

J. David Jennings
Ellerbeek
Goathland
YO22 5LY

4th March 2019

Ms. H. Webster
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Reference NYM/2019/0044/FL

Dear Ms. Webster,

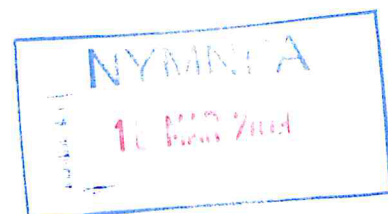
I write to object to the application, referenced above, to construct 4 timber cabins for use as holiday accommodation by the Mrs A. Walker of Cow Wath Cottage, grid reference 483914 501360.

My objections are numerous, and I detail them below;

1. The land is currently agricultural and in a National Park so that a change of use would be necessary to change to a series of holiday cabins. It is not acceptable to change the use of such land within a National Park and more particularly where the change would cause visible unpleasantness to those approaching the village.
2. The access to these cabins is very close to adjacent houses and is not a normal road or even track, being used now by only a handful of vehicles in a typical year. It is single strip so its use by 4 vehicles wanting to access/egress several times a day would cause some nuisance, is Mrs. Walker proposing traffic lights or laybys to prevent excessive noise from the car horns. Similarly, the access onto the main road is poor because it is on a bend with limited vision.
3. Goathland is in a National Park and as such is one of too few areas to be protected for people from urban areas to enjoy, it is incumbent on us all to protect and maintain these places. The area has across the road from this site a farm who has many spaces for camping and parking caravans. There is an official site in the village itself where again caravans can park, or people can camp. And on the other side of the village yet another large campsite for caravans and tents, so three large campsites within a mile or so. Why does the area require any more timber cabins.
4. The timber cabins/huts proposed, show as using wood stoves, these are an environmental hazard in my view and should be banned completely.
5. It isn't quite clear to me from the planning application how human waste is going to be disposed of, also what electricity will be provided and lighting, all of this will add to the visible nuisance to the area and is quite underplayed in the application. Finally, what signage will be required, Goathland already has some signs which are little short of farcical (as well as misleading).

Yours faithfully,

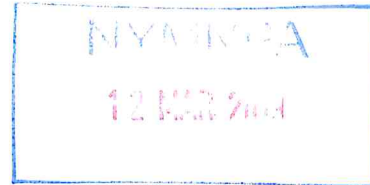
David Jennings





Mrs Hilary Gray
Brackenhill Cottage
Cow Wath Bank
Goathland
Whitby
North Yorks
YO22 5NQ

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Re planning application No NYM/2019/0044/FL

To whom it may concern,

I am writing to you in objection to the recent application made by Mrs Angela Walker, Goathland, for the application 'use of land for the siting of 4 no. Shepherds Huts with associated package treatment plant'. I have numerous points which I feel should be considered and are of concern to myself and the local community. I propose that this application should be viewed under two different objectives: the practicality and location of the actual site, and also the reasons for wanting the Shepherds Huts in the first instance.

- Access has been gained to the field in question by various methods which include using the bridleway at the front of the cottages (this now has permissions on it to prevent certain usage), and the most recent access via the moor at the back. The latter of which has been made more accentuate by the cutting of the sieves and grass by the current owner of the field. The field has been accessed through the moor in the past by farmers for agricultural purposes. However, this does not mean the paths are legitimate, and consequently there is no Ordnance Survey map that will show them as either a footpath or right of way. The proposer has suggested the paths can be seen via Google Maps- however, this is merely due to the incessant grass cutting by the proposer in order to meet a certain objective. Furthermore, in order to access the site using the proposed route, cars would need to come off the public highway and across a privately owned road. If the road was not maintained to a high standard, including the use of tarmac, the cars would undoubtedly end up parked on the private road resulting in a huge inconvenience to the residents.
- The field is in a very prominent position which the details in the application fail to show. Ariel photos can be very good to show positioning but do not show the impact on the surrounding area and sky line. As I have demonstrated in the photos I have included, as you drive through Goathland down the main road you will see the Shepherds Huts on the sky line, and in full view from the shops to the station. As you approach the village from either Whitby or Pickering you will also see the proposed dwellings even if screening was added. I believe that when the North Yorkshire Moors National Park was first established in 1952, Goathland and the surrounding area was deemed an area of outstanding natural beauty (AONB). Goathland is classified as a national asset and should be safe guarded to conserve and enhance its natural beauty; I believe this application disregards this.

