

7, Elm Grove

Robin Hood's Bay
North Yorkshire
YO22 4RB
27th July, 2020

Re: Planning application NYM/2020/0443/FL Mr & Mrs Sheveling

Dear Sir/madam,

Regarding the above planning application by Mr & Mrs Sheveling. I live at no. 7 Elm Grove which backs on to the land owned by Mr & Mrs Sheveling. I have no objection in principle to their application to convert a barn into holiday accommodation & put in an access road as long as they repair & put in new drainage sufficient to stop all the water running off the field behind Elm Grove. I am the lowest point on the road & hence suffer badly from the run off from the field. I am enclosing photos as evidence of the problem. Complaints were made to the two previous owners of the land, but these were always ignored. Prior to my house being built in 1902, a field drain had been put in which runs under my land into the open grate shown in picture 1 & from there into a culvert which runs under Elm Grove. You can see in pictures 1 & 2 that several years ago I had to put in a channel covered by grating along the back & side of my property & into the road to try & catch the water & direct it into the drain to prevent damage & my garage being flooded. Picture 3 shows what can happen after heavy prolonged rain. Not only do I get water running on to my land directly from the field but also from all the properties above me in the road which then runs off their land & on to me frequently overwhelming the field drain opening on my land. Picture 3 is just such an occasion. I had to lift my neighbour's covered grate at no 8 to catch the water coming down the road whilst the field drain on my land took the water coming off no. 8's land that had run off the field behind number 8, down the side of no 8's garage in the gap between us before falling on to my land. Picture 4 shows run off from the field on house 11 & picture 5 on house 12. Picture 6 is the back of the garage at no. 8 & picture 7 shows the part of the lake that develops in the field behind the houses. All this then runs off on to my land. Whilst I have the worst problem because I am the lowest point, my neighbour at no. 6 also get a lot of run off from the field & picture 8 shows the strip of land between our properties with the water running down. Picture 9 shows property no. 6 covered by water & her grate being overwhelmed in the bottom left corner.

What I am particularly concerned about is that any more hard landscaping i.e. a road across the field will only bring more water down on to my land unless the problem with the field drainage is rectified.

I did have the opportunity to bring this problem to the attention of Mr & Mrs Sheveling a few weeks ago. (Prior to this they had been unaware of it.) They did say that they would make repairs to the field drains, but because of lockdown & shielding we have not had chance to meet & they have not seen these photos.

Apart from the problem of flooding, I have no further objection to their plans & wish them luck in their venture.

Yours sincerely,

Jennifer Boyle (Ms)

