

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)

Yoreda
Bainbrid
Leybl
North Yorksh
DL8 3J

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E-mail: planning@yorkshiredales.org

Planning Ref No (for office use): R/48/134	
1. Applicant Name ... Address E-mail FAX:	Agent (if any) to whom correspondence will be sent Name NIGEL FOSTER Address GEORGE F WHITE, CHARTERED SURVEYORS, 9 SOUTH END, BEDALE NORTH YORKSHIRE, DL8 2BJ Tel No 01677 425301 E-mail nigel.foster@georgefwhite.co.uk
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 TRACK FROM FORSDALE FARM, HAWES, NORTH YORKSHIRE, DL8 3LY TO PICKERSETT HILL Site Area if over 0.1 hectare	
b) Tick if applicant owns or controls any surrounding land and indicate its boundary in BLUE on the plans submitted in respect of 2 a) <input checked="" type="checkbox"/>	
3. State applicant's interest in the site, eg owner, tenant, prospective purchaser etc OWNER	
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 STONE TRACK TO ALLOW VEHICULAR ACCESS TO PICKERSETT HILL BY ESTATE GAMEKEEPERS AND SHOOTING PARTIES.	
6. Tick if the proposal involves: a) erection of new building(s) <input type="checkbox"/> d) demolition <input type="checkbox"/> b) alteration of existing building(s) <input type="checkbox"/> e) change of use <input type="checkbox"/> c) extension of existing building <input type="checkbox"/>	
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) N/A	
8. State the type, colour and texture of materials to be used externally in the construction of the walls and roof Walls N/A Roof	

RECEIVED BY:-
 Yorkshire Dales National Park Authority
6 FEB 2007

9. New or Existing

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

b) How will foul sewage be dealt with? NA is this: New Existing

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

10. Tick if the proposal involves:

- a) construction of a new vehicular access to a highway?
- b) alteration of an existing vehicular access to a highway?
- c) car parking spaces

indicate number of car parking spaces:

(existing) (additional) (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:

- a) felling trees?
- b) planting trees?
- c) removal of hedging?

If any boxes ticked, indicate positions on the plan

12. Tick if a public right of way (eg footpath, bridleway) crosses the site

13. Tick if you know there are listed buildings on the site

14. If existing building, give approximate age:

15.

- a) Present use of buildings/land AGRICULTURE AND SPORTING
- b) If presently a building plot or vacant:
- i. what was the last use (if known)?
- ii. when was the last use discontinued (if known)?

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

17. I have calculated the required fee as follows:

Type of Development	Fee
Extensions or alteration to a dwelling
Residential development (Full)
Erection of other buildings (Full)
Engineering or other operation	<u>£135.00</u>
Other applications

18.

I enclose herewith the sum of £ 135.00 as payment of the fee for the determination of the accompanying application (cheques to be made payable to Yorkshire Dales National Park Authority)

I CONFIRM THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE

SIGNED

(S) Gary White
at Agent

DATE 2/2/07

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

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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 application relates forms part of an agricultural tenancy.
 Signed (S) Gene F White as Agent Date 2/2/07

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:

- the applicant was an owner [note (1) below] of any part of the land to which the application relates at the date of 21 days before the date of the accompanying application.

Signed (S) Gene F White as Agent Date 2/2/07

On behalf of
 (insert applicant's name)

CERTIFICATE B (If you are a leaseholder of all the land to which the application relates).

