

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0294/FL - Case Officer Mrs Ailsa Teasdale - Received from Miss Rachael Tindall at The oldwoodlands, Eskdaleside, Grosmont, Whitby, Yo22 5ps
Date: 09 June 2020 21:44:11

I Wish to object against the planning permission for Lodge hill farm.

I have recently objected on a previous planning application for Lease Rigg farm for the same thing. In our small parish we simply DO NOT need more holiday accommodation! We are already struggling in our area for housing for local people without adding more holiday homes.

I would be very surprised if this farm is turned into holiday let's as this seems to be a money making idea for the estate. We all know that if you have planning permission on a property then it will increase the price for when the estate sell the house.

Surprisingly the same happened with Lease Rigg farm, I am also not surprised that no committee meeting was held for lease rigg farm even though 18 people objected against the plans. I'm fully aware there is a pandemic present which makes meetings harder to hold but seen as though this has a impact on local people then it should of been put on hold.

Perhaps the national parks need to think of the local people before granting such Applications and the damage it may cause in our area. And we also need to stop putting money first before wildlife and the beautiful area we are all lucky to live in!

Comments made by Miss Rachael Tindall of The oldwoodlands, Eskdaleside, Grosmont, Whitby, Yo22 5ps

Comment Type is Comment

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0294/FL - Case Officer Mrs Ailsa Teasdale - Received from Mr John Harrison at 20 Esk Valley, Grosmont, Whitby, YO22 5BG
Date: 09 June 2020 11:20:13

I wish to object to the Change of Use and Development of Lodge Hill Farm into what is effectively a Holiday Complex.

Please note that this objection is to the CHANGE OF USE and Development, not to the way that the Estate has chosen to manage their properties, which was the reason given for the dismissal of my, and most other, objections to the regrettable decision to grant Change of Use and Development consent to Lease Rigg earlier this year. A property which was immediately made available for sale with planning consent. I am at a loss to understand how 'change of use' becomes 'management of the property' It seems to me that this grey area needs clarification, or at least planning authorities need to err on the side of 'change of use' if there is any doubt.

The need is not for more holiday accommodation that will only be used for a part of the year, it is for full time residential use, ideally by someone who is prepared to farm the land in the way that it deserves. The National Park is losing population. This type of development only serves to hasten that trend.

The local economy does not benefit from this type of accommodation. The visitors very often do not have any respect for the countryside which they seek to grace with their presence. Their dogs especially, which are seldom kept on a short lead, have not been trained to ignore farm animals.

The road access to Lodge Hill Farm is along a narrow road with steep hills, a daunting experience for locals, never mind people from towns with little or no experience of these conditions. Warning signs exist advising that this road is subject to closure during wintry conditions.

The location is not suitable for this type of development, being a long way from the road with access across a number of fields by means of an unfenced track. A track that has only been granted Planning Consent earlier this year for no apparent reason, other than to access a development for which Change of Use and Development consent had not even been applied for.

This same access is unlikely to be used by Local Authority refuse collection vehicles thus causing a problem at the location. Yes, I am aware that the previous tenant may have taken their ONE wheely bin to a convenient collection point once a week, but this is a proposal for multiple occupancy (seven) which will generate considerable refuse by occupants who have not come here with the intention of moving wheely bins a mile or so across fields to the roadside.

I note that a bat and other wildlife survey has been commissioned. Is there any thought to something similar for humans. Or are they considered to be inferior and of less importance than bats?

The property is in a derelict condition due in no small way to the general attitude of the current owner to their many properties. I suspect that, like Lease Rigg, this property will appear on the market if planning consent is granted. I do not believe that the Estate will spend money on a derelict building in order to benefit visitors. The return on this type of investment will not be recovered for many years. I suspect that the intention is to increase its value so that it can be sold.