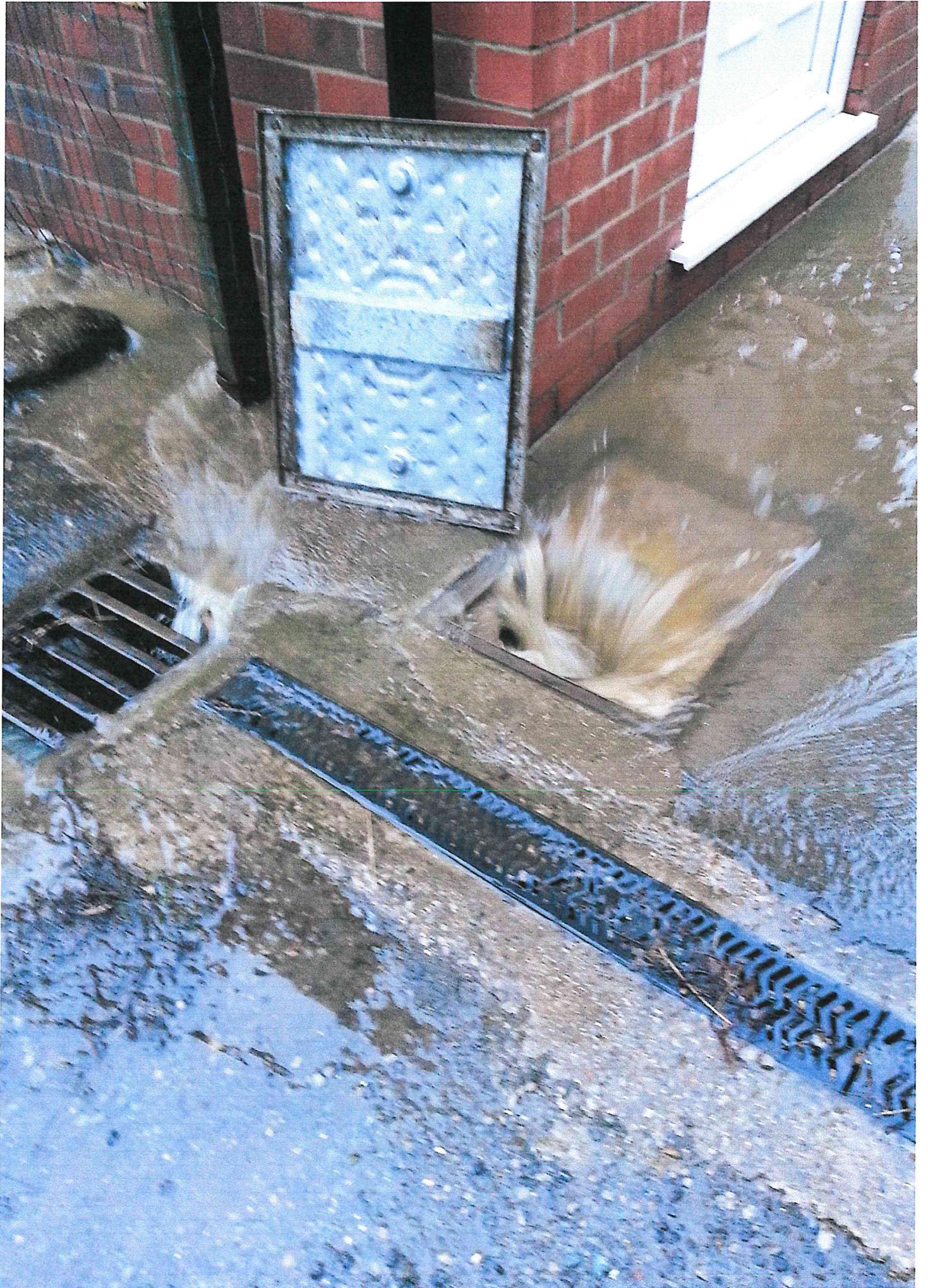