- The proposed site poses various complications with regards to utilities. The supply of water has always been an issue with local residents around the proposed site. The additional draw of the existing supply will cause further problems in the future for the existing residents due to the main supply passing the applicants field first before the other residents- thus, getting first draw of water from the supply. The existing residents have already recently spent several months with very poor water pressure; the proposed plans would exaggerate the already poor water supply.

There is no mention in the plans in regards to how electric will be supplied to the site. Consequently this opens up the question of whether the existing supply to the cottages will be sufficient or whether a transformer will need to be installed on a pole which again would stand out against the sky line.

Sewage is also a concern to the existing properties. The sewage system runs via the old fashioned twin tank system where the top water drains off to a ditch at the back of the properties. The system would stand four feet away from the proposed access; this could lead to a variety of problems. However, a prominent concern is the ditch could become blocked as the pressure from vehicles travelling on the road could cause subsidence due to the area being very boggy and unstable. The system works for the existing five properties but I doubt if it could handle more water.

The proposal mentions the use of a 'biocell quick zone' sewage plant with excess water going into a soak away. However, the plans do not show any Coefficient of Permeability test results or if one has been completed at all. To my knowledge, the soil in this area is one to two feet deep, and below this lies clay. With this in mind where will the excess water go? Will a sewerage wagon be able to access the site to drain the tank?

As an example of this, above the proposed site there is a small tarn which was built many years ago as a water storage for the railway. The location of the tarn was chosen due to its height above the railway and also for its ability to hold water due to the clay ground which was used to line the tarn.

There is no mention on the plans as to how general waste will be disposed. The site will need commercial bins which will have to be taken to the edge of the public highway on a weekly basis. The council wagon will not drive to the site and as the road to the 5 cottages is private they will not be able to leave them on the existing residential bin area.

- Wildlife and animal welfare is a major concern on all applications and this should be no different. The plans show that there are drains on the moor- these are in fact ditches. Drains are buried underground where as ditches are open drains which are essential to a wide spectrum of wildlife. I have lived in the cottages for over fifty-one years, and my children have played on the surrounding moors; in these very ditches they have found Crested Newts, Toads, frogs and Dragonflies. There are also Adders, Slow Worms and Grass Snakes surrounding the area. In the field there is an old horse box which has a small colony of Noctule and Pipistrelle bats which during the light summer evenings you can see circling around our properties. The land consists of mostly grass and bracken, and this provides a good source of insect life needed for the nesting Meadow Pipits and other lowland bird. The lowland birds in turn provide a good source of food for the ever decreasing numbers of Merlin that have used the moor adjacent to this for nesting. The disturbance of this important habitat could have significant effects in the future of our moorland species, which is an increasing concern.



- If screening was ordered to be put in place for the proposed plans- should they be accepted- this would need to be in keeping with the Hawthorn and Blackthorn trees on the site. These are deciduous trees which lose their leaves in Winter, consequently making the huts visible. Goathland is busy all year round, with walkers attracted by the undisturbed scenery and natural views. Do we want photos of Shepherd Huts on the skyline? Furthermore, these types of trees take years to grow to an acceptable level of screening and even then will surely block the view for the Shepherd Hut residents?
- The parking allows for up to four cars, if this is truly for mental health patients surely there will be a need for staff cars as although the applicant may have the relevant health qualifications she would not be able to look after eight patients on her own so there will need to be parking for extra staff.
- If an ambulance is required then how will they access the area as they are not allowed to drive up a track onto the moor? This would mean Mountain Rescue would have to get involved if a patient needs hospital treatment.