I hereby certify that:

- 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 Date

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 processes to be carried on and of the end products and the type of plant or machinery to be installed.			
2.	If the proposed forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.			
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
a)		What is the total floorspace of all buildings to which the application relates?		
b)		What is the amount of industrial floorspace included in the above figure?		
c)		What is the amount of office floorspace?		
d)		What is the amount of floorspace for retail trading (excluding storage)?		
e)		What is the amount of floorspace for storage?		
f)		What is the amount of floorspace for warehousing?		
6.	Please indicate changes in manpower.	Office	Industrial	Other
i.	How many staff are currently employed on the site to which the application relates?			
ii.	How many will be employed on the site after development is completed?			
iii.	How many staff do you propose to transfer from premises outside the site?			
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	
		ii.	For visitors	
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?			
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		



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Our Ref: NPJF/MH/B3769

Your Ref:

Date: 02 February 2007

Direct Dial:

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

DESIGN & ACCESS STATEMENT

Dear Sirs,

**RE: PLANNING APPLICATION FOR TRACK TO FOSSDALE MOSS
OUR CLIENT: M R CANNON ESQ (THE APPLICANT)**

On behalf of Mr M R Cannon, I enclose a planning application for a stone track to run from Forsdale Farm, Hawes to Pickersett Hill across Fossdale Moss. This letter sets out the details of the application and provides justification for the proposed development, following detailed discussions at your offices with Richard Graham, the Senior Planning Officer and Matt Neil, the Area Ranger. Please note that this planning application is submitted without prejudice to the applicant's assertion that the track (which is already in existence on the ground but generally unsurfaced) constitutes a "private way" and as such the proposed works would be permitted under the Town and Country Planning (General Permitted Development Order).

Application Site

The application site is located at Fossdale, just north of Hardraw, near Hawes. The land is owned by the applicant (Mr Cannon) and forms part of the Simonstone Estate which is a well known and well established sporting Estate. The proposal involves the surfacing (with stone) of the existing unsurfaced track which has been used for many years by the Estate's gamekeepers, shooting parties and farmers travelling from Forsdale Farm in a northerly direction to the shooting box/lunch hut located at Forsdale Pasture and then continuing onto Fossdale Moss – it is approximately 3.5 kilometres in length.

Background to the Proposal

In the ten years of his ownership, the applicant has implemented a well thought out conservation scheme to improve the heather moorland at Forsdale Farm (by reducing sheep grazing, undertaking heather regeneration and reseeding projects). At present access to Pickersett Hill is over a grass track which during inclement weather becomes wet at best and totally waterlogged and impassable at other times. In places, the track is also precarious and unsafe (for example, around Pickersett Edge). In the past vehicles have become bogged, and the ruts have become ever increasingly deep and unsightly.

Proposed Development

The application seeks permission for a stone track to replace the existing grass track. Wherever possible, the new stone track will follow the course of existing hard areas and the line of existing stone walls to minimise the visual impact from afar. The proposed line of the track is shown marked in red on the attached plan.



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Wolsingham County Durham 01388 527966
Tyne Valley 01434 674244
London 0207 318 9658

Registered Office: 6 Market Street Alnwick Northumberland NE66 1TT

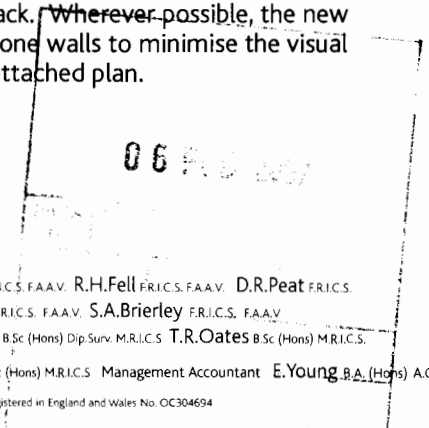
Partners

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George F White Limited Liability Partnership Registered in England and Wales No. 0C304694



Design and Layout

Reference is drawn to the enclosed copy letter from Carrick Contractors Limited dated 31 January 2007 with method statements and cross section sketch plans which refer to the three sections of track as summarised below:

Section 1 Fossdale Farm to the lunch hut

This section of track travels through predominantly improved pasture and it is proposed should be a twin track (as shown on the cross sectional sketch plan prepared by Carricks Contractors Limited) with the central section of vegetation remaining undisturbed. In order to minimise the visual impact of the track, particularly where the land rises through Fossdale Pasture, it is proposed that the track should follow the line of the existing stone wall which forms the western boundary of this field. It is proposed to use imported locally quarried stone for section 1 of the track and it is anticipated that this will weather in a short time and vegetation will grow up to the edges of the track.

