

**FW:FW NYM2020/0990FL Land South of Wardles Farm, Egton**

Dear Mr. Hill,

I am writing in reply to Mr. Stevenson's letter re addressing concerns. I feel I must set the record straight as Mr. Stevenson has made several untrue statements.

Mr. Stevenson said he bought Wardles Farm, this is untrue. I bought Wardles Farm some thirty three years ago so how could he? He has made several unsuccessful attempts to hijack the name of my property. The Stevenson's bought a semi-detached house with a large garden and some derelict buildings. No land was offered for sale and no land was purchased. There hasn't been a working farm at Wardles Farm for some thirty three years, which is when I purchased the farmstead and twenty five acres. I believe that some of the problems lie with the Stevenson's false assumption that they bought a farm.

Mr. Stevenson claims that he doesn't need planning permission to replace damaged cladding sheets. The fact is a new roof was added with many new skylights. There was no side to the left of the building so a new side was erected. A concrete floor was added. The entrance was made much larger and a roller shutter was added. So not just repairing damaged cladding.

Mr. Stevenson said the photographs I took were of his own agricultural vehicles which came out of the shed. If you look at one of the photographs you can see a low loader vehicle where a tractor was off loaded. This did not come out of his shed. There are also photographic evidence of tractors being delivered for repair from as far afield as Wales. No wonder he wants the photographs taken down so he can destroy any evidence.

The Stevenson's want to portrait me as having a vendetta against them and telling misleading lies. This is totally untrue. I could not have swayed nor influenced my neighbours thinking. I personally give my neighbours the credit for having minds of their own. I was unaware of my neighbours objections until I first read them on the website. So how could I mislead them when I was not aware of their objections. Having voiced their objections they acted independently so how could I feed them misinformation?

As the Stevenson's live at the bottom of the yard with no view of the farm road or main road how can he say there was no hold up of traffic when he had no view of this? The objectors all witnessed the traffic mayhem first hand.

Mr. Stevenson's constant use, of what was a horse and cart track, with heavy agricultural vehicles has led to three separate occasions when the water pipe was fractured. He stated there has always been water pipe leaks on the road but I have lived here for thirty three years and encountered only one.

Mr. Stevenson states that he has operated his business with hardly any noise. This is also untrue as initially the community suffered constant noise and light pollution with terrible traffic problems. When he received notification from the Environment Agency that his business was being monitored Mr. