
From: Rachael Oldroyd
Sent: 21 April 2021 10:03
To: Mark Hill
Subject: RE: NYM/2021/0220/FL - Boggle Hole Youth Hostel -

Hi Mark,

Responses to queries in red adjacent to the questions.

Please let me know if you need any more detail.

Regards

Rachael Oldroyd



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From: Mark Hill
Sent: 19 April 2021 12:13
To: Rachael Oldroyd
Subject: FW: NYM/2021/0220/FL - Boggle Hole Youth Hostel -

Rachel, good afternoon.

I have received the attached planning consultation response with various queries on the plans, I would be grateful for your clarifications.

Kind regards.

Mark Hill MRTPI

Head of Development Management

Normal Workdays : Monday to Thursday

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Dear Mr Hill,

Planning reference NYM\2021\0220\FL

Thank you for your time when I spoke to you last week.

As promised, I am asking the following questions to aid clarity and avoid any future misunderstanding with what the youth Hostel is proposing to do with their rubbish store.

To help put this into context, I, amongst others objected to the proposed structure and at the time of the Planning committee was assured the application would be allowed only under certain conditions from Planning.

It was clear from the start of the work these conditions were being ignored, eg the hedge was not retained, the required height of the fencing was not adhered to, the rear retaining wall was over height, the Tarmac apron was not completed, the boarding was vertical, not horizontal, along with no allowance for the climbing plants which were supposed to help hide 'the in your view structure'. **The drawings always showed vertical boarding and the original approved drawing have this detail. It was clarified with the original planner that this was a mistake in the wording on the approval and that the vertical boarding was acceptable.**

Alongside this the passing place/turning area which the Planning committee stated should be retained for its intended use, was roped off and identified as a staff car park and is still being used for that purpose. **I will discuss the removal of this with the YHA.**

It is for the above reasons and my difficulty in interpreting the drawings that I would like clarification of the latest proposed plans.

Can you confirm if my following understanding and interpretation the latest proposed plans are correct?

The A-A cross section shows a maximum height of 1.9m, which I believe, means the back retaining wall will be removed down to a height of 1.85m.

Please can you confirm this is correct? **Yes, the back wall will be lowered to meet the height of the front wall.**

The front elevation shows the fencing as almost parallel in height, showing the South side, right-hand end as 1.90m and the North side on the left-hand end as 1.8m.

Does this mean the existing 2.4m height at the North end is to be reduced down from the top to achieve the proposed height of 1.8m, or am I correct in assuming the existing top height point of the palings will not change, but the ground will be raised towards the North end to reduce the length of the palings? **This is a drafting error that has now been corrected on the west elevation, the ground level was shown correctly but the base of the fence was not amended, the corrected drawing is now attached.**

The Plan view shows the Gates in the existing position with the climbing plants in front of them! yet the front elevation shows the gates in a proposed more central position. Would you explain which drawing is correct please?

The Apron identified as tarmac, is concrete at the moment, even though the original Planning Permission stated the Apron should be Tarmac.

Can you confirm, that this time the Apron will be Tarmacked as the Plan states? **The gate position on the elevation had now been corrected to match the plans. The original plan was to put a new apron in as it was thought that the concrete ramp would have to be broken out, however more of the existing was able to be retained so it was not necessary to replace the existing concrete ramp.**

The screening plants, identified at the Planning committee meeting as climbing plants due the small amount of space to grow anything was to be planted where there is now concrete. Am I correct in thinking the concrete will have holes made in it to enable plants to be planted? **The climbing plants will be planted to the sides of the enclosure and trained to grow around the front, as it is not thought that the ground under the ramp will be good enough to sustain the plants.**

I apologies for needing to ask these questions, but you will see from my comments, past history shows some Planning Applicants ignore the agreed Planning Permission and with such woolly and contradictory information, I have no option but to ask these questions.