At the beginning of my letter I stated that I would address two issues- the second one being the reason for wanting the site. The applicant has quoted several sources on the review of mental health and the benefits nature can provide on your physical and mental wellbeing. This is a 'Hot Topic' at the moment with grants been offered by the government as a 'quick fix' to a longer term problem. If the government change the policy on this, as we often see happen, what will happen to this site? The change of use to holiday chalets as mental health 'Holidays' should be no longer viable. What will happen if the applicant wants to sell the business? Can the new owners, whom may not have the same qualifications as the proposer, change the business use? Whereas I agree that mental health is a growing concern, I believe there are many voluntary opportunities that can undertaken without charging the price.

I therefore feel that the application should be viewed as a camp site as the use of certain labels does not necessarily mean they are of best interest. The disregard to what the proposer will gain out of the site leads me to believe the applicant is using mental health as a window of opportunity.

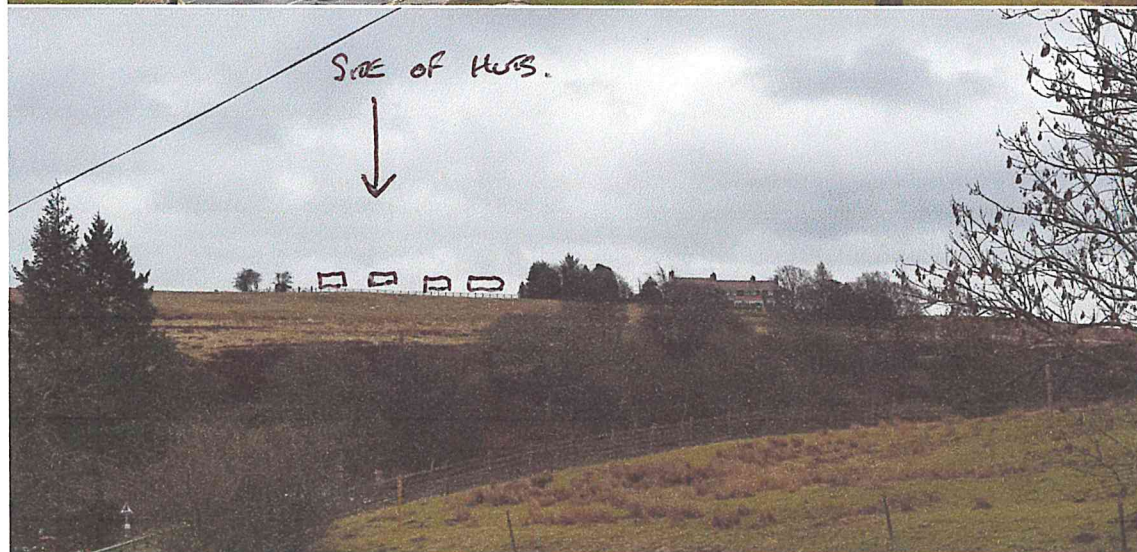
If the plans are allowed there will need to be restrictions/ occupancy restrictions put in place to stop further development in the field and in the applicants adjoining garden. The question of whether the applicant would have the development added to the deeds of the existing dwelling would need to be considered in order to prevent a separate sale in the future.

The application should be refused on the points mentioned above for the longer term preservation of the beauty we have in Goathland and the wider Yorkshire Moors. The moorland areas are unique to the UK and not found any where else in the world, and this is why it is important to preserve them.

Kind regards

Hilary Gray





NYMNP
12 MAR 2019



NYMNP
12 MAR 2013

VIEW LOOKING DOWN TO VILLAGES



NYMNPA
12 MAR 2019