Section 2 Lunch hut to foot of Pickersett Edge

This section of track travels over a deep peat deposit where (in accordance with recommendations made by Valerie Hack Restoration Ecology) it is proposed that the track will be of a floating construction which will involve a ground reinforcing membrane being rolled out on the surface of the ground and then being covered with crushed or unprocessed stone which will then be levelled with a small excavator. See the method statement and cross sectional sketch plan prepared by Carrick Contractors Limited and photograph number 1 (enclosed).

Section 3 From the foot of Pickersett Edge to the top of Pickersett Hill

The track follows the existing route of a stone track (approximately 2 metres wide) which it is proposed should be widened to approximately 3 metres as set out in the enclosed method statement for section 3 together with the accompanying cross sectional sketch plan – see also the enclosed photograph number 2 which shows a similar example of this type of track (constructed in January 2006 in Weardale).

Mitigation of Negative Impact

Given the current state of the route way, with associated exposure of bare peat substrate, wet water filled ruts and in places the development of excessive braiding, it is considered that from an ecological and landscape consideration, the creation of a load bearing, all weather surface route would result in ecological benefits. Nevertheless, there is some opportunity to ensure that any negative impact of the proposals are minimised. Please also refer to the enclosed report by Valerie Hack Restoration Ecology dated 19 November 2006.

1. Impact Avoidance

- The design of the proposed track already incorporates a high degree of minimisation, since the route of the proposed surface track follows the existing route way where trampling damage has occurred to the vegetation in the past.
- Further, the use of a floating construction over deep peat areas is the best available method for protecting the integrity of the underlying peat substrata, thus minimising any negative effect of track construction resulting from compaction or disruption to the peat hydrology.
- The section through Fossdale pasture allows for the route to follow closely the existing dry stone wall. From a landscape consideration, the close proximity of the wall should serve to hide the track and thus reduce the visual impact.
- In order to weather the new track surface and to encourage re-vegetation simple methods such as spreading manure/slurry would take place and the application of seed.

2. Impact Mitigation

- Active attempts will be made to establish vegetation following construction of the surface track. During construction any strip turfs will be stored and then replaced on the bunds. Vegetation could be established from seed in any intervening areas.
- The application of manure, a thin layer of top soil and the addition of seed would actively encourage the re-vegetation of the track central route way and the adjoining areas to either side of the new track.
- Grazing by stock would be comprehensively restricted in order to allow the re-establishment of vegetation from seed.
- To ensure that any mitigation is as effective as possible, it is recommended and encouraged that the mitigation works are monitored by the Yorkshire Dales National Park Authority and that the results are used in a proactive manner to inform and allow any amendments to the specifications as necessary.

Conclusion

In conclusion it is considered that this proposal, if successful, will result in a well conceived and sensitively constructed track that respects the objectives of the Yorkshire Dales National Park Authority. In the long term such a track will be of great benefit both in terms of visual impact and also ecologically. Construction will be undertaken in such a manner to avoid any disturbance to breeding birds in line with the Wildlife and Countryside Act (1981).

I look forward to receiving formal acknowledgement of the application and a receipt for the fee in due course.

Yours sincerely

FRI CS FAAV

For and on behalf of George F White LLP

- Enc:
1. Application form for Full Planning Permission
 2. Five copies of the plan of the proposed development
 3. Pre-validation questionnaire
 4. Cheque for the planning fee (£135)
 5. Copy report for Valerie Hack Restoration Ecology dated 19 November 2006
 6. Copy letter from Carrick Construction Limited dated 31 January 2007 with:
 - Construction Method Statements (3)
 - Cross Sectional Sketch Plans (3)
 - Photographs of example completed tracks (2)