

From: [Hilary Saunders](#)
To: [Planning](#)
Subject: FW: NEW APPLICATION POST - NYM/2019/0382/FL - High Laites Farm, Hawsker Lane, Hawsker - COMMITTEE
Date: 16 October 2019 13:59:26
Attachments: [119101515084500943.png](#)

Yours sincerely

H. Saunders

Mrs Hilary Saunders MRTPI
Planning Team Leader
Development Management

Tel. no 01439 772700

From: John Readman
Sent: 16 October 2019 13:46
To: Hilary Saunders
Subject: Re: NEW APPLICATION POST - NYM/2019/0382/FL - High Laites Farm, Hawsker Lane, Hawsker - COMMITTEE

Dear Mrs. Saunders,

Thankyou for forwarding the revised plans, which solve a conundrum.

Our minor request, is only that refuse bins for the additional cottages be sited at those premises, as we do have problems in windy weather with bins blowing over and strewing contents.

Thankyou once again for the update

John Readman

From: Hilary Saunders <h.saunders@northyorkmoors.org.uk>
Sent: 15 October 2019 14:08
To: John Readman
Subject: FW: NEW APPLICATION POST - NYM/2019/0382/FL - High Laites Farm, Hawsker Lane, Hawsker - COMMITTEE

Dear Mr Readman,

I have just received the revised site plan, omitting the new access. Hope that's of assistance, and any additional comments welcome.

Kind regards

Hilary

H. Saunders

Mrs Hilary Saunders MRTPI

Planning Team Leader
Development Management

Tel. no 01439 772700

From: Planning
Sent: 14 October 2019 13:26
To: Hilary Saunders
Subject: NEW APPLICATION POST - NYM/2019/0382/FL - High Laithes Farm, Hawsker Lane, Hawsker - COMMITTEE
Importance: High

From: John Readman
Sent: 14 October 2019 10:25
To: Planning
Subject: NYM/2019/0382/FL

Dear Mrs Saunders,

Further to my email of last week. Whilst I am quite happy with the plans for the building alterations, the questions from others about the application, centre around access. On this point, High Laithes has an existing access onto the track, the plans shown indicate another, for additional car parking, from what is now a garden at a much lower level. Any new access will have to cross from the applicant's boundary at the garden wall onto my property. The plans do not show how this is to be done without affecting the integrity of the track, which is also a public bridleway, nor, unfortunately, has the applicant approached me about this. The current track level should remain as it is now, and until it is clarified how this would be achieved, I would not grant permission for any work on the said track.

Yours John Readman



PRINCESS ROYAL
TRAINING AWARD
2018

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www.northyorkmoors.org.uk

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From:
To: [Planning](#)
Subject: NYM/2019/0382/FL
Date: 14 October 2019 10:24:55

Dear Mrs Saunders,

Further to my email of last week. Whilst I am quite happy with the plans for the building alterations, the questions from others about the application, centre around access. On this point, High Laithes has an existing access onto the track, the plans shown indicate another, for additional car parking, from what is now a garden at a much lower level. Any new access will have to cross from the applicant's boundary at the garden wall onto my property. The plans do not show how this is to be done without affecting the integrity of the track, which is also a public bridleway, nor, unfortunately, has the applicant approached me about this.

The current track level should remain as it is now, and until it is clarified how this would be achieved, I would not grant permission for any work on the said track.

Yours John Readman

From:
To: [Planning](#)
Subject: NYM/2019/0382/FL
Date: 09 October 2019 19:07:55

Whitby Laithes Farm, Hawsker, Whitby, YO22 4JZ

Dear Mrs Saunders,

Ref: NYM/2019/0383/FL

Following our telephone conversation of today regarding NYM/2019/0382/FL, I have perused the relevant plans, planning application, and further correspondence by the current owners of High Laithes Cottage, and feel that I need to clarify and take the opportunity to discuss the track in question. Firstly, however, I need just like to clear up some misunderstanding about comments made by the applicants, and the agents representing them, about their revised supportive evidence given to the the planning authority. It is mentioned on the applicants proposal that we have 8 - 10 cars parked at Whitby Laithes and I feel that I must say that the planning authority have been misled by this comment, and I can confirm that we have 4 cars.