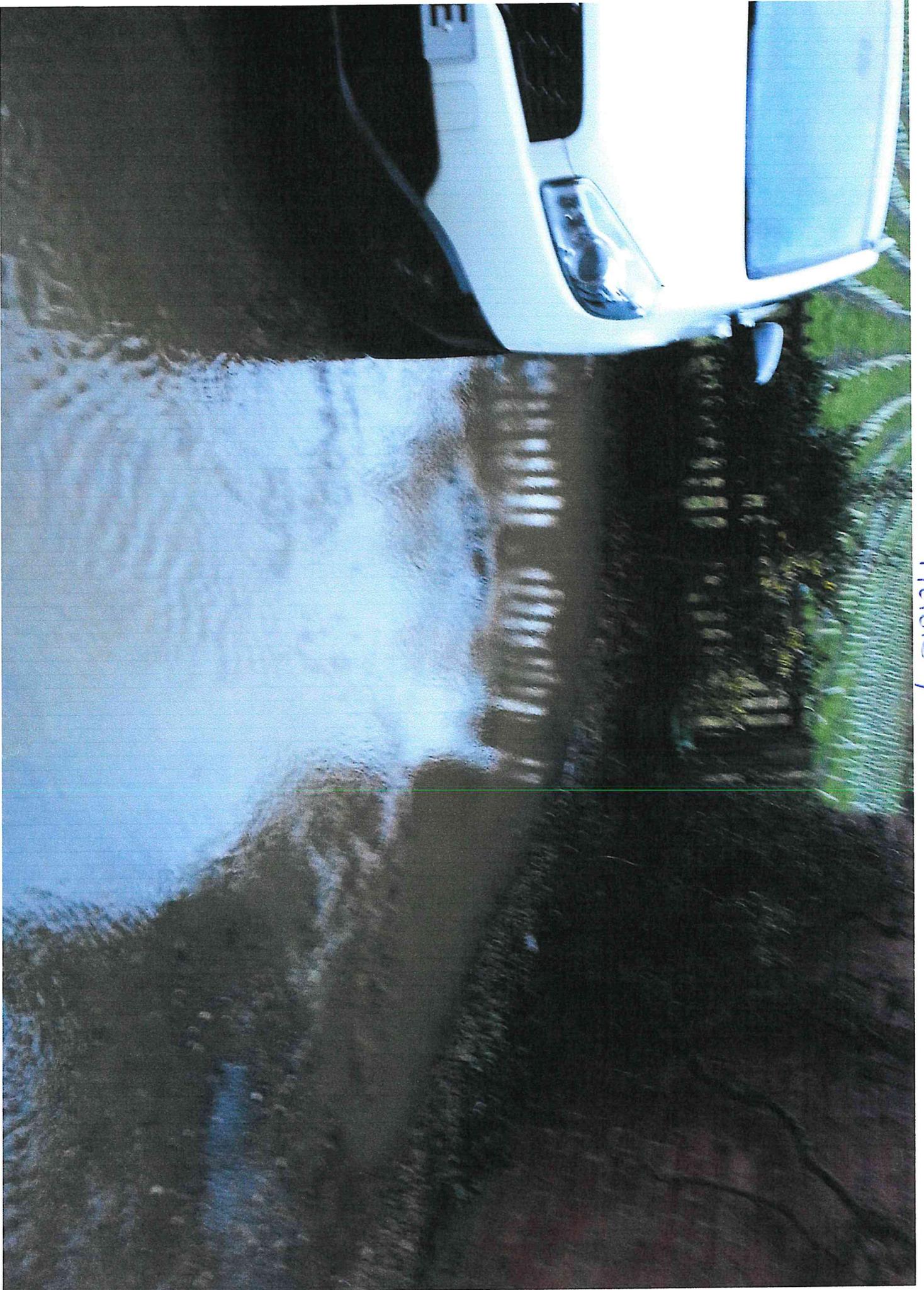
Picture 1.



Picture 2.

Picture 3.



