



# The Planning Inspectorate

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[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Mrs Wendy Strangeway  
North York Moors National Park Authority  
Development Control Support Officer  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref: NYM/2019/0681/FL  
Our Ref: APP/W9500/W/20/3253018

27 July 2020

Dear Mrs Strangeway,

Town and Country Planning Act 1990  
Appeal by Mr Simon Ashworth  
Site Address: Paddock House, Sutherland Lane, Cropton, PICKERING, YO18 8EX

I enclose for your information a copy of the third party correspondence on the above appeal(s).

If you have any comments on the points raised, please send 2 copies to me no later than 07 August 2020. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely,

***Darren Cryer***  
Darren Cryer

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

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**From:** andrew keane  
**Sent:** 29 June 2020 12:52  
**To:** North 1  
**Subject:** Paddock house. Cropton. APP/W9500/W/20/ 3253018

To whom it may concern

We had been trying to buy Paddock house for the best part of a year making numerous offers for the full asking price of the property only to be told we didn't fit the criteria when we clearly do. We sent the the National Parks approval email to the agent (Chris Garner) who seem to ignore it. We've had numerous emails back and forth trying to put us off or telling us its not for sale only rent and then back up for sale again. After around 6 months the agent then changed his tune and basically said if you give the vendor another 100k on top of the asking price which is £275k you can have the property which I will attach. So this show he is clearly just trying to get the clause removed for Financial reasons alone. We are still interested in the property but have made offers on other properties with the same restrictions on them and not had any of the problems we had with the agent for Paddock house. I would be very disappointed if the clause was removed because we have a genuine need for such a property.

Many thanks  
Andrew Keane and Emma Creaser

12:20



< All Inboxes

6 Messages

PADDOCK HOUSE



Siri found updated contact info

Chris Garner



**Chris Garner**

17/02/2020

To: andrew & 1 more... >

**Dear Mr Keane**

**Re: Paddock House**

I understand from Jamie of Rounthwaithe & Woodhead that you still remain interested in buying Paddock House and wonder if the vendor would take an offer on the property.

In light of the above, I have discussed the matter with the vendor who confirms that he would be prepared to consider offers in the region of £385k.

As we are now dealing with all interest in the Paddock House on behalf of the vendor, please kindly revert back to me if you are interested in making an offer in the price region referred to above.

Yours Sincerely

**Chris Garner**

Executive Officer & Senior Planning Consultant

**PSi Planning Law Ltd**

Queensgate House

48 Queen Street

Exeter

EX4 3SR

<http://www.psiplanninglaw.com>

<http://www.assendum.com>