

From:

Subject: Comments on Planning Application Ref ; NYM/2020/0054/FL Ainthorpe Yard, Easton Lane, Ainthorpe
Date: 23 September 2020 21:50:30
Attachments: [Barn1.pdf](#)

FAO Ms Alisa Teasdale

Dear Alisa,

I refer to our call yesterday regarding the proposed development of a house on Easton Lane, Ainthorpe and the recent submission of revised plans in September (Application Ref; NYM/2020/0054/FL).

As mentioned I am Mrs Rhea's son and writing on her behalf. Mrs Rhea (copied on this email) owns the adjacent bungalow (8 Easton Lane) and the metal clad barn adjacent to the plot and therefore her properties are significantly affected by this development.

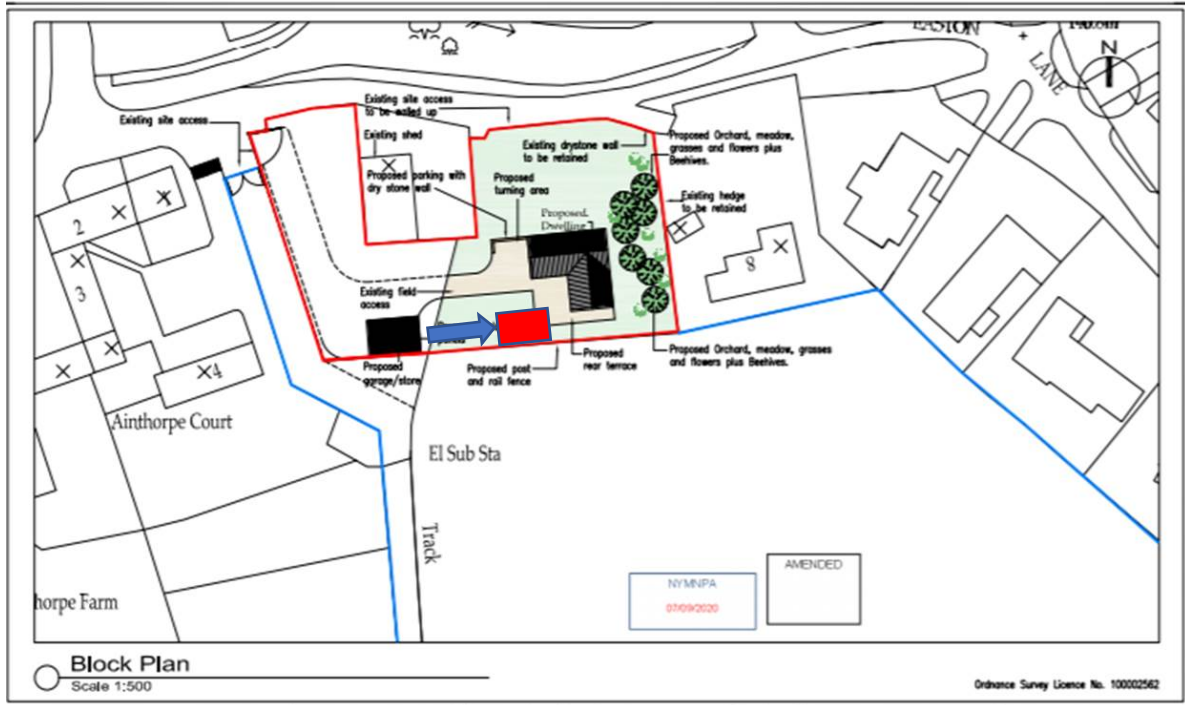
Mrs Rhea wrote to the NY Moors National Park Authority last year enquiring on the possibility of redeveloping the barn site for a residential property and also discussed this with Mr Huby from Scarborough Borough Council. The response from the NY Moors National Park Authority stated this was unlikely to be approved for a private residential development. In view of this application she would like her request to be reconsidered with the aim of submitting a planning application for the barn site. The demolition of the barn and replacement with a dwelling of architectural vernacular consistent with the existing stone farm buildings would be a significant benefit to the adjacent properties including the proposed house on this application.

