

From:
To: [Planning](#)
Subject: Fwd: Planning applications NYM/2020/0324+0325/OU
Date: 07 June 2020 21:22:14

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From: Rebecca and Iain
Date: Sun, 7 Jun 2020 at 20:52
Subject: Planning applications NYM/2020/0324+0325/OU
To:

Dear Helen

Re: applications NYM/2020/0324/OU, NYM/2020/0325/OU

I am writing as the owner of the neighbouring property Honeybee House, formerly Overdale. I note that the comments function on the website has lapsed but given that bank holidays fell in the consultation period I am assuming comments can still be accepted. Also, given lock down restrictions, until this weekend I was unable to make a trip to the property to view the planning notifications and assess the impact (it is still being renovated and has been subject to lockdown delays so I have not yet moved in). Given these exceptional circumstances I hope my comments can still be considered, and would appreciate your consideration of this. I want to make comments in two categories, both personal and more general.

From a personal perspective the applications pose a risk to my right to privacy and enjoyment of my home. As can be seen from the attached images (1-3) the ground floor view from the west side of my home looks directly onto the site 0324. Whilst at the moment there is some screening from shrubs and small trees, these are deciduous and any autumn/winter/spring cover will be minimal. This mean any east facing windows from the proposed properties will directly see into Honeybee House, a breach of my privacy and significant change to existing circumstances. Furthermore, from the upper floor of my property, the view to (and subsequently from) the proposed development is even more exposed (image 4) as is the view to and from development 0325 (see attached image number 5). I was granted planning permission for the upper floor development of my property due to the fact that it was not overlooked nor did it overlook. This development, if allowed to go ahead, is at odds with that decision and significantly impacts upon my use and enjoyment of my home as planned and approved in 2019 by yourselves.

From a general perspective, my comments relate to the impact on biodiversity and social policy relating to housing development.

Re: biodiversity, the destruction of a significant proportion of established hedgerow will be necessary for 0324 to progress. Hedgerow is a listed habitat for the conservation of red listed birds and insects. I am not convinced by the application stating minimal impact in this regard. The national planing policy framework (NPPF) refers to environmental objectives such as helping to improve biodiversity - the realities of construction mean the destruction of habitat in the creation of these buildings, which does not contribute to biodiversity in any way as it is claimed in the application.

In terms of housing policy, section 2.29 of local plan states the need for affordable housing for the market to promote local residents establishing homes and businesses. Therefore any houses built should have a local sale restriction and not be for the open market. Given the Mulgrave Estate usually rent rather than sell their properties, this does not enable first time buyers to establish secure homes in the area and could lead to constant flux in residents. This could be in breach of the social policy of the national planning policy framework (NPPF) which talks about the establishment of vibrant and strong local communities, and homes providing the needs of current and future generations.

If the development is to progress, I request significant modification in terms of planting of evergreen screening to ameliorate the impact on sight lines between my property, Honeybee House, and both the proposed developments. I would also request that consideration is given to the protection of existing hedgerow and / or replanting schemes, as well as a condition relating to the proposed use of the proposed properties (ie local sale restriction, not for rental market).

Many thanks for your consideration of my comments. I am very willing to be contacted in relation to this - my number is 07919293093. Confirmation of this email would be greatly appreciated - thanks a lot.

Yours sincerely

Dr Rebecca A Hodgson
Honeybee House
Egton
YO21 1 UE









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Sent from Gmail Mobile
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Sent from Gmail Mobile

From:

Subject: Comments/Appeal against Planning - Egton
Date: 25 May 2020 11:14:08

Good morning,

I am writing to you to add our comments/appeal against the current planning submission made by Mulgrave Estate in Egton.

The Application Numbers are-

NYM/2020/0325/OU
Construction of 3 Dwellings.

NYM/2020/0324/OU
Construction of 2 Dwellings.

Certain aspects of your website seem to have been under construction, but this email was available.

Please can this email be passed on to who ever it concerns.

Both sites directly effect me and my partner at the property that we currently rent.

