

Application for Planning Permission.
 Town and Country Planning Act 1990

C/33/472A

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:

Mobile number:

Fax number:

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:

Mobile number:

Fax number:

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

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	NEW HOUSE FARM		
Street address:	<input type="text"/>		
	GRASSINGTON		
Town/City:	SKIPTON		
County:	<input type="text"/>		
Postcode:	BD23 5DN		

Description:

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

Easting:	402008
Northing:	464786

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:	<input type="text"/>	First name:	Katherine	Surname:	Wood
Reference:	email				
Date (DD/MM/YYYY):	17/06/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

Advice given with reference to new fenestration details.

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. 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

Description of *proposed* materials and finishes:

NATURAL STONE

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

STONE SLATES

Description of *proposed* materials and finishes:

STONE SLATES

Windows - description:

Description of *existing* materials and finishes:

PAINTED TIMBER

Description of *proposed* materials and finishes:

PAINTED TIMBER

Doors - description:

Description of *existing* materials and finishes:

PAINTED TIMBER

Description of *proposed* materials and finishes:

PAINTED TIMBER

Boundary treatments - description:

Description of *existing* materials and finishes:

STONE WALLS

Description of *proposed* materials and finishes:

STONE WALLS

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:

2076-000 Site Plan
 2076-001 Block Plan
 2076-002 Existing Ground Floor Plan
 2076-003 Existing First Floor Plan
 2076-004B Proposed Ground Floor Plan
 2076-005A Proposed First Floor Plan
 2076-006B Existing & Proposed Elevations
 2076-009 Proposed window & door elevation
 DESIGN & ACCESS STATEMENT
 LOCAL PRE VALIDATION QUESTIONNAIRE
 LETTER FROM SEWAGE PUMP MANUFACTURER
 BAT REPORT NEW HOUSE FARM

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	4	4	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

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

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:

Agricultural

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	0	0	0
Proposed employees	0	0	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?

00.70	hectares
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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:

None

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

NEW HOUSE FARM, GRASSINGTON, BD23 5DN

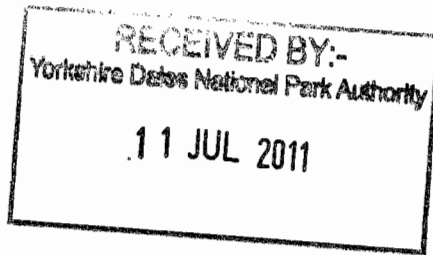
DESIGN & ACCESS STATEMENT

Guidance has been sought with regard to the proposed use of the building and the internal layout reflects the domestic nature of the extension.

Whilst the area on the ground floor may be utilised for shoots up to approximately 6 months of the year, this level of occupation may be classed as diminimus. For the remainder of the year, the building will be used for ancillary domestic purposes.

New windows will be subdivided as indicated on the attached drawings and will be painted in a muted (grey/green) colour. Windows to the house element will remain as existing.

Due to the nature of the site and its environs, access will remain as existing, but a ramped area will be provided to entrance doors.



Hunter Cowie

July 2011

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CONSTRUCTION METHOD STATEMENT FOR CREATING OPENINGS IN A RANDOM RUBBLE STONE WALL NEW HOUSE FARM, GRASSINGTON

The appointed Contractor will examine the stonework in the area where the proposed opening is to be formed. Any open joints or loose stonework will be checked and slate wedged or packed prior to the works commencing to ensure no displacement occurs.

The appointed Contractor will initially drill holes through the area of wall to be removed and subject to the size of the opening required these will be no greater than at 1M centres with no less than 2 No holes drilled for any openings narrower than 1M. This will be followed by insertion of steel needles or beams to support the load bearing masonry above the proposed new opening.

The inserted needles or beams will be supported on either side of the wall by Acrow props to transfer the load from the high level stonework across to the temporary props.

Again, subject to the size of the opening, narrow columns to either end of the proposed opening will be created to allow the insertion of vertical pillars followed by the creation of a horizontal opening to allow the insertion of a suitably specified and sized lintel to transfer the loading to the new structural members prior to removing the remainder of the stonework from the proposed opening.

For openings of 1M or smaller once the masonry is satisfactorily supported on the props the stonework will be removed in a single visit with a suitably sized lintel inserted with satisfactory end bearing to provide permanent support.

The Contractor will also employ all necessary Health & Safety measures such as cordoning off the working area, ensuring operatives have full PPE equipment and ensuring load transfer has been achieved prior to removal of the existing stonework to create the new openings.

Expert property and
surveying services

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