

Manor Cottage,
Golden Grove
YO22 5HH



Ref:- Application NYM/2019/0398/FL

Dear Elspeth,

Have read your concerns on the above proposal and also have my own concerns.

Septic tank/package treatment plant. We in the main sector of the Grove were chastised for getting the beck contaminated from our old septic tank not only because of the spawning fish but the beck goes into the harbour so we had to replace it with a new one and also requested by authorities to have it cleaned at least twice a year. You mentioned about location of a new tank and how they would ensure that tree roots are not compromised by the installation or connection. Would be interesting to hear their explanation.

Woodland/foilage. The foliage is quiet thick due to the land not been used and does have some beautiful flowers at times but it's also the woodland itself we are worried about because we would lose all this if one of the log burners in a log cabin in the middle of a longstanding woodland got out of control how can they guarantee they are kept under control 24/7.

I would sooner see the foliage/woodland on my walk than trees dying of root damage or burnt ground due to a fire.

Regards

Mrs Pringle

Regards

Long Barn
Waverley Lane
Farnham
Surrey
GU9 8EW

19/398

31st July 2019

Mrs Gill Bastow
Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondage
Helmsley
North Yorkshire
YO62 5BP



Dear Mrs Bastow

Planning Permission Application at Valley View, Golden Grove

I am the owner of Beck Cottage, Golden Grove YO22 5HH and it has just come to my attention that the owners of Valley View have applied for planning permission for a further log cabin on the site and permission to replace the large shed with a yoga studio. If granted, both these permissions would lead to significant additional traffic up this single road cul-de-sac, which it is not capable of supporting in a safe manner. As you are no doubt aware this road is regularly used by walkers whose safety would be at risk and the road itself is not capable of bearing additional traffic.

We own the woodland opposite this property and I believe that the additional log cabin on the site would lead to a greater fire risk.

In view of these objections I do hope this planning permission will be turned down.

Yours sincerely

Simon Turnbull

①

Telephone No NYM NPA

1 JUL 2019

Ref No

NYM/2019/0398/FL

Mr. Mrs J.P. Wood

Manor House,

Golden Grove,

Ruswarp

Whitby

YO22 5HH

Dear Miss Bastow

Further to our telephone conversation on Friday 26th July, about our concern about the proposed development of Valley View postcode YO22 5HH

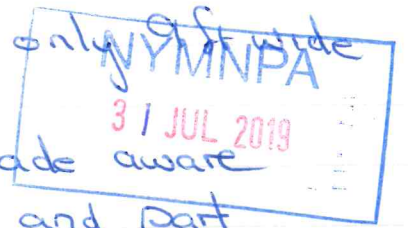
We missed the planning application of the first log cabin, due to no notice put up in the actual Grove, it was the application for a 2nd log cabin, it only came to our notice by a neighbour going for a walk that we found the notice this time

Here is a list of our concerns.

A ccess to the Grove from Glen Esk road is very narrow with no proper passing points (we have been informed, a while ago by the Highways dept. will not provide passing places) So traffic from buildings will make it a nightmare. Also concern, is the amount of contractors vehicles and materials ^{that} will go by, damaging our wall or the pipes of Beck cottage

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opposite, because the ^{road} is only ~~off~~ ^{off} side at this point.



Also we have been made aware of is that a yoga teacher, and part of the development, is to pull down an existing building, and build a new building to provide a hobbi room storage and a one bedroom accomadition. Therefore more traffic either as holiday let and/or yoga classes. There is a perfectly useful village hall in Ruswarp that can be hired for yoga classes.

Our next concern is 'fire risks'. All the surrounding area is woods, coming from beyond Valley View right down to the Grove. This development is treobling the risk of fires. Endangering not only our properties but lives as well.

Not in the far past, the previous owners had a outside boiler fire causing alot of damage and by using water from a pond, was brought under control.

This incident was not logged because no fire Engine was called.

Which brings me to ^{next} ~~our~~ concern which is a fire engine will not be able

NYMNPA

3 / JUL 2019

③
pass our property due to the narrow road, to deal with any fires that may occur

Our next point is, the ambulance service.

Two owners ago to the said property, one of which had a heart attack and the ambulance refused to go past our wall, so the patient had to wait for a suitable vehicle to come (endangering her life considerably).

Next point is sewerage, we don't know the existing plans are, but surely a new system will be needed to cope with the new buildings. Saying again large vehicles will ^{not} go passed our property.

