

From:

Cc: [Planning](#)

Subject: NYM/2020/0948/FL

Date: 26 March 2021 13:13:02

Dear Jill

Re Planning application NYM/2020/0948/FL

Please note that our comments and concerns about the amended plans remain the same as for the original ones. For the following reasons we consider this proposal to be out of scale and out of character with the site and surrounding area and to be an overdevelopment of the plot.

- Looks even less appropriate to the area than the original plan
- The house is going to make considerably more impact than the one it replaces
- The amount of windows on the Lane side seems excessive, especially as some of them are on a landing area
- The new kitchen proposal extends the footprint
- We have had no information about whether this is to be connected to Mains sewage (as shown on the application) and, if not, have concerns that enough space has been allowed, in the 'parking area', for a septic tank to serve a four bedroom house - and where the run off will be
- The new plans appear to overlook the neighbouring property, Croft Cottage, in a potentially intrusive way
- We question why the entrance needs to be moved, which presumably involves disturbing the Trod
- We still have serious concerns about the damage to the ancient trod, and to Dark Lane more generally, by the building work and the greatly increased vehicular access (there has already been damage to the trod from the initial stages of the work, which shows how vulnerable the lane is)
- The sign at the entrance of the Lane says unsuitable for motors so it is hard to see why parking for 3 cars is appropriate

We feel that a number of houses in the area have been overdeveloped recently and that a continuation of that trend, which this represents, is in danger of spoiling the character and appearance of this small, rural hamlet.

Yours sincerely

John Freeman and Madeleine Gair

Dear Mrs Bastow, Mr M Hill,

Re: Planning application number NYM/2020/0948/FL Meadowcroft, Dark Lane, Raw

As the neighbour at Croft Cottage to Meadowcroft, Dark Lane, Raw, I would like the following points to be noted and discussed re the advised plans for the above property that were sent to me on the 16/03/21.

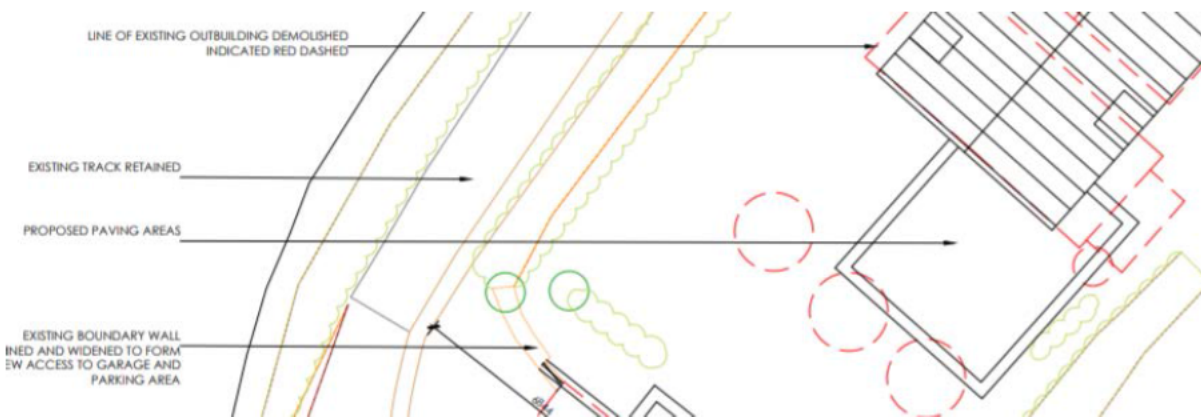
I highlight my major concerns below.

Firstly the new build footprint is far far larger than the original house and out building. Not only has a flat roof kitchen now been added onto the end of the build but the height of the roof on top of what was the shed has also added to the height of the overall building. This revised plan for the build is far too large as a replacement of the existing building. I would like to see that the new build is only in the original footprint of the house and brick shed.



Kitchen added to side of building outside of original footprint

The single story kitchen on the plans is down as proposed paving area. This is incorrect and should not be shown as so. This is a huge extension to the property and original footprint.