With regards to the revised plans in this application we are concerned regarding the location of the proposed detached double garage in front of the barn site as it blocks the view up the dale and light from the south side of the site and thus impacts its development potential. We would therefore propose that the double garage is moved closer to the proposed house to create a more compact development and not block the view lines from the barn site (as shown on attached mark up).

We kindly request your response to these comments on the proposed house double garage and the potential for a planning application for the barn site.

Regards

Kevin Williamson



b h d partnership <small> • DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing. • The Contractor must verify all dimensions on site before commencing any work or deep excavation. • The Contractor must report any discrepancies before commencing work. If this drawing contains the quantities listed in any way, the Contractor is to be informed before work is initiated. • Work under the Contractor (Design and Management) September 2012 is not to start until a Health & Safety Plan has been produced. The drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd. </small>	<table border="1"> <tr><td>F</td><td>20/08/20</td><td>CE</td><td>Issued for approval</td><td>TH</td><td></td></tr> <tr><td>E</td><td>28.02.20</td><td>MR</td><td>New access to site</td><td>TH</td><td>TH</td></tr> <tr><td>D</td><td>27.01.20</td><td>MR</td><td>Title block revised</td><td>TH</td><td>TH</td></tr> <tr><td>C</td><td>20.01.20</td><td>GC</td><td>Minor amendments</td><td></td><td></td></tr> <tr><td>H</td><td>04.08.20</td><td>MR</td><td>Solar panels revised</td><td>TH</td><td></td></tr> <tr><td>G</td><td>21/04/20</td><td>CE</td><td>Amended to suit client</td><td>TH</td><td></td></tr> <tr><td>REV</td><td>DATE</td><td>BY</td><td>AMENDMENT</td><td>CHKD</td><td>APVD</td></tr> </table>	F	20/08/20	CE	Issued for approval	TH		E	28.02.20	MR	New access to site	TH	TH	D	27.01.20	MR	Title block revised	TH	TH	C	20.01.20	GC	Minor amendments			H	04.08.20	MR	Solar panels revised	TH		G	21/04/20	CE	Amended to suit client	TH		REV	DATE	BY	AMENDMENT	CHKD	APVD	<table border="1"> <tr><td colspan="2">CLIENT:</td></tr> <tr><td colspan="2">Mr. R. and Mrs. E. Asquith</td></tr> <tr><td colspan="2">PROJECT:</td></tr> <tr><td colspan="2">Land at Easton Lane, Danby</td></tr> <tr><td>AD</td><td>DATE: 8.04.2020</td></tr> <tr><td>DRN</td><td>DATE: 11.06.19</td></tr> <tr><td>SCALE</td><td>As shown on drawing</td></tr> <tr><td>ISSUE</td><td>Preliminary</td></tr> </table>	CLIENT:		Mr. R. and Mrs. E. Asquith		PROJECT:		Land at Easton Lane, Danby		AD	DATE: 8.04.2020	DRN	DATE: 11.06.19	SCALE	As shown on drawing	ISSUE	Preliminary	<table border="1"> <tr><td colspan="2">DRAWING TITLE:</td></tr> <tr><td colspan="2">Proposed Block Plan</td></tr> <tr><td>DRAWING NO:</td><td>REV:</td></tr> <tr><td>D11655-04</td><td>H</td></tr> </table>	DRAWING TITLE:		Proposed Block Plan		DRAWING NO:	REV:	D11655-04	H
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From:

Subject: RE: Planning meeting on Thursday

Date: 20 May 2020 09:45:18

Dear Mr Findlay

Many thanks for your email. I can confirm that you have been registered to speak on behalf of the Parish Council in relation to planning application NYM/2020/0054/FL (Plans List Item 2 of the Planning Agenda).

I will be in contact this afternoon with more information about how to join tomorrow's virtual Committee Meeting.

