



**BARKER BROS. LIMITED**

**Directors**

S. M. Barker  
J. M. Barker

East Cliffe Lodge, Cliff road, Staithes,  
Saltburn by the Sea, Cleveland TS13 5AE

**Reg No. 6612892 VAT No. 941 7735 06**

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

12<sup>th</sup> July 2019

Dear Ailsa,

**Ref: NYM/2019/0341/FL - Application for change of use of barn to camping bothy at Greenacres Barn, Staithes.**

Thank you for your letter dated 8<sup>th</sup> August 2019.

Please find below an additional list of concerns in relation to the 'camping bothy' at Greenacres Barn.

It is noted that regular checks will be undertaken by the National Trust's Holidays Manager to the Bothy - Is this manager going to pay to park in Staithes and then walk to the Bothy with it being so close? How many times a week is there going to be a visit? If not, and they wish to unlock their field each time and park within their land - Would they then contribute to the road maintenance of the track that leads towards the Bothy and the surrounding land (fields full of thistles) that they are currently trying to find someone to rent?

The National Trust says guests will be advised when booking via the website of the location of Car Parks within Staithes which is within walking distance of the Bothy - So is this just a cheap/alternative way of staying in Staithes - undercutting all local business' and not for use by long distance walkers as the name "Bothy" implies?

The National Trust also say that the access code will be changed regularly. This will mean more visits by the Holidays Manager. How often will it be changed? Every few days? If not, it will be easy for visitors to check online if the property is empty for subsequent days and then stay longer if the access code is not changed daily meaning more visits by Holidays Manager to make sure this doesn't happen?!

If permission is granted, (which we whole heartedly hope it isn't), we strongly recommend for a Temporary Planning Condition to be put in place so that the Bothy's use, obvious future litter problems & daily/weekly vehicle access can be monitored. This would then also enable us to see the impact it will have on the local wildlife – especially the Barn Owl which should be fully assessed.

Any further information required – please get in touch.

Kind regards,

Sam Barker.  
Jane Barker.

Directors.  
**Barker Bros. Limited**

From: Rachel cana  
Sent: 17 July 2019 13:27  
To: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
Subject: NYM/2019/0341/FL – Conversion of barn at Greenacres

To, North York Moors National Park.  
Planning Dept.

NYM/2019/0341/FL – Conversion of barn at Greenacres

This is an unwarranted commercial venture that in my opinion, will drastically have an adverse impact on Staithes. We already have many bed & breakfasts nearby for walkers to use that have electric & heating and litter bins within the accommodation. The idea of walkers taking rubbish away with them will just not work leaving our lovely village to suffer.

I have also seen that the proposed building is stood alone and not within or near a group of buildings so on these reasons – I wish to fully object.

Regards

Rachel Cana  
30 Captain Cooks Close  
Staithes  
Saltburn-by-the-Sea  
TS135AP

Sent from my iPhone



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10<sup>th</sup> July 2019

Dear Alisia,

Ref: NYM/2019/0341/FL - Application for change of use of barn to camping bothy at Greenacres Barn, Staithes.

We would like to register an objection to the planning application noted above.

We own and farm the property and land immediately surrounding the area in discussion and feel this will have a huge impact on both ourselves and the surrounding area.

Please see below our main concerns.

1. The 'water supply taken from a nearby mains source' is located on Church Street, Staithes. If this is the water supply they wish to connect into then they would have to gain permission from ourselves to access/excavate our land in order to fit a new supply to their desired location. This would not be granted.
2. It has been noted on the planning application (and also seen by ourselves) that an owl has been roosting within the barn and feel that an owl nesting box placed within the proposed shed conversion would not be suffice for the owl to continue using the area once it has been converted due to the noise and disruption there would naturally be by people using it as accommodation. We have had a large number of people coming to use this part of the Cleveland Way footpath along with their cameras to photograph the owl as it is always flying around within the vicinity. In addition to the owl, if you attended our farm on a late evening (which is approximately 20meters from the proposed conversion), you would see the large number of bats that there is flying around that area. Again, we feel accepting this proposal would have a huge disturbance to the local wildlife
3. The idea of the rubbish being taken away with them – please note that the nearest litter bin would be Port Mulgrave. We strongly feel that people using the 'shed' would not be able to physically take away all of their rubbish with them – it just wouldn't happen leaving our properties & land to suffer.



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4. 'The property will be operated and managed to ensure that there is no adverse impact on any of the nearby properties'. Now we have had many dealings with the national Trust and one of our biggest concerns was the communication between us and them. Seeing that they are basing 'any impact' on ourselves being relied on their managing skills concerns us a lot. To outline further how the National Trust say they don't want to cause any adverse impact on us, the access road (which includes access to the fields owned by the National Trust) has a right of way to all the properties and land which consists of 6 parties. The National Trust is the only one out of these 6 which refuse point blank to contribute to the upkeep of the road which we feel is highly unfair to the other parties and hope that you now understand why we have big concerns towards this statement.
  
5. The location of the shed looks very appealing on the application, however, it does not show that to the left of the shed (approx. 3 meters) there is a large field that is regularly organically fertilized with pig manure. The nearest households are all associated with the farm and this doesn't cause any disturbance or upset when carrying this process out. By granting permission, it would give the opportunity to anybody staying at the proposed accommodation to raise environmental health issues for nuisance of smells. We have worked very hard over the previous years adapting our farm to run alongside local business' without causing implications for either parties. This would potentially undermine this.

I could express a vast amount of additional concerns but I think that on a whole, reading the above and seeing that it is a development not within or near other groups of buildings and that no specific need has been demonstrated - I very much hope that planning is refused.

Staithes is a beautiful village with many bed & breakfasts available and fully feel that this is an unwarranted commercial venture.

Kind regards,

Sam Barker.  
Jane Barker.

Directors.

**Barker Bros. Limited**



Spray Cottage

Cottages, Staithes

Cottage

Cleveland Way

Land owned by us

Cleveland way

Proposed development

Cleveland Way

Cliff Rd