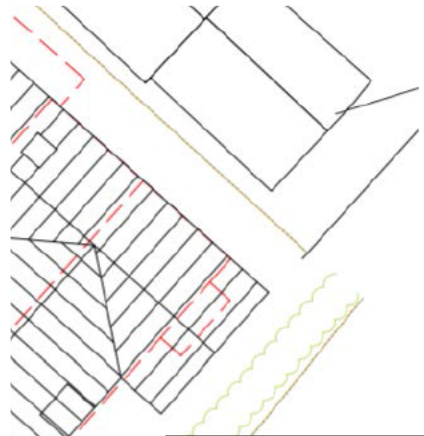
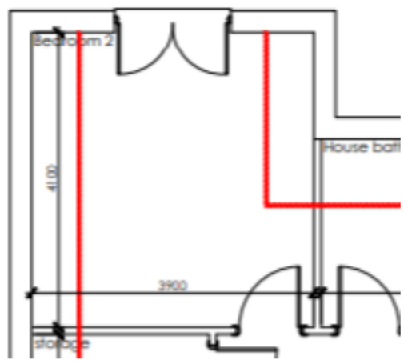
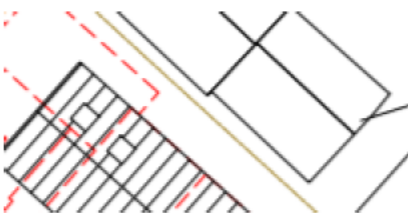
Proposed Paving area? Confusing It is the kitchen.

The new build now has an upstairs bedroom with 2 windows in it that overlook my sun lounge which has a glass roof which they will be able to see into and they will also be able to view my garden space.

Also where there was only a ground floor bay window in the existing build, the new plans now have extended the side of the house to the boundary which means that they can look into my property from the doors in the upstairs bedroom. I don't think these new plans have considered my space and privacy.

Bedroom doors can overlook my property

2 windows overlooking my property

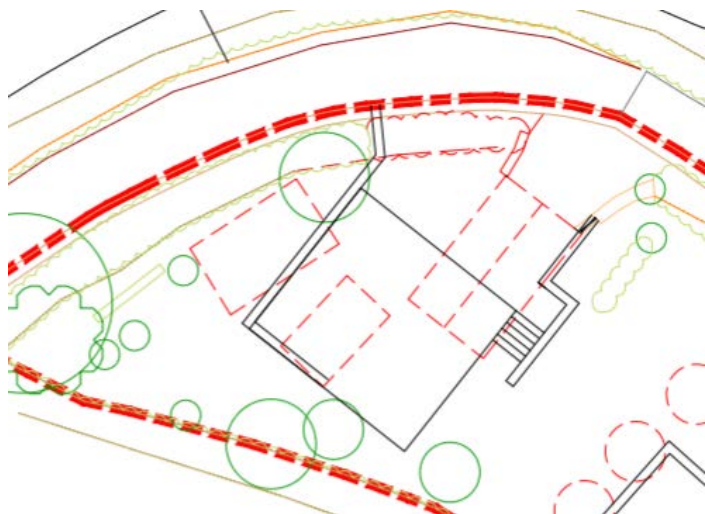


Extended to boundary

The large double garages and proposed parking area for 3 cars is not in keeping on a Green lane / Bridle path.

The garages are being placed on ground level and again are far larger than what was there as an existing garage and shed.

Do we assume that the roof is a flat one? I see no mention as to what material is being used for the roof except that it will be green or materials for the garage build. I would like to see the garage size and parking area reduced.



Consideration needs to be made for the Heritage Trods Path that runs along the boundary of Meadowcroft. I believe this cannot be lifted and replaced. Under the new plans can this be avoided?