I know that people who rent do not seem to have as many “rights” as those who own their own property, but we are both local individuals who also both run our own businesses, directly contributing to the local economy and diversity of businesses in the area.

As a young couple we are still renting, and may only ever be able to rent.
We moved from to Egton just over 1 year ago, from less than 10 minutes away and have always rented in the area.

Mulgrave Estate has been the reason for our last 2 moves.
If planning permission goes through this will be the 3rd time they inadvertently uprooted and lessened our quality of life.

One of our homes had to be sold, as our private landlord was being priced out of the farm they rented from Mulgrave, and was forced to sell the house we rented.
They had planned to carry on farming for another 10 years, promising us a home there for that time.
Unfortunately we only got 2 1/2 years there.

We then moved to rent a property on their land briefly (owned by Mulgrave) we were there 10 months and enquired about continual renting from the estate.
They had plans to renovate the property in order to lease it for a higher rate so could not stay past this length of time.

We now rent from Egton estate in the property “Windy Ridge”.
This is positioned to the left of one of the plots and behind another proposed plot.

When taking on the lease of this property we stretched ourselves financially in order to live somewhere quite, detached and where we loved.

But we thought we could at least stay here for as long as we needed, with no need to move, and be happy here.

Having always been good tenants at all our rented homes this is not too much to ask.

We have spent a lot of money continually moving homes, which has made the set up of my business even more challenging.

But with a lot of effort on our part we have made it work so far, and would simply like to have one area of settled stability in our life, in the form of a home and space that is worth what you pay for and gives us the rest bite and peace we need when we come home or even work from home.

The property is a small, 2 story building.

It is set down into the ground at one end, and the upstairs is in the eaves of the building.

The rooms are very low and upstairs even I (at 5ft 3") have to duck under the door ways.

The main windows upstairs are the skylights.

If the 3 dwellings are built on the plot beside our home they will look down directly into those skylights, into our bedroom and bathroom.

They will also block the light to the majority of all the windows on that side of the building.

Especially as our building is so low down compared to the plot.

Our main seating area is on the end of a small outbuilding, which has a lawn that extends out from it and up a slight incline.

This area has "our" view.

The view is over the first plot mentioned and above the roof of the low cottage that has recently been renovated across the road.

If the dwellings are built, in any size and in any orientation they will 100% block ALL of the view we work to pay for the privilege to have.

Even as we walk up the garden to try to "see around" the area, it is unavoidable.

We use this garden as our main recreational space.

Our property will be able to see 3/4 (75%) at a Minimum, if not 80% of the new builds.

The properties will look down on our drive, our garden, our seating, and into our actual home.

This plots current main entrance also currently practically shares are driveway entrance. I can not even begin to imagine the disruption to our entrance and exit every day, as a lot of the properties on this road use our drive entrance to turn around, so will the machinery for the build.

I do not feel that the images used for the application properly show the positioning of the plot compared to our home.

I have therefore attached some more images from our point of view, to help build a picture of the effect it will have on us.

The second plot is directly in front and across the road from our home.

Again if dwellings are built here they will again block part of the view mentioned.

This part of the view is seen from our drive, living room window and storage/very small spare room.

Obviously we would prefer no development, but if say just the plot across the road (/0324/) were built, it would still leave us with some privacy and main view.

But if both or the plot beside us are developed we will lose 100% of our privacy.

I can also only begin to image the decrease of value it would have on this property (owned by Egton estate) and of the other properties close by.
They will loom over at least 3 other properties.

This is not just a case of a local who does not want change.

When we moved to the property we noticed that the plot on the other side of “our” house looked as though it may be developed at some point (by Egton estate, as it has lapsed approved planning).

This did not put us off taking on the lease, as this side of the house is blocked with shrubs and even without this, does not have a view as such, only the end of the terrace houses on the other side of the plot.

So we took the leap knowing this may happen and happily moved here regardless.

We could never have imagined that we would potentially be blocked in in this way with development.

We feel that it would greatly effect the Aesthetic’s of the area.

The buildings would look completely out of place, even if made with area relevant materials.

