

From:
To: [Planning](#)
Subject: NYM/2020/0275/FL
Date: 14 October 2020 10:27:27

Planning application NYM/2020/0275/FL

I would like to make the following comments in addition to those already submitted.

In communication with the highways department they have informed me that as the developers own land they are in a position to provide passing places. Over the busiest section, from the junction of the A1471 to the Bridlepath to Mulgrave farm just under half the land on either side of the road is not in the ownership of the developers and contains what is perhaps one of the most difficult sections.

In assessing road usage the highways department tell me they cannot make use of anecdotal reports . With limited resources the department I would suggest cannot accurately assess the current road usage. They go on to tell me on the 11th of September during a site visit, they encountered 4 farm vehicles, but reported no difficulties, however what is not clear is the duration of the visit, had they been visiting on the 23rd of August then they would have encountered some 37 tractors and trailers on the road on a two and a half hour period, that equates to almost one every five minutes, Subsequently on a busy day I observed a vehicle having to reverse twice in the same position on that part of the road where the land is not in the ownership of the developer.

I informed the Highways department on the 31st of August that the entrance to the underground dyke, whose entrance is on my property , was collapsing and that there was evidence of the tunnel wall bulging near the the beginning of the dyke. An officer of the department visited on the 15th of September who confirmed there was no immediate danger, he would report his findings to the area manager and that the department would keep an eye on the situation, in the meantime should the headstones collapse I was to inform them. Since the officers visit there has been further movement, should the planning application go ahead , then the use of heavy vehicles will inevitably cause the collapse of the headstones, if it has not already done so.

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Justine. Bushrod

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs H Saunders - Received from Mr Paul Black at Householder, Chestnut Cottage, Gutsborough Road, Whitby, YO21 2BE
Date: 02 August 2020 11:45:16

The design of this structure is definitely not in keeping with local farm environment. The effect of this development is only going to be detrimental to the local community. What was a nice quiet community is already disrupted by what's been done with the way these people have handled the farms/letting etc. plus usage for pheasant breeding, traffic down what was a quiet road is now extremely increased. There is a limited amount of areas to put 'passing places' and has not been specified also the traffic pulling out into the main road will always be an issue.

P.

Comments made by Mr Paul Black of Householder, Chestnut Cottage, Gutsborough Road, Whitby, YO21 2BE

Preferred Method of Contact is Email

Comment Type is Strongly Object

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs H Saunders - Received from Miss justine bushrod at Grange Farm, Guisborough Road, Whitby, YO1 2BE
Date: 31 July 2020 13:09:48

I have now viewed the new plans , whilst I am please to see that the Barn is being retained, I find the structure out of keeping in .this environment.

I have not changed my views and believe that the barns should remain for agricultural use thus avoiding the use of ugly polytunnels and other structures that may prove to be needed.

Between the 12th and 25th of July I noted 27 tractors on the road to go down the bridleway, in addition on 2 days there were tractors at intervals of approx 15 minute intervals accessing the unmadeup road to Ugthorpe. This together with my previous recording of traffic on the road is in prime holiday season, this road cannot cope with any more traffic as the structure of the road makes passing places in my view impossible in the right areas , users on foot , bike and horse will remain at risk .

Comments made by Miss justine bushrod of Grange Farm, Guisborough Road, Whitby, YO1 2BE

Preferred Method of Contact is Email

Comment Type is Strongly Object

From:
To: [Planning](#)
Subject: Ref NYM\2020\275\FL
Date: 15 June 2020 10:28:34

Dear Sir ,

Am writing this in response to the above application that has been posted near the mentioned property.

I have already been in contact with people in your office over this matter.

The applicants have already made changes to the farms in the vicinity and the amount of traffic moving along this road is getting excessive already. We now have farm contractors vehicles moving in and out, on top of the normal activities of the farms already present, we have pheasant breeders, motorcycles, on top of the normal coming and going of those already living in this road, one of which is a riding school. Young children are often on ponies along this lane. To allow this development will just increase traffic to a ridiculous level. The Bridleway that runs onto this road is being used by the farms to a high level. All extra traffic on the lane. If this development is allowed the amount of traffic on the lane with cleaners, deliveries, maintenance and the occupants will certainly be unacceptable. Even with the passing places that the highway people talk about the road isn't suitable for the amount of traffic it will get.

On top of this, questions have to be asked, as a short while ago the highways people made statement,

Last paragraph on doc. NYM\2016\ENQ,\12794.

Then read what has been stated on their latest doc. The person I have been communicating with is Ailsa Teesdale.

Should this development be allowed it will only benefit one group.

