



# The Planning Inspectorate

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[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Mrs Wendy Strangeway  
North York Moors National Park Authority  
Development Control Support Officer  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref: NYM/2020/0583/FL  
Our Ref: APP/W9500/W/21/3272597

23 June 2021

Dear Mrs Strangeway,

Town and Country Planning Act 1990  
Appeal by Mr & Mrs Morley  
Site Address: Newlands Farm, Newlands Road, Cloughton, SCARBOROUGH,  
YO13 0AR

I enclose third party correspondence relating to the above appeal, which was received over the weekend. As none of them appear to be on the appeal notification list, and therefore were not aware of the deadline for the submission of representations we have accepted them.

If you have any comments on the points raised, please send them to me no later than 02 July 2021.

Please note that this deadline has been extended.

You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier full statement of case. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the above deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely,

***Ruth Howell***  
Ruth Howell

*Where applicable, you can use the internet to submit documents, to see information and to check the progress*

of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)

**From:** James Ulliott  
**Sent:** 21 June 2021 11:10  
**To:** North2  
**Subject:** Re: application ref no: APP/W9500/w/21/3272597

On Sat, 19 Jun 2021, 20:40 James Ulliott, < > wrote:

Hello.

I am the neighbour of Newlands Farm and i am happy for the new access to be put in for Newlands farm as separating the entrances makes sense.

Yours:

James J Ulliott  
The Hulley's  
Newlands Road  
Cloughton  
Scarborough  
YO130AR

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/W9500/W/21/3272597**

#### DETAILS OF THE CASE

Appeal Reference APP/W9500/W/21/3272597

Appeal By MR & MRS MORLEY

Site Address  
Newlands Farm, Newlands Road  
Cloughton  
SCARBOROUGH  
YO13 0AR  
Grid Ref Easting: 501037.0  
Grid Ref Northing: 496071.0

#### SENDER DETAILS

Name MRS THELMA ELSE

Address  
Hillside Grange  
Staintondale  
SCARBOROUGH  
YO13 0EL

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

We are in a similar position running both a farming enterprise and holiday cottages from the same property. Having a separate farm and guest entrance it is Vitaly important for both Health and Safety and the requirement for return bookings. Large farm machinery can be extremely dangerous and it does not mix with the general public. As neighbours with Mr and Mrs Morley we have no objection to the change of entrance and support there planning application as a vital change to the business.

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## **YOUR COMMENTS ON THE CASE**

I'm a self employed tractor driver who helps mr Morley every year. I'm writing to you because it makes no sense that we are using the existing access for the use of big equipment regularly when the cottages are busy. Children, pets and elderly people are at most risk when walking out the cottages heading out of the farm. The new access would mean we are totally clear of any one from that side of the farm. As for the new access only been used for ag equipment means we are sat 6-10 feet higher than the average car. Vision for exiting the yard will be ideal

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## **YOUR COMMENTS ON THE CASE**

We would like to support the application of the addition of a farm vehicle access track. Having used the current track to access the farm buildings, we feel this route is no longer fit for purpose and therefore feel the alternative is a positive improvement particularly on safety grounds.

Last week, while accessing the site, we noticed an elderly gentleman with a very young child playing on the grass next to the access to the farm area. Luckily the gentleman heard us before the toddler did and quickly grabbed him before he could run in front of us. This could have been completely avoided by large farm machinery accessing the site through the new track and would allow visitors time to enjoy watching a working farm in action.

Due to the hard work of Mr and Mrs Morley, they have turned the property into a thriving holiday cottage industry, employing many local people and welcoming many families who contribute significantly to the local economy, while maintaining a thriving farming business. We feel in order to continue this thriving business a new road access is a must to allow both business to continue to flourish and thrive in harmony of each other. As well as ensure the safety of visitors alongside large farming machinery.

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## **YOUR COMMENTS ON THE CASE**

We are the nearest property to our neighbours at Newlands farm. Our drive is (near) opposite to the Farm. Separating the entrances makes absolute sense, both for the safety of visiting holidaymakers to Newlands farm and agricultural machine drivers alike. Therefore any impact to the local area will only be positive.