Yours sincerely

Mrs Wendy Strangeway
Planning Administration Officer

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Please note that my working hours are:
Monday 8.30am – 2.30pm
Tuesday 8.30am – 5pm
Wednesday 9.30am – 2.30pm
Thursday and Friday 8.30am – 5pm

From: Findlay Westerdale

Sent: 20 May 2020 09:39

To: General

Subject: Planning meeting on Thursday

I wish to register to speak in support for the planning application from Mr and Mrs Robin Asquith which is being considered by the planning committee tomorrow. My name is Richard Findlay and I will be representing Danby group parish council.

Regards Richard Findlay

Sent from my iPhone

Mrs Anna & Mr Andrew Newham

Hajoles House

35 Ainthorpe Lane

Ainthorpe

YO21 2JT

19.3.2020

Planning ref: NYM/2020/0054/FL

Dear Sir/Madam

We previously expressed our support for the proposed development of Ainthorpe Yard, Ainthorpe. We would like to further provide our support in writing to the Planning Committee meeting being held on the 21/3/2020, unfortunately neither of us are able to attend in person due to being key workers during the Covid-19 pandemic.

We note that objection has been made in regards to the development being '*wholly out of keeping*' with the pattern of development in the village and would '*result in the loss of an open space which is considered to contribute to the amenity, character and setting*' of the wider village. In our opinion the development of Ainthorpe yard would be wholly in keeping with the development of the village due to the sympathetic design and modest proportions of the dwelling, added to this the sustainable features of the build and property supports the criteria for developing housing that will improve economic, social and environmental sustainability of the local area.

In respect to the loss of open space or vista to the surrounding area we note that this proposed development site has never been identified as a visually important space and in our opinion does not provide a particular outstanding viewpoint to the surrounding countryside for local residents or visitors to the area and we do not believe it would be detrimental to the special qualities or distinctiveness of the village.

We note that refusal has also been based on the opinion that '*the site does not constitute a small gap within a continuously built up frontage*' and would '*represent sporadic development*', however the proposed site is in fact at the centre of the village and resides directly next to a neighbouring dwelling to the left and agricultural building to the right. We believe this development would therefore in fact add to the already existing character of the centre of the village.

Finally, over the last 8 weeks during the lockdown imposed on us all due to the Covid-19 pandemic community spirit and support has grown immensely with local food suppliers being vitally important in providing the local community with supplies, particularly for our elderly and vulnerable residents. Mr and Mrs Asquith have been one of the many local residents and small businesses that have played a vital role in this and would be a true loss to our community if they were forced to take their livelihood and food production elsewhere. This also extends out of the current pandemic situation where they regularly supply local businesses (pubs/restaurants) with high quality locally produced food supporting the local economy.

Yours sincerely

Mrs Anna & Mr Andrew Newham

From:
To: [Planning](#)
Subject: Support for planning application NYM/2020/0054/FL
Date: 05 March 2020 09:19:13

To whom it may concern

I would like to express my support for the planning application NYM/2020/0054/FL.

I have seen detailed plans of the proposed development and I believe it is:

- Of an appropriate scale and design for the area
- Would create a long term home for a local family who have lived in the area for their entire lives
- A sustainable development
- In keeping with the character of other dwellings in the area

I do not believe the development would impact upon any nearby residential amenities, nor do I believe it would diminish the character of the local area.

As a local person myself since birth I have always enjoyed the North York Moors national park and understand the need to conserve the unique character of the area and environment, but I also believe that those who live and work within the park and have done so for generations should be able to develop their housing - provided it is done in a sustainable and sympathetic manner - which I believe this application would.

Best regards

Michael Harding

2 Hardings Yard
Kirby Misperton
North Yorks
YO18 7HY

From:
To: [Planning](#)
Subject: NYM/2029/0054/FL
Date: 25 February 2020 17:20:58

> To whom it may concern

>

> I would like to support the application NYM/2029/0054/FL as I feel that it is on a scale that is not out of place for the surroundings and will be occupied by a local family who have long standing ties to the area and are also employed nearby.

>

> The design of the building is in keeping with the surrounding area and in my opinion would enhance the the village without impacting any existing buildings or vehicular access.

>

> The plans indicate that the building has been designed well and I can only assume that the materials will be the same standard, creating a high quality sustainable building.