They cannot use the stream due to Environmental laws.

Our old septic tank in the Grove did not come up to standard, from the Environmental Dept. We were heavily chastised and we had a new septic unit put in.

The next issue is refuse collection. At the moment the Turnbull family allow bins from Valley View, to be stored till collection day, on their land. This will come

④

To an end, when more refuse bins are needed, to cope with the extra amount of refuse. Therefore there will be no where for bins to be stored

Finally if this development, is given the go ahead, It will open the 'Flood gates' to the properties in the area that have extra land. Therefore applying for building consents, If given to 'Valley View, you cannot refuse others.

This is small, secluded, quiet, hamlet, not a place for a business

Yours Sincerely



From: Gratton, Mark R.
Sent: 25 July 2019 17:23
To: Elspeth Ingleby
Cc: Barbara; Jill Bastow;
Subject: FW: Valley View Clearwater Sewage Treatment Centre Planning Application
NYM/2019/0398/FL

Dear Elspeth Ingleby

See below regarding Valley View Clearwater Sewage Treatment Centre Planning Application
NYM/2019/0398/FL.

We saw your comments on this application from 8th July 2019 “it is proposed to use a (presumably new) septic tank to deal with foul sewage. No percolation test has been submitted or details given as to why the applicant has not considered the use of a package treatment plant which would greatly reduce the amount of pollutants of effluent from the tank. It is also not specified as to where the septic tank would be located and how it would be ensured that tree roots are not compromised by the installation or connections. The cabin is located only 30m from Rigg Mill Beck/Cock Mill Beck (both names are used I believe) which is an important spawning area for Atlantic Salmon and Sea Trout – important species in the area which are in decline – and thus preserving the water quality of this beck is of the utmost importance”.

Whether a septic tank or a package treatment plant is used, the important thing for us is that there is no discharge into the beck and that all sewage discharge is directed into soakaway as the previous owners had done with the first log cabin.

Best wishes
Mark and Barbara Gratton

From: Barbara
Sent: 25 July 2019 16:33
To:

Subject: Valley View Clearwater Sewage Treatment Centre Planning Application
NYM/2019/0398/FL

Dear Gareth Reed and Jill Barstow,

We are Mr Mark and Mrs Barbara Gratton Waterfall Cottage, Golden Grove, Whitby,
North Yorkshire YO22 5HH

I have just spoken to Gareth and Harriet and I am now confirming in writing.

Our home is at the bottom of Cock Mill waterfall - Waterfall Cottage , Golden Grove Whitby YO22 5HH formerly known as Cock Mill.

We have a court order and EA consent to enforce the discharge from a sewage treatment centre position is past our entire property into Cock Mill Beck in order to stop life threatening infections of human sewage pathogens due to the aerosol and spray which our home is surrounded from the waterfall. Cock Mill Beck is a A rated salmon and sea trout spawning stream and any sewage input degrades this unique top quality environment.

The previous owners of Valley View were aware of the risk to our health and the beck and fitted a septic tank with discharge into the ground which works.

We have no concerns if the sewage discharge either from a new septic tank or a treatment centre is put into a soakaway into the ground as the other log cabin at Valley View. This prevents any risk to human life and degradation of the spawning grounds of the salmon and sea trout on Cock Mill Beck.

On speaking to Gareth he has told me that his client would not want to cause problems to ourselves or the environment and would be happy to put the sewage discharge into the ground and not pollute the beck.

Jill you had left work so I spoke to Harriet who told me to contact you tomorrow. It has been on your advice to change from a septic tank to a treatment centre. This was not on the original application which stated septic tank. Harriet could not inform me of the discharge point but Gareth told me he and his client would be happy to put the discharge to the ground.

The previous application to put human sewage from a treatment package centre above Cock Mill waterfall was the most contested application which led to the MP/ Whitby Council / GP / Ecology groups and legal case enforcing a court order that the outfall had to be put past the entire property of Waterfall Cottage to safe guard human life.

As the previous owners of Valley View did with their planning for the first log cabin at Valley View they safe guarded the beck and human life by putting the sewage discharge into the ground.

I hope Jill and Gareth you can confirm to us that any sewage discharge will be directed to the ground and not the beck so we do not have to waste time on litigation.

A pleasure to speak to both Gareth and Harriet. I will have a chat with you Jill tomorrow when you are back at work.