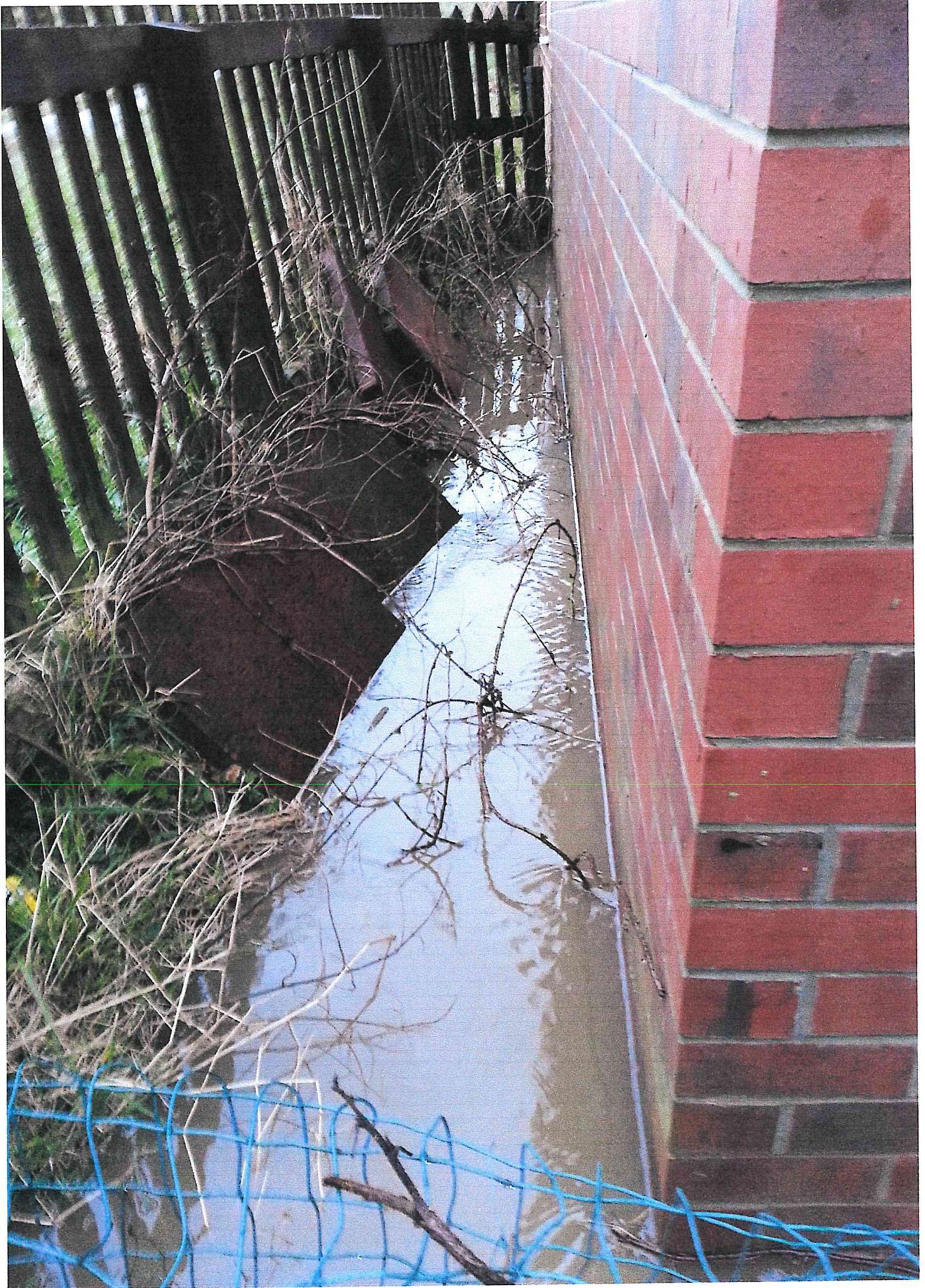


Picture 4



Figure 5

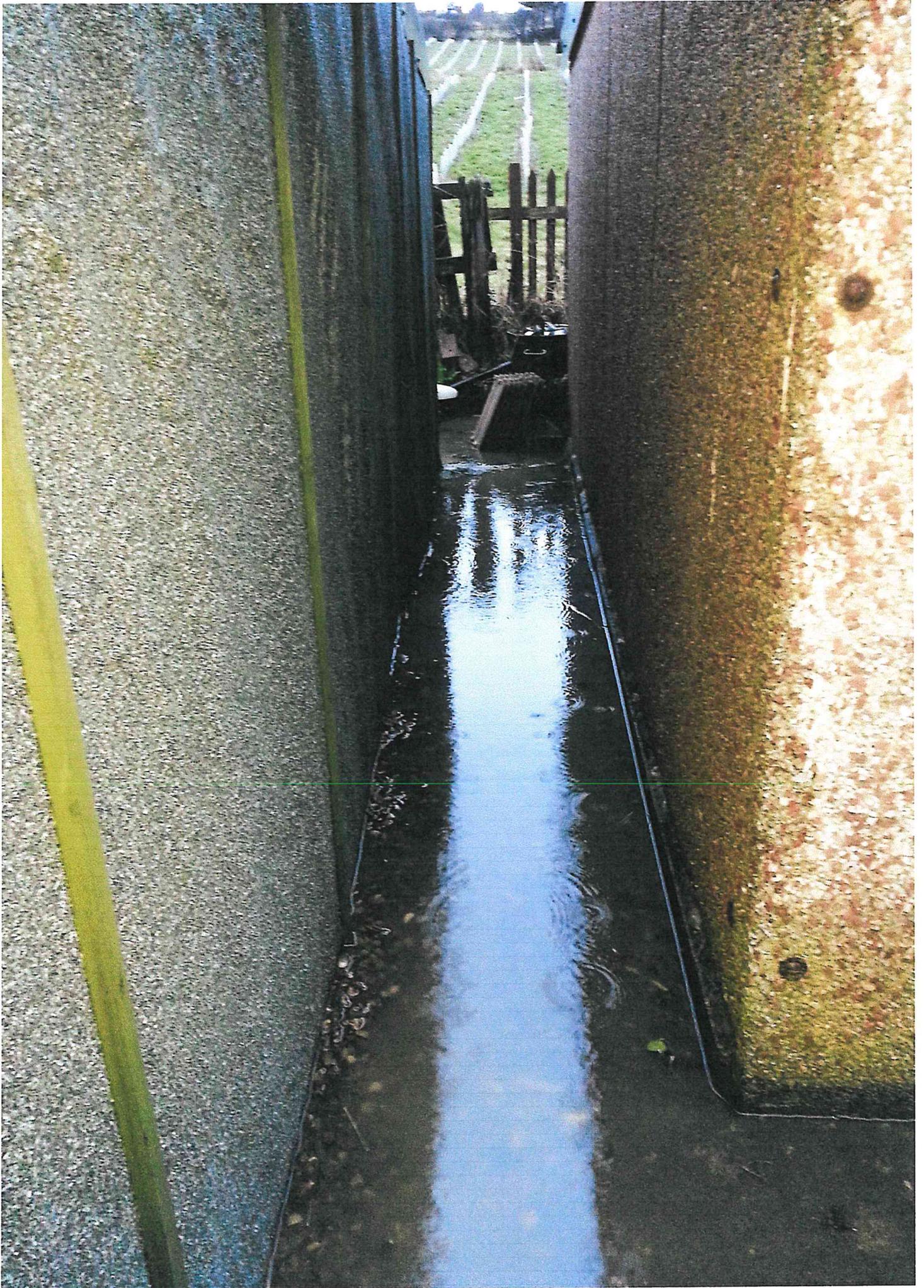
Picture 6-





Picture 1

Picture 8



Picture 9



From:
To: [Planning](#)
Subject: Comments on NYM/2020/0443/FL - Case Officer Mrs H Saunders - Received from Mr Graham Sanderson at 12 Elm Grove, Robin Hood's Bay, Whitby, YO22 4RB
Date: 18 July 2020 14:48:45

Connection with the public sewer is to be in compliance with Section 106 of the Water Industry Act 1991.

Comments made by Mr Graham Sanderson of 12 Elm Grove, Robin Hood's Bay, Whitby, YO22 4RB

Preferred Method of Contact is Email

Comment Type is Approve with conditions

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0443/FL - Case Officer Mrs H Saunders - Received from Mr Graham Sanderson at 12 Elm Grove, Robin Hood's Bay, Whitby, YO22 4RB
Date: 11 July 2020 16:54:56

A culvert for collection and discharge of rainwater from the agricultural land above it runs East to West alongside the proposed access road. It is essential that this feature is retained within the proposed development and that any of the existing land drains which run into the culvert are reinstated if found to be damaged.

Comments made by Mr Graham Sanderson of 12 Elm Grove, Robin Hood's Bay, Whitby, YO22 4RB

Preferred Method of Contact is Email

Comment Type is Approve with conditions

From:
To: [Planning](#)
Subject: Re. barn conversions in Robin Hoods Bay
Date: 15 July 2020 11:23:17

Re Planning application no. NYM/2020/0443/FL

Regarding the above application for conversion of barns to holiday dwellings, we have no objection to the development. However, the field has always posed serious drainage problems for Elm Grove (e.g. Flood of 1999): we would therefore make our support conditional on this being made good. The proposed access road runs on the route of a culvert which collects water from the field above and drains surplus water into the council maintained culvert on Smay Lane. It is essential that this culvert is improved and maintained in good working order, as a hard surface road would aggravate any existing problems.

Tom Chandler and Pat Chandler
9 Elm Grove
Robin Hood's Bay
YO22 4RB

(Residents of Elm Grove for some 35 years)