Kind regards
Ray Clifford



North York Moors
National Park

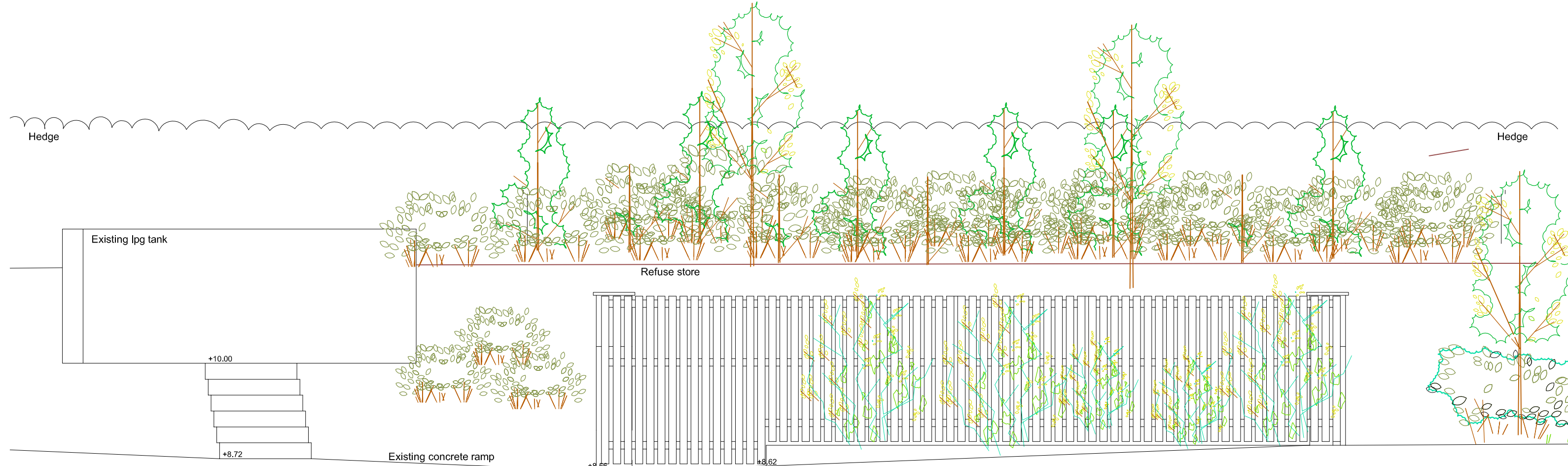
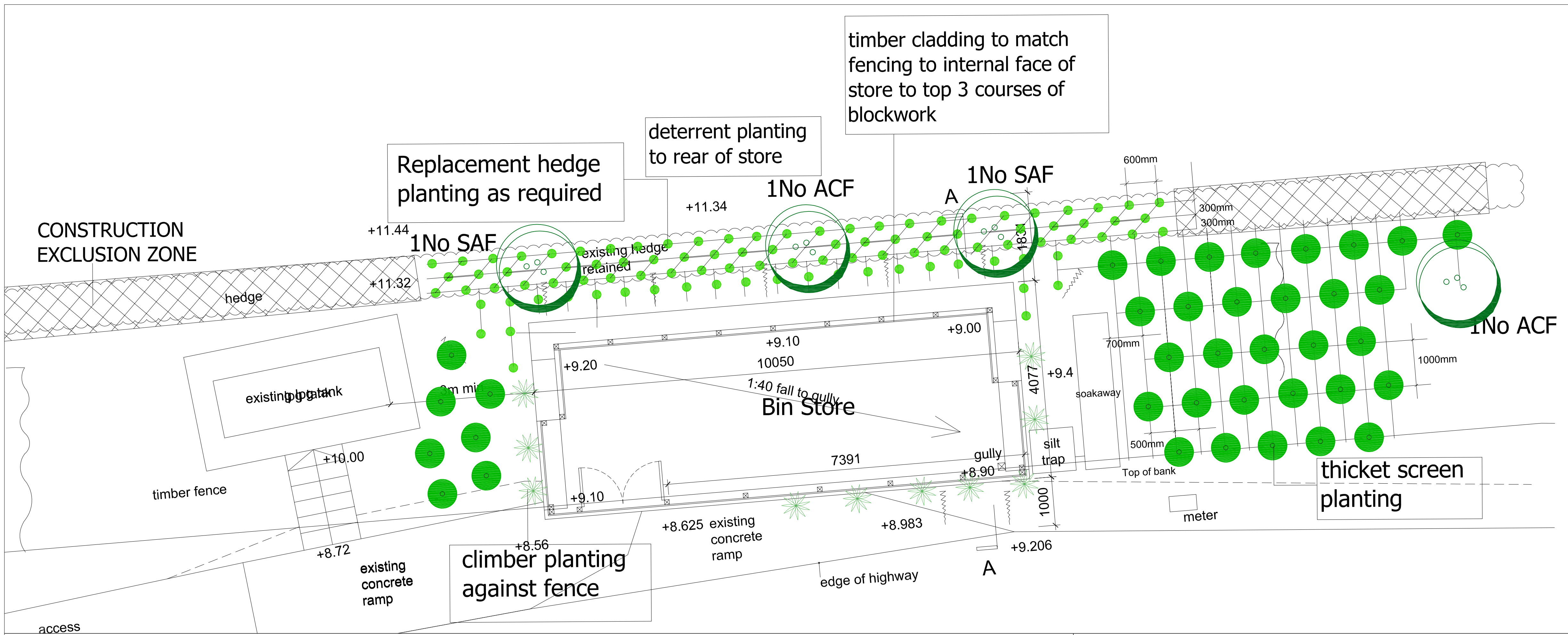
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