Rows/groups of modern built properties “plonked” in the middle of these ancient buildings on the edge of the village would look completely out of place.
(I was told once that Windy Ridge is one of the oldest properties in Egton?)

My work involves me studying and appreciating natural beauty and nature.

The area that is put forward for 3 dwellings is a hot bed of wildlife activity.

The grasses are filled with Shrews and voles (unfortunately occasionally brought home by our cat).

And on every evening we can hear and sometimes see the silhouette of owls hunting them, from our trees and the neighbours trees and roof top.

Jack doors and crows have nests in the trees of the property Mount Pleasant and our outbuildings chimney, passing over the plot and collecting nesting materials from it.

Ring neck doves and wood pigeons nest in our trees and bushes, all on this (more open) side of “our” property.

Goldfinch, bullfinch, chaffinch, sparrow, starlings, blackbird, robins, swallows and many more species use the area.

Our favourite residents are our hedgehogs, which we often follow and watch as they venture up our drive and then back into the field (soon to be building plot).

I have even watched lapwings occasionally paying a trip to the field and have even come across the odd newt frequenting the boundary walls!

On the proposal it mentioned that bat boxes and bird boxes may be placed if possible... I have not yet seen such things placed at any Mulgrave development?

And I do not mean to sound sarcastic, but why would the placing of new buildings on valuable wildlife rich land enrich biodiversity because of the placement of the odd bat box?

I made a bat box for our garden a few months ago, does this mean I would be on par with Mulgrave's contribution to biodiversity in this area?

A pat on the back is needed for them!

I assume the whole field is owned by Mulgrave estate, meaning the area they have chosen has been chosen for its access and mainly for the optimal view for the potential new properties, but obviously to the cost of the other residents view?

I know from experience, my own and a large amount of my family and acquaintances that it is more often than not a waste of time trying to fend off the ever encroaching development of Mulgrave new builds, so I am sure this appeal will be to no avail.

But I feel I had to at least try to voice our opinions, as unvalued as they may be. This is the first time I have tried to speak out against their development, but I can not ignore it any longer.

So please take the time to look at the images and understand our comments.

I apologise for the lengthy email, but I hope this is of some interest and insight for you when making this very important decision.

P.S- If Mulgrave would like some help understanding the meaning of Biodiversity, I was recently gifted a wonderful book by a film crew visiting and featuring my business last year.

It is called “Wilding- The return of nature to a British farm”.

Written by the people who began and run the “Knepp Estate Experiment”.

The estate is now a world renowned biodiversity hot spot, with returning and growing amounts of countless British species.

But regardless of Mulgrave's interest in biodiversity, I definitely recommend the read to anyone at the National parks if you haven't read it already, as I am sure many of you there

would love it, as I am sure to do your work you must love the National Parks and its flora and fauna.

Thank you for your time and hopefully help,

Very Best Wishes,

Miss Katie Ventress Windy Ridge, Egton

Images attached-

Shared Drive.

Two plots from Drive.

View standing at our property of plot beside us.

Our property from ground level view of plot.

Our garden view.

Views of lapsed hope Egton estate approved plot.

Lapsed
Approved plot-
other side of
building and
into the rows of
other housing.
More
appropriate site
for
development.



A photograph of a rural landscape. In the foreground, the rear of a white van is visible on the left. A stone wall runs across the middle ground. In the background, there is a two-story stone house with a grey roof and two chimneys. To the left of the house is a smaller building with a red-tiled roof. The sky is filled with heavy, grey clouds. A large red circle is drawn around the central part of the image, and the text "Bathroom Window" is centered within this circle.

Bathroom Window

Bedroom Window



A photograph of a window with a red scribble and the word 'Landing' overlaid. The window is divided into two panes. The top pane shows a view of a stone building with a red roof and a green field. The bottom pane shows a view of a stone wall and a green field. The word 'Landing' is written in black text on the bottom pane. A red scribble is drawn over the top pane.

Landing

Spare Room





Living Room



Living
Room















Text
View Sat at Seating



Blue- Windy Ridge land



Red- Mulgrave Plots