>

> Yours sincerely

>

> Jonathan & Rosie

11 high Catton road
Stamford bridge
East Riding of Yorkshire
Yo411dl

From: "BROCKLEBANK, Janet (WOODHOUSE MEDICAL PRACTICE)" < >
Date: 25 February 2020 at 10:42:00 GMT
To: "planning@northyorkmoors.org.uk" <'planning@northyorkmoors.org.uk>
Subject: Reference no: NYM/2020/00564/FL

Dear Sir or Madam

Re: NYM/2020/00564/FL

I would like to send my wholehearted and unreserved support for the above planning application. This is for a new single dwelling home at Ainthorpe Yard for a family who are –and have been for many generations - local to the area.

The National Park quite rightly has recognised that Ainthorpe, in common with many other small rural villages, has a dire shortage of housing for young, local families upon whom the future of the whole area rests. This is especially true for those who are working hard locally but remain on an average income, putting the few available properties on the market well outside their price range.

The proposed family home sits neatly in the gap on Ainthorpe Lane and would both complement and be an asset to other local properties. Furthermore, its “green” credentials – air source heat pumps, solar panels etc – would be of equal value to the owners, the local area and the National Park.

Thank you for taking my comments into consideration.

Yours faithfully

Janet Brocklebank

Janet Brocklebank (former resident of Ainthorpe)
12 St Margaret's Road
Horsforth
LEEDS
LS18 5BD

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From:
To: [Planning](#)
Cc:
Subject: Revised & Updated with address: Ainthorpe Yard planning submission Nym/2020/0054/FL
Date: 27 February 2020 12:55:38

25th February 2020.

**Rural Planning Department,
North Yorkshire Moors National Park,
Helmsley, N Yorks.**

Ref: Nym/2020/0054/FL

To Whom It May Concern,

As one of the owners of the land, I am writing this letter to the planning department in support of the proposed development (Application #: Nym/2020/0054/FL) of a new rural dwelling approx. in the vacant area between #8 Easton Lane and Stony Broke, Ainthorpe, Danby. The proposed new home is to be used for local occupancy, a dwelling plus store area and required access, parking and amenity space, etc. at Ainthorpe Yard, Easton Lane, Ainthorpe. I would like to lend my support to this development for the following reasons:

- The local applicants are from the general area and have well established connections to the parish through many, many generations of relatives living in the area;
- They are well respected within the local community and are part of the rural economy;
- They work within the local rural economy and are directly, or closely connected to the local established agricultural network;
- The applicants are well known to me and are keen to remain within the local community, to reside and work and in turn, support the local economy and businesses (Danby primary school, local shops, Church, services, pubs, trades, etc.) without which smaller rural communities cease to exist;
- It is my opinion that this type of new local housing is a boost to the village of Ainthorpe as well as local tradesmen and suppliers, plus it will be there for generations to come;
- Supply and demand shows that local occupancy housing in Ainthorpe is desperately needed with very few houses available on the market, especially for local rural people on rural incomes. I am sure that the National Park's ultimate goal is not only to maintain the landscape and traditions of the area but also to support the local residents who desire to remain living and working within the National Park, supporting this type of development helps to ensure that this is possible.
- This proposed development is designed to suit the existing area and neighbouring buildings, I believe that it would not appear out of place, but would fit in nicely. The development respects the local character of the area and is sustainable and shows green credentials with the proposed use of solar panels and air source heat pumps, etc.
- It has clearly been a well thought out proposal and demonstrates high quality design and development and fits in well with neighbouring properties and clearly conserves and enhances

the special qualities of the area. The proposal shows no impact on nearby residential amenity and does not hamper the village character.

It is the National Park's duty and responsibility to support local people who desire to live and work within the National Park, this results in the park having thriving communities which supports the younger generation, ensures schools, local businesses, etc. are maintained and successful. Supporting this development would help sustain Ainthorpe village for generations to come.

Please consider the above points when discussing this application and I trust that you will make the only right decision that is available to you and grant permission for this development.

Regards, John & Shelley Bonas.

**44 Schuyler Street,
Paris, Ontario. N3L 0E5
Canada.**

--

John H Bonas.