Regards

Paul W Black

Chestnut Cottage

Guisborough Road

Ugthorpe

Whitby

YO21 2BE

-----Original Message-----

From:

Sent: 26 May 2020 12:34

To: Planning

Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs Ailsa Teasdale - Received from Miss Justine Bushrod at Grange Farm, Guisborough Road, Ugthorpe, Whitby, YO21 2BE

I believe that these buildings should remain for agricultural use only. This must be one of very few farms in the Park whose outbuildings currently remain and as such should be preserved for prosperity. To say they are redundant when a large and ugly polytunnel , which I assume is used for lambing , exists, is I believe disingenuous.

With the splitting of the tenancy at Mulgrave Farm there has been since the beginning of April a noticeable increase of mainly large agricultural vehicles on the road and bridleway.

This is a single track road with no passing places, although in part there are grass verges, these are extremely soft for most of the year and are a hazard for the uninitiated. In addition the road is not treated in winter and there are a number of places where water builds up causing ice sheets.

From my experience of living in a similar situation in North Wales, visitors as a general rule had difficulty in reversing for prolonged stretches, causing frustration and delay.

It is my strongly held view that this road cannot and should not be expected to be open to more traffic, one must remember that in addition to the vehicles of the occupants, there are also those of the service providers

Comments made by Miss Justine Bushrod of Grange Farm, Guisborough Road, Ugthorpe, Whitby, YO21 2BE

Preferred Method of Contact is Email

Comment Type is Comment

From:

Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs Ailsa Teasdale - Received from Mrs Kay Edwards at Lawns Farm, Barry Bank, Ugthorpe, Whitby, North Y, YO21 2BQ

Date: 10 June 2020 14:27:06

We have concerns over the size of the potential plans which will bring a significant increase of traffic down the single track lane.

This lane is very narrow in parts together with a dangerous turn onto the A171 which often has had collisions with both vehicles turning down the lane and vehicles pulling out onto the main road. This lane has no passing places.

There is a riding stables established for many years, and horses and riders are frequently on the lane.

We live on Barry Bank Lane and are concerned that visitors to the development will use the lane as a short cut. The lane is mainly unsuitable for motor vehicles but already we have off road bikes hurtling down.

Another concern is regarding the environment, over use of farm buildings converted to holiday accommodation is already spoiling the once tranquil feel of our countryside in many areas. The development is in a rural, quiet setting it would be a shame to blight it with such a obviously over developed plan.

Comments made by Mrs Kay Edwards of Lawns Farm, Barry Bank, Ugthorpe, Whitby, North Y, YO21 2BQ

Comment Type is Comment

From:

Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs Ailsa Teasdale - Received from Mrs Gladys Jordan at Grange Stud, Grange Stud, Guisborough Road, Ugthorpe, Whitby, YO21 2BE

Date: 05 June 2020 22:20:19

It concerns me greatly that there has been no public notification and I had to find out from third parties about a major planning proposal that could adversely affect my long-established equestrian business.

My livery and riding school clients use the roads and tracks to regularly hack out.

Increased traffic would impact on this and increase safety concerns.

The size of the development means a potential of 10 further vehicles using this road up to 3 or 4 times a day in and out

resulting in a 7-day holiday producing a possible 280 vehicle journeys a week

as well as increased farm traffic now that

Mulgrave estate has split up the farm land

and leasing it to different farms in the area, resulting in a lot of heavy farm machinery also using the road, making this road extremely busy and hazardous to my livery and riding school clients.

As recently as Jan 2017 I was put off a planning proposal regarding my equestrian business due to a statement from yourselves that the Highways Authority would be against it due to the A171 having an accident record and that it was recommended that the scale of the development should be limited to current levels and if not possible then the development should be refused.

Your ref number NYM/2016/ENQ/12794

10 Jan 2017.

My proposal was for less traffic than Mulgrave estate's proposal would produce.

I am not against some development but this far exceeds what our lane can safely cope with. Mrs G Jordan

Comments made by Mrs Gladys Jordan of Grange Stud, Grange Stud, Guisborough Road, Ugthorpe, Whitby, YO21 2BE

Preferred Method of Contact is Email

Comment Type is Comment

From:
To: [Planning](#)
Subject: Planning applications
Date: 01 June 2020 17:17:32

Ref:- NYM/2020/0275/FL

Dear sir or madam

I felt I had to write again further to my email last week. I've read a document from the highways authority that has been sent to you and would take issue with some of the content. It mentions the numbers of cars per dwellings . There's no mention of the inordinate amount of farm vehicles up and down this road, now Mulgrave have altered the farms round there's a lot more traffic. There's also traffic due to pheasant breeders. There's traffic coming and going to the riding school .It says the road is managed by the highways people, they cut a strip of grass on the verge once a year, not what you'd call well maintained

There is grass growing down the middle of the road. I've had my fence damaged in the winter by vehicles coming off the road. We never get salt on the roads as soon as it snows we're marooned unless we walk to the main road.

