

Hollins House  
Grosmont  
Nr. Whitby  
North Yorkshire  
YO22 5PU

15<sup>th</sup> October 2021

Your ref: NYM/2021/0753/FL

Dear Sirs

**Application for construction of new vehicular access, turning and parking area and change of use of land to form a menage at Hollins Hall Grosmont**

Thank you for your letter dated 29<sup>th</sup> September regarding the above, the contents of which we note.

We would like to make the following comments and objections to the proposed development:

1. The proposed new drive is, in principle, a good idea as all traffic for Hollins Hall currently effectively comes through our "garden". All the deliveries made to Hollins Hall (and there are many) stop at their closed gate, deliver on foot and then reverse onto the gravelled area at the front of our house. This is extremely intrusive and only a handful of delivery drivers take notice of our request to drive onto the tarmac apron at the front of Hollins Hall, turn round and drive out. The owners of Hollins Hall are aware of this and share our frustration, which has led to them putting in the proposal for a new drive. We are very grateful for that show of consideration. However, the proposed new drive does not extend onto the apron at the front of Hollins Hall, which would be far better. All delivery drivers will, we feel, carry on using the existing route to Hollins Hall, meaning the new drive could be ineffective. We also have concerns about loss of privacy as our garden is directly opposite the turning/parking area. Will the ménage be "rented out" to other local horse riders, potentially resulting in increased horse traffic with or without transportation? Will there be enough room? The space, on inspection, seems very tight without loss of trees, which we are very much against as they provide screening and privacy from the main road.

The area in question used to be a bowls green and a tennis court. It seems so very sad that this should disappear in this way, when this property and ours is arguably the most important property in the village, and part of the village's rich historical industrial past, about which the new owners may not be fully aware.

We are concerned about the proposed ménage due to the size and scale of the project. We have already been informed that this will involve re-routing of the water supply that comes down the field. Ms Hoseason has three horses on her

current grazing, and the grazing area will be reduced by the ménage for obvious reasons. We would point out that we have significantly more grazing yet are restricted to no more than two horses on our land. In addition, we are not even allowed a tack/feed room at our stable area, which has put extra strain on us and which is much more important to the welfare of horses than a ménage. Will the granting of planning permission for this scheme set a precedent?

Our further concerns extend to the fact that we understand it is the intention of the current owners of Hollins Hall to section off the main part of the property to use a self-contained holiday let. Would this then mean that with added parking for, say, other horse trailers, the property would be advertised for riding holidays? Would that then lead to us having to endure horse riders using the right of way into the village, currently abused even though it is a right of way on foot only? Even if the property was let for standard holidays, the increased traffic and disturbance would interfere massively with the privacy and quiet enjoyment of our property as we would be powerless to prevent people using the right of way at all hours of the day and night. That of course brings with it security issues, and CCTV is not an appropriate solution. These are legitimate concerns since we already have serious access issues with the owners of Hollins Lodge, who currently run a holiday let and we understand have plans to extend their holiday letting capacity further.

We feel we must object to the proposal as this would result in over development and potential over use of a site already busy with a car port, a huge stable block (containing three, possibly four stables and a large tack/feed room) and a greenhouse. We are also concerned about the loss of green space in a rural area and the potential loss of trees providing privacy and screening.

Yours faithfully,

Michael and Delphine Gale

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