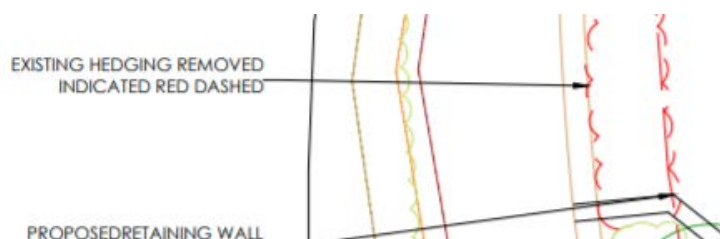
The materials suggested for the roof – zinc roofing are not in keeping with the local buildings around the area. Most buildings have a pantile roof. I believe the colour – (shiny silver) and material suggested is out of character for the roof of a building in the hamlet.



In the bat report that has been conducted it does say “In addition, we should condition that any tree and shrub removal works should not commence within the bird breeding season (March to September inclusive) unless preceded by a nesting bird check undertaken by a suitably qualified ecologist. “

I believe removal work has already started and that parts of the existing garden area are currently being demolished.

I wonder if this is to allow the heavy vehicles that will be needed to demolish the whole of the existing buildings on this Green lane? I can't see how the hedgerows, footpaths and lane can be kept in their original state when there will be so much heavy duty traffic using it.



On the plans there is mention of a mains sewer. All properties in Raw have a septic tank. There is nowhere indicated on the plans where this may be situated. As a neighbour I would like to see where this septic tank is going to be placed or if a mains sewer is being put in, where it will go and how it will be connected.

Could you please check if the upstairs bedroom window overlooking the kitchen below is a window that can be fully opened or a doorway with access onto the flat roof? If it is a doorway I am worried that the flat roof may be used as an outdoor space whereby it has the potential to increase the level of noise / light in the area.

ELEVATION SCALE 1:100



I have raised my concerns over the revised plans for Meadowcroft and would hope that they will be considered, reflected and acted upon. I have also included some questions where I am unsure of the answers. If appropriate I would like a response.

In conclusion the revised plans definitely show an over development of the original site and in many other ways are out of character for the small hamlet of Raw.

Yours Faithfully

Sue Leatham

Croft Cottage,

Dark Lane

Raw.

From:
To: [Planning](#)
Subject: FAO Mrs J Bastow Ref: NYM/2020/0948/FL
Date: 19 March 2021 16:42:40

Church House,
Church Lane,
Fylingthorpe.
YO22 4PN.

Ref: NYM/2020/0948/FL

Dear Mrs Bastow,

With regard to the planning application for
Meadowcroft,
Dark Lane,
Raw.

We would like to express our concerns in respect of both the initial plans and amended plans. We live on Church Lane nearby and have frequently used Dark Lane as a horse rider and to walk to and from Sledgates, during the many years we have lived here.

We consider the proposed development to be out of character with it's immediate environment. (There appears to be a worrying trend towards approving such plans eg: Gilders Holme, Raw - a dis jointed combination of traditional and contemporary.)
The new build would be an overdevelopment of this site.
Dark Lane is a historic small, narrow bridleway/footpath and is totally unsuitable for regular vehicular access for more than one small resident's car, as has always been the case.
The Lane is also prone to flooding.

Yours Sincerely,
Stephen and Maria Fox

From: Mike McCabe

Sent: 19 March 2021 16:45

To: Hilary Saunders

Subject: NYM/2020/0948/FL replacement dwelling for Meadowcroft, Raw, Whitby

Dear Mrs Saunders

We wish to register our objection to the above application on the basis that the proposed replacement dwelling is too large for this location, the design makes no concessions to the style of existing buildings in this hamlet and represents a gross over development of this small site.

The mass of the dwelling as currently proposed dominates the adjacent property, Croft Cottage, windows are proposed at first floor level which will impact on the privacy of the neighbours and the proposal in general is likely to generate far more traffic movements than the access road, Dark Lane, can sustain. In essence, the design proposed for this new dwelling is more urban than rural and would warrant further consideration. Similarly there is no mains drainage in this area so provision will need to be made to accommodate a

septic tank.

The hamlet of Raw is the oldest settlement in this area and the existing buildings both reflect that history and the gradual evolution in style and function that has occurred over time. It will be evident that by giving consent for this proposal a precedent will be created which will make it very difficult in future to limit inappropriate development.