Comments made by Mr John Harrison of 20 Esk Valley, Grosmont, Whitby, YO22 5BG

Preferred Method of Contact is Email

Comment Type is Comment

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0294/FL - Case Officer Mrs Ailsa Teasdale - Received from Mrs Paula Harrison at 20 Esk Valley, Grosmont, Whitby, YO22 5BG
Date: 08 June 2020 20:53:41

I object to the proposed development and change of use at Lodge Hill Farm for the following reasons:

- This application is yet another example of change of use from residential to holiday accommodation. There is enough holiday accommodation. Any further increase imbalances the local population who have been here for generations. Local people are the glue that holds a community together.
- Lodge Hill Farm is a good example of a long house. These are rapidly becoming rarer. It should never have been allowed to deteriorate into such a derelict state. I would propose that, at the expense of Mulgrave Estate, Lodge Hill Farm is refurbished to a habitable condition for further agricultural use. It should then be let to a local farmer on a 100 year lease at a nominal rent. This was the ethos of the previous generations of Mulgrave Estate and will help a young farmer to get on the farming ladder and preserve the rural way of life. It would also help to improve rural re-population and give stability to the National Park economy in line with recently stated views that reflected a new approach to allow “an appropriate increase in housing provision to help offset the national park’s population loss.” (The Times newspaper, Saturday 6 June 2020 in respect of a planning application in Coxwold). Its continued use as a residential property would greatly improve the security of the immediate area. Lodge Hill Farm is a farm, as it says in its name, and should continue to be so.
- Lodge Hill Farm is a peaceful, tranquil place, the change of use to holiday accommodation and the building of pods brings traffic, people and dogs, many of which do not understand about farm animals, farming and rural life in general.
- This development will increase noise pollution. Sound carries across the valley. There must be a condition relating to noise levels after 10.00 pm.
- Increased light pollution will affect this dark sky area.
- The development will increase the amount of general waste being generated. There is no mention of any disposal arrangements.
- The road to Delves is single track with steep (1 in 3) bends. It is used by heavy agricultural traffic including tractors with and without trailers, milk tankers and bailers. The road is not maintained by the local authority in times of wintry conditions.
- A new and improved access linking the road with Lodge Hill Farm has this year been granted planning permission (NYM/2019/0728/FL) initially with a hard core surface, later amended to twin trod. It is unfenced with four cattle grids and crosses fields that are used for the grazing of cattle and sheep. Why would anyone want to improve the access to a derelict farm unless there was some ulterior motive such as a future development? This application included the following question: “Does your proposal include the gain, loss or change of use of residential units?” The answer given was “No”. I believe that in view of the current application this was a false declaration and that the permission should be rescinded.
- There are two public rights of way through the property which must remain as they are. This means, no diversions, no fencing, no obstructions. These paths are regularly used by local walkers.
- There is an ancient protected trod. This will be destroyed by traffic using the holiday accommodation.
- The location of Lodge Hill Farm is so remote from normal civilisation that the development is almost doomed to failure from the outset.
- Planners do not live in the area and consequently are not aware of the local conditions.
- In a recent case, Lease Rigg (also owned by Mulgrave Estates) was given planning consent (NYM/2019/0846/FL) for a similar development following the eviction of the sitting tenant. This was then offered for sale within days of the consent being granted. This implies to me that Mulgrave Estate is not interested in providing holiday accommodation. Tenants of other properties owned by Mulgrave Estate have also been evicted and the property put on the market. It seems to me that, for whatever reason, they want to sell parts of their estate. The inclusion of planning consent serves only to increase the land value.

Incidentally, the planning consent (see below) for Lease Rigg was granted by the Planning Officer under the current emergency Covid-19 legislation even though it was conceded in the documentation that the number of objections would normally require discussion by the full Planning Committee. I believe this to be an abuse of that legislation. The conclusion to this application also dismissed the majority of the objections despite the concerns being about the change of use, not the manner of managing the estate. It serves only to confirm my belief that Planning Consent will always be given to the major land owners within the National Park despite the very valid and heartfelt concerns of the local residents who have to live with the consequences of these regrettable decisions.

Extract from Page 11 of Director of Planning's Recommendation (NYM/2019/0846/FL)

Conclusion

The proposed scheme is considered to accord with the requirements of Development Policy DP8 of the NYM Local Development Framework and the scheme can be accommodated with very few physical alterations. The concerns of the nearby residents have been noted, however their main objection is to the manner in which the Estate has now chosen to manage their properties rather than the proposal itself which is not a planning matter. All ecological concerns have now been addressed through the second report and the conditions proposed and therefore the scheme is considered to be acceptable.

Due to the number of objections raised to this application it would usually have been determined by the Planning Committee, however given the current Corvid 19 Lockdown situation the application has been delegated to the Director of Planning to determine under the scheme of delegation imposed to deal with the workload under the current situation.

Comments made by Mrs Paula Harrison of 20 Esk Valley, Grosmont, Whitby, YO22 5BG

Preferred Method of Contact is Email

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