

The Director of Planning  
North York Moors NPA  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Our ref SSS/JPW/THO03095.4

Your ref NYM/2020/0207/FUL

19 May 2020

Dear Sir

**Full Planning Application by Mr M Wilson ("the Applicant")**

**Ref NYM/2020/0207/FUL**

**Part Retrospective Application for the Use of Land as Domestic Garden Together with Demolition of Buildings and Construction of Summerhouse/Office and Separate Detached Workshop/Store ("the Development") at South Beck House, Hackness Rd, Scalby YO13 0QY ("the Site")**

We are instructed by neighbouring householders in this matter and who have asked us to raise a number of issues of concern as discussed in more detail below.

Firstly, there is a concern in principle that the Applicant has never consulted with any local residents, let alone sought planning permission in advance for the major works to build a lake and two large buildings with their own access road on the land to the south of South Beck House. In fact the local residents had reasonably assumed all the necessary notices and permits were already in place. The detrimental impact of the unauthorised work on local amenities has been the continual disruptive activities on the drive shared by six properties, since June 2018. This occasioned by heavy machinery, plant and vehicles leaving and entering Hackness Rd along the frontages to the residents homes.

Secondly, if the NPA sees fit to now grant retrospective planning permission, the local residents would wish to ensure that the development is restricted to the ancillary non-residential buildings for enjoyment of the occupants of South Beck House only. There should be no prospect of the formation of different and separate planning units for either residential or commercial use, as this would be harmful to the character and landscape of this part of the Park. We understand that assurances to this effect may have been made by the Applicant and consequently we would suggest that planning permission is not granted unless and until a Deed is signed pursuant to S106 of the Town and Country Planning Act 1990 (as amended), which restricts the use of the land in this way.

Thirdly, the extent of the construction activities along the shared access road has caused damage to the surface. Local residents would consequently request a covenant from the Applicant to re-tarmac the shared access from Hackness Road to the gateway of South Beck as a matter of good faith.

Yours faithfully,

**Walker Morris LLP**