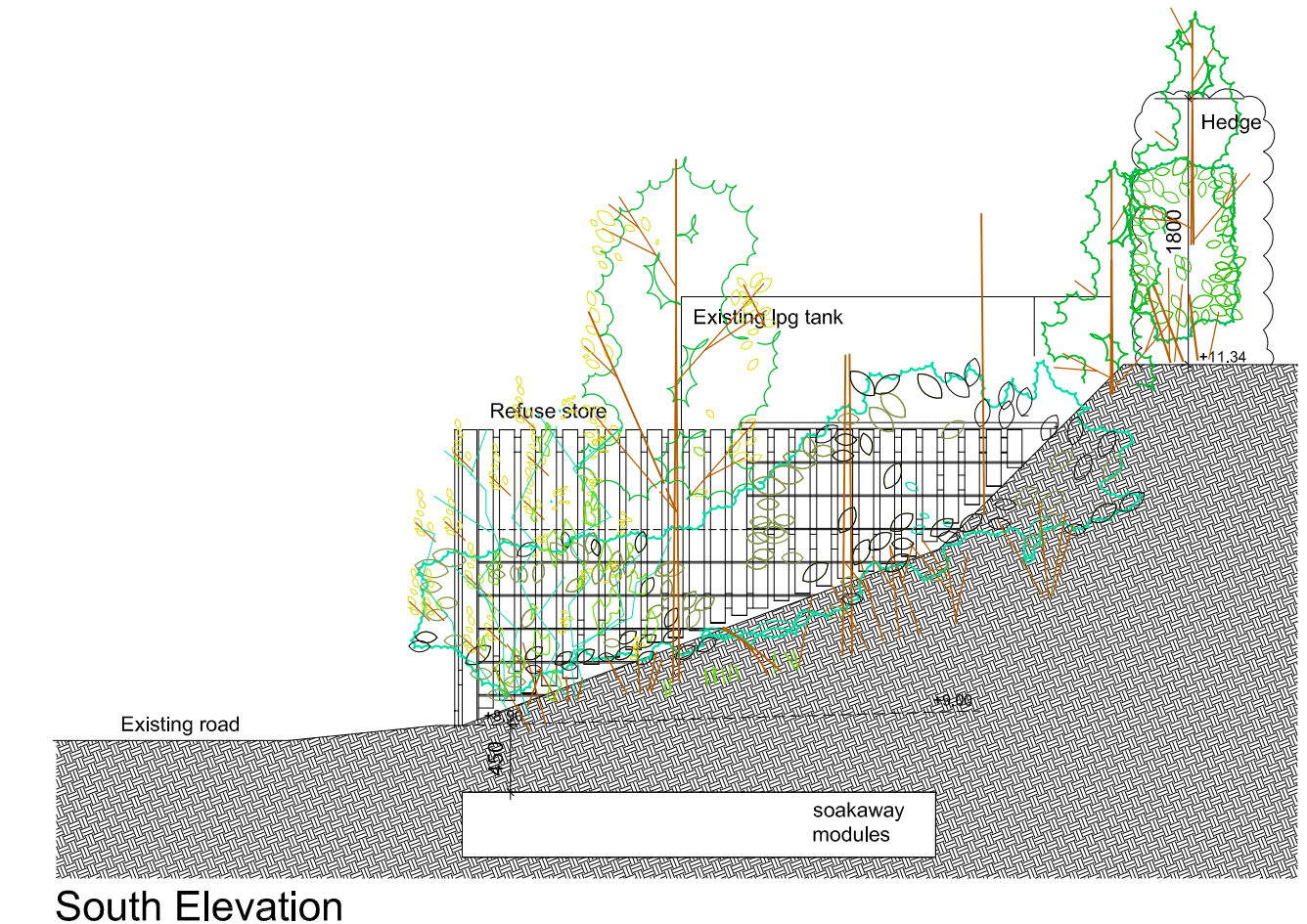
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REVISION		180321	RCO
-	FIRST ISSUE	210421	RCO
A	Base of fence corrected on west elevation		