The main road is a nightmare , in the few years we've been here I've seen the road closed twice. The last time there was a fatality. It's a dangerous turning as coming from Whitby the turn is straight after the bend. Planning has been turned down before for other people, the

reason was because the road is not suitable for the extra traffic.

On top of all this there are a lot of farm vehicle using the Bridleway now, these vehicles are so big , any people or horses have to move off the track.

Regards
Paul W Black
Chestnut Cottage
Ugthorpe
Guisborough Road
Whitby.
YO21 2BE

Sent from my iPhone

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs Ailsa Teasdale - Received from Mr John Gallon at Woodleigh, Ugthorpe, Whitby, N.Yorks, YO212BQ
Date: 31 May 2020 13:18:19

Although the actual site would appear ideal for this project, secluded and with very little visual impact it is the access road junction from the A171 that is cause for my concern.

The pull out turning right is just off a blind corner on the fast A171 also the pull out is on a rise from the access road making it even more hazardous.

If the access at this accident black spot could be improved then I feel the application should be approved but with no improvement then It should be turned down.

Comments made by Mr John Gallon of Woodleigh, Ugthorpe, Whitby, N.Yorks, YO212BQ

Preferred Method of Contact is Email

Comment Type is Comment

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0275/FL - Case Officer Mrs Ailsa Teasdale - Received from Miss Justine Bushrod at Grange Farm, Guisborough Road, Ugthorpe, Whitby, YO21 2BE
Date: 31 May 2020 20:12:54

I would like to add to my earlier comments now that I have had sight of the report from the highways department, namely
Local Highway Authority Considerations and Recommendations

Having read this report I believe that to say that this road leads to 4 different farm house clusters does not accurately reflect the current situation.

There are 2 farms and one long established Riding School and Livery yard, excluding the 2 farm houses there are five other dwellings and a holiday cottage.

A shooting syndicate is based at Biggin House Farm where they breed their pheasants and gather on shooting days.

The riders from the livery yard regularly use the road to access the moor , biridleway and track to Ugthorpe, as do walkers and cyclists.

The tenancy arrangements at Mulgrave Farm have changed and from April 1st we have seen a greatly increased number of large tractors and trailers accessing both the bridle path and track from the road

On the 25th May 3 such tractors with silage tankers together with other tractors went up and down the road to access the bridleway every 10 -15 minutes between the hours of 9 and 6. On the 26th this was repeated, though between approx. 10 -5.

On other occasions since the 1st of April there have been large tractors and trailers carting silage and farmyard manure over a number of days .As silage making takes place approx. every 6 weeks. we can expect similar amounts of traffic.in the following weeks.

I understand that a previous planning application was rejected by the highways authority on the grounds that the junction on the A171 for traffic turning right was dangerous, following a number of accidents. If this were in fact the case then serious questions must be asked about the current recommendation.

Comments made by Miss Justine Bushrod of Grange Farm, Guisborough Road, Ugthorpe, Whitby, YO21 2BE

Preferred Method of Contact is Email

Comment Type is Comment

From:
To: [Planning](#)
Subject: Re: Outbuildings at Biggin House, Guisborough Road, Ugthorpe, - NYM/2020/0275/FL
Date: 28 May 2020 18:46:31

Dear sirs .
Apologies for omitting my address from my email earlier this week.
Paul W Black
Chestnut Cottage
Guisborough Road
Ugthorpe
Whitby
YO21 2BE
Regards
Paul B
Sent from my iPhone

On 27 May 2020, at 10:22, "planning@northyorkmoors.org.uk"
<planning@northyorkmoors.org.uk> wrote:

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Outbuildings at Biggin House, Guisborough Road, Ugthorpe, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
 - Adobe Reader for PDF attachments.
- <120052710204500835.jpg>

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From: Paul Black
Sent: 26 May 2020 18:33
To: General
Subject: Ref;- NYM/2020/0275/FL

Dear Sirs ,

I write with reference to the above planning application , and our total opposition to this development. We live on this lane. The road that leads to this property is totally unsuitable for the amount of extra traffic that this will generate. There are no passing points , the grass verges are usually saturated making it unsuitable . Even the few people who live along this find themselves having trouble.

The road is not gritted in the winter, we've been snowed in more than once.

Changes recently to the farms means we have vehicles up and down, mainly tractors , all the time. There is now a group who are breeding pheasants, more traffic. We have cyclist, joggers and green laners (motorcycles) use this road . There are youngsters learning to ride at the riding school. (Riding school is on this road) There are lot of walkers using the bridle way that runs onto this road. On the application it says the present structure is redundant yet there's a poly tunnel that's in use!!!

Thank you

Paul W Black

Sent from my iPhone

Chestnut Cottage
Guisborough Road
Ugthorpe
Whitby
YO21 2BE