Yours sincerely

M & P McCabe

Eustace House
Raw
Whitby
YO22 4PP

From: John Freeman
Sent: 08 March 2021 17:47
To:
Subject: Re: Website Query

Dear Mr Hill

Thank you for your email and for informing us about the current situation regarding the above planning application.

We must confess to being relieved that you have not felt able to support the original application. As long term residents of Raw we are concerned that some of the innate character of this lovely hamlet is being lost by the over development of properties which then bear little resemblance to the houses they replace. We completely understand that Meadowcroft may need to be replaced, rather than refurbished, but would have thought a wooden chalet type bungalow would have been far more in keeping with the original building. As we mentioned when we submitted our concerns, we believe that the house that was originally proposed would have looked far bigger, and made much more impact, in a unique site on a historic bridleway that was never intended to support the traffic that is being proposed.

Another danger, as we see it, of sites being over developed by wealthy second home owners is that properties become further and further out of the reach of local people, financially, and there is a danger that the National Park becomes a playground where those who visit are considered more than those who live and work here.

If you have not already had the chance, I would urge you to make a site visit in your decision making process.

Yours Faithfully
John Freeman

On 2 Mar 2021, at 08:51, Mark Hill

wrote:

Dear Mr Freeman, thank you for your enquiry.

I can advise that I am now the case officer and I had a productive telephone discussion with David Boulton (agent) yesterday . The design is not currently one which the Authority can support and negotiations are ongoing to secure an improved design which the Authority can support. Contemporary designs are some of the most difficult planning applications to deal with in a nationally protected landscape.

As such the application will take a while longer to process.

I trust this answers your query.

It is likely that there will be additional public consultation when revised plans are submitted.

Mark Hill MRTPI
Head of Development Management
Normal Workdays : Monday to Thursday

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

Tel. no. 01439 772700

Web: www.northyorkmoors.org.uk

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

From: Planning

Sent: 02 March 2021 08:42

To:

Cc:

Subject: FW: Website Query

Hi Mark

Please can you advise Mr Freeman of the status of 20/0948 (replacement dwelling at Meadowcroft, Dark Lane, Raw)?

Thanks

Wendy

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

From:

Sent: 01 March 2021 13:13

To: Planning

Subject: FW: Website Query

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

From: John Freeman

Sent: 01 March 2021 12:07

To: General

Subject: Website Query

Hello ,I am looking at the planning application for %2020/0948/f1% ,I understood the meeting regarding this was 10 Th February but as yet no results are showing. Could you please update/inform me of the status of this application.

Kind Regards

John Freeman, Cedar Cottage ,Raw.

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www.northyorkmoors.org.uk

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From:
To: [Planning](#)
Subject: FW: Meadowcroft, Dark Lane, Raw Ref NYM/2020/0948/FL
Date: 26 January 2021 15:59:07

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

From: Lindsay Taylor
Sent: 26 January 2021 15:35
To: Jill Bastow
Subject: Meadowcroft, Dark Lane, Raw Ref NYM/2020/0948/FL

As a local house owner, having known Raw for more than 65 years, and recently having had sight of proposals for the above, I felt that I should offer my thoughts and observations via this email. Whilst there is clearly much merit in dealing with existing buildings in Dark Lane I would have hoped that the construction of the proposed dwelling would be of traditional materials, and in keeping with the locality, which in my view would be of Yorkshire stone ideally with a pantile roof.

I have concern relating to Dark Lane, which I believe to be a medieval "Green Lane", the character and dimensions of which should be maintained. I fear that the constant flow of vehicles to and from the property (where there appears to be garaging for three cars) may well be detrimental to such an objective. Green Lanes are not normally suitable for use by motor vehicles

Yours faithfully
Lindsay V M Taylor

Sent from my iPad

Oakwood House, Upper Batley, Batley. WF17 OAL

From:
To: [Planning](#)
Subject: Re: NYM/2020/0948/FL
Date: 27 January 2021 20:10:50

Thank you for your email relating to the above and my observations which were contained in my email of yesterday's date. You ask for my postal address which is Oakwood House, Upper Batley, Batley. WF17 OAL. My address at Raw is Vane Cottage, Raw, Near Whitby YO22 4PP where we spend as much time as is possible, having done so for nearly 50 years, since I bought the property. The same is true for other members of my family who for more than 100 years have had associations with both Vane Cottage and Gilders Green, nearby.