The track to the properties has 2 owners, and access from Hawsker Lane on to the track starts at Low Laithes Farm, it being under their ownership up to their boundary, the remaining track length belonging to Whitby Laithes. The access to Whitby Laithes, Beacon Hill, and High Laithes was registered with the Land Registry as the track in question, thanks to the cooperation of Low Laithes Farm.

I can confirm that the Royal Mail deliver to all the properties, but that the Council Refuse Collection go no further than Whitby Laithes. The track is very much a made up, and I have speed limit signs for a maximum of 10mph, in an effort to reduce damage to the surface through the section owned by myself. There is only sufficient width for one vehicle at a time, with passing places at Low Laithes and Whitby Laithes.

The access from Hawsker Lane is something for the Highways, but I do agree that the road is seeing increased traffic, and would personally like to see a reduced speed limit in the name of safety.

Yours sincerely
John Readman

From:
To: [Planning](#)
Subject: Re: NYM/2019/0382/FL MT
Date: 07 September 2019 16:53:06

FAO: Hilary Saunders

Dear Hilary,

I wanted to drop you a quick note regarding the above planning application. My Mum lives at the unnamed farm and my sister at Gnipe Howe Farm where her, her husband and family farm the land across both properties. It is where I grew up and has been farmed by my family in excess of 45 years. It is a very beautiful and quiet place.

I understand my sister has also dropped you an email to clarify some points and at some point in the future it is likely I will return to live here. Our main concern with the planning application is the increased traffic on the road. As you will already have read it is not a very used private road and so we think the extension and addition of two additional properties with 8 car parking spaces would significantly change this and impact my Mum and the environment.

I understand that when applying for permission people are keen to argue their case in support however refuse wagons have never used this piece of road and my Mum takes her rubbish out. In addition even when I was at school we had to be taken to the lane end as the school taxi wouldn't come down the road. Fishermen are not permitted to park on the unnamed property and the horse box may be taken out once or twice a week in the summer months and very rarely in winter which I think most would agree is very infrequent.

We do recognise that these old farm buildings are in a poor state of repair and welcome this being addressed however we would like to ensure the tranquility of the area is maintained as is the safety of access in and out. The single track lane does require knowledge to navigate as there is a significant stretch that does not have a passing place. Those that live here know to check the whole stretch before starting and where to wait.

Many thanks for taking the time to consider our point of view.

Dan

Dan Thompson

From:
To: [Planning](#)
Subject: Re: High Laithes Farm, Hawsker Lane, Hawsker, - NYM/2019/0382/FL
Date: 09 September 2019 12:25:33

Hi Wendy,

Thanks for your letter. My postal address is:

Flat 114
Queen Alexandra Mansions
London
WC1H 9DW

Best regards
Dan

Dan Thompson

From:
To: [Planning](#)
Subject: FAO Hilary Saunders
Date: 07 September 2019 19:20:42

Dear Hilary

We would like to respond to an email you received on 6th September 2019, in regards to the planning application at High Laithes Farm, application number NYM/2019/0382/FL

We have no issues with the development of the outbuildings but due to the naming of our properties on this email and it containing information that we feel is factually incorrect, we felt we should give you the correct information.

The other farm which the applicant doesn't know the name of is called Widdyfields farm and it has been my family home since I was born. I now live at Gnipe Howe farm which is next door due to the lose of my Dad 6 years ago.

The land at Widdyfields is farmed as part of Gnipe Howe under our trading name, C.S.Thompson and our holding number. As can be seen from our recent planning permission we are a mixed farm of suckler cows and sheep. Therefore Widdyfields farm is basically a private residential property lived in by my Mum. All our stock is moved on and off from Gnipe Howe farm, using the road out through Swan farm, which we use as our main exit out.