Best wishes
Barbara and Mark Gratton

From: Barbara
Sent: 25 July 2019 16:33
To: Jill Bastow; Mark Gratton
Subject: Valley View Clearwater Sewage Treatment Centre Planning Application NYM/2019/0398/FL

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A pleasure to speak to both Gareth and Harriet. I will have a chat with you Jill tomorrow when you are back at work.

Best wishes

Barbara and Mark Gratton

From: Barbara

Sent: 26 July 2019 09:08

To:

ark Gratton; Jill Bastow

Subject: Planning Application NYM/2019/0398/FL Golden Grove Health assessment Court Order
Claim No: YO204723

Dear Steve Reynolds,

We have just been informed of your opinion on the proposed additional planning application for a log cabin at Valley View with sewage discharge via a septic tank to the ground. You stated no risk to human health which we agree as the first log cabin built recently has been served with a septic tank with discharge to the ground with no adverse health effects via Rigg Mill Beck / Cock Mill beck.

This application on the 19th July 2019 has been recently modified to a treatment centre which can potentially discharge to the Rigg Mill Beck / Cock Mill Beck and would have life threatening exposure to human sewage pathogens to our family who live downstream at Waterfall Cottage at the base of the waterfall.

Your opinion would now be incorrect for a discharge from a sewage treatment centre if it was discharged into Rigg Mill / Cock Mill Beck.

We are Mr Mark and Mrs Barbara Gratton Waterfall Cottage, Golden Grove, Whitby, North Yorkshire YO22 5HH

Our home is at the bottom of Cock Mill waterfall - Waterfall Cottage , Golden Grove Whitby YO22 5HH formerly known as Cock Mill.

We have a court order (Claim No: YO204723) and EA consent to enforce the discharge from a sewage treatment centre position is past our entire property into Cock Mill Beck in order to stop life threatening infections of human sewage pathogens due to the aerosol and spray which our home is surrounded from the waterfall. Cock Mill Beck is a A rated salmon and sea trout spawning stream and any sewage input degrades this unique top quality environment.

The previous owners of Valley View were aware of the risk to our health and the beck and fitted a septic tank with discharge into the ground which works.

We have no concerns if the sewage discharge either from a new septic tank or a treatment centre is put into a soakaway into the ground as the other log cabin at Valley View. This prevents any risk to human life and degradation of the spawning grounds of the salmon and sea trout on Cock Mill Beck.

On speaking to Gareth Reed who is representing the applicant Ms Clissold he has told me

that his client would not want to cause problems to ourselves or the environment and would be happy to put the sewage discharge into the ground and not pollute the beck. This would safe guard our health by preventing exposure to life threatening human sewage pathogens. Gareth told me Jill from the National Park had directed a treatment centre on the grounds better quality discharge.

We are asking Jill today to clarify the discharge point.

The previous application to put human sewage from a treatment package centre above Cock Mill waterfall was the most contested application which led to the MP/ Whitby Council / GP / Ecology groups and legal case enforcing a court order that the outfall had to be put past the entire property of Waterfall Cottage to safe guard human life.

It has been nearly 20 yrs since SBC Environmental Health established at Waterfall Cottage the aerosol and spray from the waterfall would act as an efficient distributor of sewage pathogens on our home and pollute our environment. We had years of infections linked to this aerosol and spray with the previous sewage discharge above the waterfall.

GP Dr D Vasey stated in his objection to the sewage from the treatment centre discharging above the waterfall that the family was suffering multiple infections from this sewage discharge with the waterfall being a highly effective distributor of human pathogens and a serious health risk with the authority at risk of being sued if it was allowed to continue. It was stopped by legal counsel and the County Court judge enforcing a court order with the EA consent to discharge only at a specific point situated some distance from the end of our property and a long way from the waterfall.

We do not agree that a sewage discharge from a treatment centre which discharges to Rigg Mill Beck / Cock Mill Beck above the waterfall at Cock Mill / Waterfall Cottage has no impact on human health as we have had bitter experience of life threatening infections from this and the judge enforced a court order to put the sewage discharge past our property entirely with the EA consent.

I will ring you today Steve to discuss after I have spoken to Jill to confirm the discharge point on these modified plans.

Best wishes

Barbara and Mark Gratton

From: penny pringle
Sent: 23 July 2019 17:20
To: Jill Bastow
Subject: Valley View Golden Grove.