NYMNPA
21/04/2021



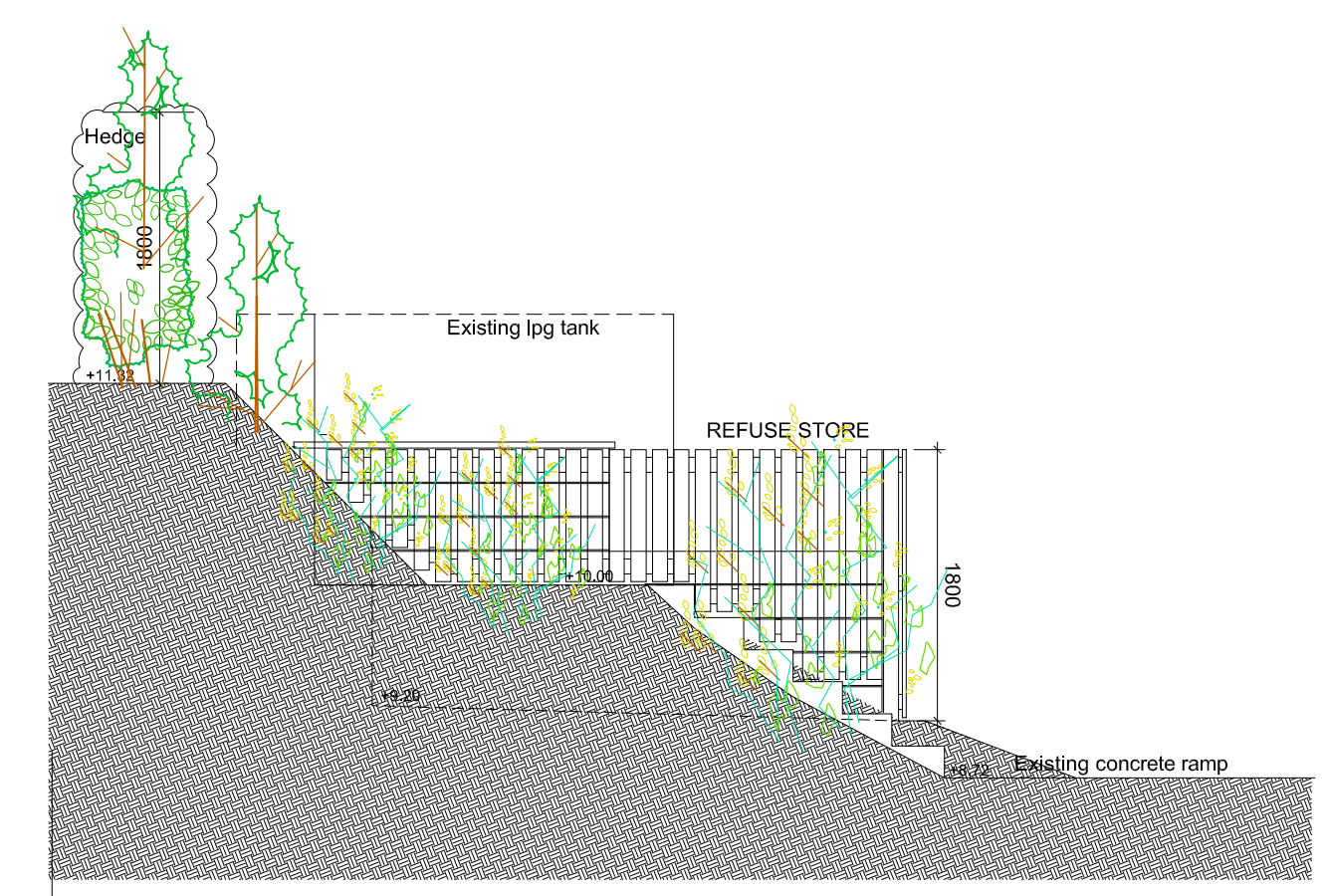
West Elevation



South Elevation



East Elevation



North Elevation

YHA (ENGLAND & WALES) LTD	client	
YHA BOGGLE HOLE REFUSE STORE	project	
PROPOSED PLAN & ELEVATIONS	title	ARCHITECTS
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1:50 @ A1	scale	
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