J & S Bonas.

Mobile:

Email:

From:
To: [Planning](#)
Subject: Ref NYM/2020/0054/FL
Date: 26 February 2020 19:46:36

To whom it may concern

We would like to support the planning application of Mr & Mrs R Asquith, as a young family living and working in the area it is vital to support them in desire to live here, affordable housing is unfortunately in short supply for such families forcing them to relocate to other areas thus leading to villages full of holiday homes and an ageing population. This has the knock on effect to local amenities with empty schools and businesses.

Kind regards
Paul & Marion Burke
39 Strait Lane
Ainthorpe

Sent from my iPad

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2020/0054/FL - Case Officer Mrs Ailsa Teasdale - Received from Mrs Ann Duerden at 8 Church View, Elloughton, Brough, HU15 1HS
Date: 25 February 2020 07:33:34

I would like to support this planning application as the applicants have lived and contributed to the area for years.

Local occupancy properties are much needed for long standing local people, especially those who will add to the area in a sympathetic and natural way.

The development will fit nicely in to the existing housing line and as they are proposing to use solar panels and air source heat pumps they show a commitment to be sustainable.

I hope you can approve this application to ensure the area for the long term future and for generations to come.

Thank you

Comments made by Mrs Ann Duerden of 8 Church View, Elloughton, Brough, HU15 1HS

Phone

EMail

Preferred Method of Contact is Post

Comment Type is Comment

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2020/0054/FL - Case Officer Mrs Ailsa Teasdale - Received from Mrs Anna Newham at Hajoles, 35 Ainthorpe Lane, WHITBY, WHITBY, North Yorkshire, YO21 2JT
Date: 16 February 2020 21:28:06

My husband and I would like to offer our support in respect of the planning application of Ainthorpe Yard. We are keen to see single occupancy dwellings within the local area in order to maintain a well established community and prevent young families from having to leave and live elsewhere. This is especially important to us as our children attend/will attend Danby school. If young families are forced out of the community due to the lack of appropriate family accommodation such as Ainthorpe Yard there is a risk and a worry that the school will not continue to thrive as it does at present.

The proposed site of the development, we believe, does not have any negative impact on the local amenity and is sympathetic to the character of the surrounding properties and rest of the village. Developing within the infill site proposed will also have a positive impact on the aesthetics of this area of the village.

Comments made by Mrs Anna Newham of Hajoles, 35 Ainthorpe Lane, WHITBY, WHITBY, North Yorkshire, YO21 2JT

Phone

EMail

Preferred Method of Contact is Email

Comment Type is Comment

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2020/0054/FL - Case Officer Mrs Ailsa Teasdale - Received from Cliff Shepherd at 1 Easton Lane, Ainthorpe, Whitby, YO21 2LF
Date: 13 February 2020 14:08:14

The application is visible from our house on the opposite side of Easton Lane. We have examined the proposals and support the application.

Comments made by Cliff Shepherd of 1 Easton Lane, Ainthorpe, Whitby, YO21 2LF

Phone

EMail

Preferred Method of Contact is Post

Comment Type is Comment

North Yorkshire Moors National Park Planning Authority
The Old Vicarage,
Bondgate
Helmsley,
York,
North Yorkshire - YO62 5B

9th February 2020

To whom it may concern

NYM/2020/00564/FL – Letter of Support

I would like to take this opportunity to offer my support for this planning application.

There are several reasons why I believe that planning permission should be approved:

- The development appears to be of an appropriate scale and of an appropriately sensitive design to the local area
- The high-quality design clearly respects the distinctiveness of the local area whilst conserving and enhancing its special qualities
- Promotes National Park local occupancy dwelling aspirations
- The proposal respects the existing character of the village
- Applicant is a highly valued member of the Botton Village management team who needs to live within the locality due to the on-call nature of his role.
- The application represents a desire for local investment by a local individual who is clearly committed to his local community

Such commitment to our local communities should be applauded and such investment for future generations of local young families should be encouraged.

Sincerely

W E Mason

General Manager
Botton Village

Danby, Whitby
YO21 2NJ