibility. The building has been designed to meet with the requirements set out in the Building Regulations Approved Documents.
- 1.08 This Statement is in support of the Planning Application and covers all design and access issues connected with the current proposal to demonstrate that the proposals have utilised a thoughtful design process and a sustainable approach to access.
- 1.09 W Mason and Son acknowledges that the proposed works present issues relating to accessibility, the inclusion of which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) are to be met.

The designers of the development have worked to the latest legislation and good practice guidance on accessibility available and the main design references include:

- Building Regulations Part B (Fire Safety)
- Building Regulations Part M (Access to and use of buildings).
- BS 5588 – Part 8 (Fire precautions in the design, construction and use of buildings).
- Designing for accessibility – The Centre for Accessible Environments

- 1.10 In conclusion, the proposal is considered to be respectful to the existing forma and materials of the existing WC/Shower block. The proposals provide an improved amenity for visitors to the camp site without detriment to the surrounding properties



***W Mason and Sons
Low Hall Farm
Appletreewick***

Design and Access Statement

Planning Issue

Prepared by

Taylor Design Architects Ltd
30 Manchester Road
Wilmslow
Cheshire
SK9 1BG