Yours faithfully
Lindsay V M Taylor

Sent from my iPad

> On 27 Jan 2021, at 14:14, planning@northyorkmoors.org.uk wrote:

>

> Reference: NYM/2020/0948/FL.

>

> The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

>

> The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

>

> Kind regards

>

> Chris France

>

> Chris France

> Director of Planning

> North York Moors National Park Authority

> The Old Vicarage

> Bondgate

> Helmsley, York YO62 5BP

> Tel: 01439 772700

> www.northyorkmoors.org.uk<<https://www.northyorkmoors.org.uk>>

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> [NYMNPA Logo]

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Cedar Cottage
Raw
Fylingthorpe
North Yorkshire
YO22 4PP

20 January 2021

Mrs J Bastow
Planning Department
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Dear Mrs Bastow

**Re: Planning application number NYM/2020/0948/FL
Meadowcroft, Dark Lane, Raw**

We would like to make the following observations, and ask the following questions, having studied the proposed plans for the above property. Our own property is in close proximity and looks directly down Dark Lane.

- Point 9 in the Application for Planning Permission shows a double garage with space for 2 cars yet the parking mentions 3 cars. We would question that the access in a narrow rural bridleway is suitable for that kind of traffic.
- Point 11 has a tick against Main Sewer. Our understanding is that the property is not connected to the mains.
- Point 13 – again main sewer is indicated but we believe the property to be served by a Septic Tank in the garage area.
- Point 14 – will wheelie bins be kept within the property boundaries, not on Dark Lane?

We note the volume of Asbestos involved in the existing construction and will seek assurances from Environmental Health about its safe disposal.

We also note the presence of Bats and can confirm that in 2018 we had to go and rescue one from the house for the previous owner.

Dark Lane is a fragile bridleway and we have concerns that the amount of traffic involved in the demolition of Meadowcroft and a new build will be damaging. The lane is currently like a quagmire and that is without any vehicular activity. (photographs attached to the

accompanying email). We also wonder whether, at one of its narrowest points, it is suitable for a double garage and access for up to three cars. The 'monk's' trod is historically valuable and very vulnerable along the Meadowcroft boundary.

It may be worth noting that four years ago there was some damage done to Croft Cottage, the neighbouring property, by a wagon negotiating the tight bend in the road at the entrance to Dark Lane. Photograph again attached to email.

Whilst we really welcome the sustainability of the proposal we have some concerns that it will not entirely "maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity". The current house appears, to all intents and purposes, like a bungalow (apart from windows in 2 gable ends). There is a risk that the proposed replacement will look considerably bigger in scale, having incorporated the shed and space between it and existing house, and will not be in keeping with the character of the dwelling it replaces or the unique site.

Yours sincerely

Madeleine Gair

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0948/FL - Case Officer Mrs J Bastow - Received from Susan Leatham at Croft Cottage, Raw, Whitby, North Yorkshire, United Kingdom, YO22 4PP
Date: 13 January 2021 02:31:57

As the next door neighbour to Meadowcroft (Croft Cottage) I would like the following points to be noted.
I have no real objection to the demolition of the existing building and the construction of the new build although I would like to have seen more traditional features being incorporated into the planning.
The height of the roof in the new build has to be no higher than the existing building at either side of the house.
The Trods foot path on Dark Lane has to be preserved as this is a historic feature and must not be removed.
Likewise the verges, hedgerows on Dark Lane must be kept intact and not destroyed due to large equipment and vehicles being brought down the small lane.

Comments made by Susan Leatham of Croft Cottage, Raw, Whitby, North Yorkshire, United Kingdom, YO22 4PP

Comment Type is Raise Concerns