Dear Jill,

Thank you for taking my call this morning and listening to some objections towards planning app 2019/0398

APPLICATION FORM

8/ New vehicular access to/from public road. New fencing up looks like getting ready to extend parking area to take more than 2 cars which are normally there for the 2 bedded log cabin which takes 5 guest's. Application states 3 cars (new cabin 3/4 guest's extra 1/2 cars) although you state they are not.

10/ The whole Grtove is surrounded by woodland and 2 becks.

12/ They said **NO** to protected/priority species where it should have been **YES** as there is salmon/trout spawning in the beck and a few ancient ground foliage as stated in Elspeth Ingleby's report.

13/ Septic tank. Are they getting a new one? If so how are they getting it up there also how will it get cleaned as the lorry can not get by the narrow section of the Grove. We were chastised for getting the beck contaminated from our old septic tank as the water goes into the harbour so had to have it replaced, have it cleaned and inspected at least twice a year (we have invoice's to prove that we do last time was 22nd July 2019) so if we have to go through this I would imagine the same will go for them.

15/ They said **NO** to trade waste , surely it is **YES** due to more bins required for the rubbish from the rental cabins. As the bin lorry can not get up to Valley View the bins are at present kept in a garden down in the Grove but the owners are not really happy with this and may not accept any extra ones there, so where are the bins going? I imagine left sat in the Grove taking up valuable residents car parking space and they will just bring the bags down by car. Again we are been put out for their gain of income unless they invest in a vehical that can take the bins up and down.

Corrogated out building for storage, no problem they have animals that need shelter and food storage. Extention to house, no problem not effecting anyone. Extention/rebuild to out building at bottom of the field for storage and hobby room. We were infromed by the last owners of Valley View that the new lady was into Yoga (which she mentions on her rental sites) and she was hoping to set up classes. We thought she would hire the village hall that has access plus it would be extra income to Ruswarp village but are the classes going to be in the hobby room? You will more than likely say no but we will watch the space.

Upgrade piece of highway verge to provide passing area. Yes there is one outside

Valley View but more often than not has cars parked in it also the land belongs to Turnbulls who own most of the woodland and also have a cottage in the Grove. No point cutting into their own land as you have to go about 1 mile on a single track road pass their house to get out of the Grove also a few years ago the residents of Golden Grove tried to get some passing place put in but we were refused so we will see if they are granted them for their PAYING GUEST'S

Our main complaint is the traffic level and fume pollution, the last owners of Valley View said when they put the log cabin up (which was done again without the Grove been clearly informed) they had been told by the Highway department they were on boarder line for vehical access.

Rental period they state over 20 weeks. Easter - Oct (end of school term) approx 33 weeks X 7days per wk X at least 3 cars X twice a day in/out of Grove as that is the only way they can get to Valley View and it could be more than twice a day = 1848 vehicals passing our homes on a single track PLUS the owners cars AND the people going to Yoga if it starts.

In the past we have had a ambulance refuse to go to Valley View due to the damage that would have been caused to it gretting past the narrow section so fire engines will not be able to get up without causing damage to the cottage sat right on the road (we have no footpaths) so if one of the log burners or gas hobs in the log cabin gets out of control (there was a fire there which was put out by using the water from the fish pond)

not only will the cabin be gone but the woodlands that surrounds the whole Grove and in a dry period as we are having now it would not take long to get out of control due to engines not be able to get there.

The residents of Golden Grove came here because of the calm, quiet secluded area, we are now having it turned into a busy tourist area by people who already have rental property in Robin Hoods Bay so who is to say if they get the go ahead with this cabin they will not put more up(I know you will say no they will not be allowed) but for goodness sake you are the NORTH YORKSHIRE MOORS NATIONAL PARKS and I thought you stopped people from taking advantage and becoming direspectful of rural areas. Our days of sitting out at night in our gardens which are by the road side, relaxing enjoying the peace and quiet, our grandchildren playing in the Grove, taking our dogs on quiet walks and watching the horses go by as they knew there is/was little traffic is already getting disturbed by late night traffic to the cabin that is already there so what will it be like with 2 or even more goodness knows all I can say is that the residents of Golden Grove are not only been put out for the gain of income by new comers but our property value will also be effected by the traffic.

I am also writting to Elspeth Ingleby to inform her we have put in objections.

Regards

Capt & Mrs Pringle

Manor Cottage,
Golden Grove
Whitby
YO22 5HH