There is very few times we bring in machinery to the farm and if we do use our access from Widdyfields it is nothing to do with the weight limit on the bridge. The reason we occasionally use that way is mainly to do with the width of modern farm machinery and they are simply far too wide to get over the bridge. The main time we have to do this is at silage time in June.

There is only one vehicle based at Widdyfields which belongs to my mum and myself and my husband have a car each based at Gnipe Howe farm. Occasionally myself and my husband use that way out when we will have been at my Mums house due to her providing all our child care to enable me to work.

We also have 3 ponies, only 2 are ridden, the 3rd is a rescue pony, all owned by our 11 year old daughter. We have one small horse trailer which goes out on average once a week in the summer when my daughter attends local shows, pony club events and then it very occasionally goes out in Winter.

So as you can see there is not as quoted 'numerous vehicles' coming in and out. In fact the amount of vehicles has decreased since I lived at Widdyfields

and now the only vehicles which visit regularly are the postman and ourselves who live at Gnipe Howe. The refuge wagon will only go as far as Whitby Laithes as the track is deemed as unsuitable. Any cars coming to Gnipe Howe farm come in via Swan farm.

However I do agree with highways that access to and from the track is now an issue. Hawsker lane now holds many events including the traction engine rally, which has increased traffic incredibly over the last couple of years. Also after the recent tragic accident on the Hawsker lane road, I feel traffic needs reducing and not increasing especially when a primary school is also located on it. I feel this road is now very dangerous and this has resulted in us stopping our daughter riding her pony on it. With a speed limit of 60mph, this is a very quick piece of road.

Also the track is a very popular bridleway which has many people using it due to it's tranquil and peaceful setting. Lots of wildlife can be seen all year round and we have had on occasion rare breeds of birds. Something I would like to see continued for the foreseeable future.

As I stated earlier the main reason for this email was to give you further information about how we use the access for this track. Having lived here for 40 years, this development will be the first major development in that time and this will have an impact on vehicle access and number of properties. High Laithes farm itself formed part of the farm Whitby Laithes until the applicant recently purchased it with the property empty for a number of years. If you require any more information please feel free to contact me on my email. Thank you for taking to time to read my correspondence.

Many thanks

Kate Maud

Gnipe Howe Farm.

High Hawsker, Whitby, YO22 4LH

Sent from my iPhone

Sent from my iPad

From:
To: [Planning](#)
Subject: Planning Application NYM/2019/0382/FL
Date: 13 October 2019 20:49:31

Low Laithes Farm Hawsker YO224JZ
13-10-2019

Mrs H Saunders,

I'm writing in regards to the planning application NYM/2019/0382/FL

My primary concern regards the fact that I only learned of this application last week, I would like to know where the planning notice was displayed? Considering my close proximity to High Laithes cottage.

The first part of the access track to High Laithes is through my property, from my boundary to Whitby Laithes farm, is a single track that was established around the mid 1960's following the bridle way, from the passing place on my property it's a little over 3-10ths of a mile to the next passing place at Whitby Laithes farm.

Over the years I have lived at Low Laithes, there has been a significant increase in traffic, the established protocol is to stop at one of the passing places and wait for oncoming traffic to pass.

My property encompasses a moat and a ridge and furrow field that are protected by English Heritage and have National Monument status; due to the heavier use of the track motorists and farm contractors - vehicles are driving into the Monument to pass each other, or pulling into the field which I'm currently trying to establish a wild flower meadow, I expressed my concerns to an English Heritage official several years ago whilst visiting my property and they were also concerned as it is an 'AT RISK' site which I've been keeping in a significantly better condition than it was when I purchased the property.

Any extra traffic traveling to and from - what appears to be - a proposed holiday cottage complex will only make things worse, a single track system cannot sustain this along with the foot traffic of walking groups, school parties and individuals who also use the track to gain access to the Cleveland way.

Darren Coates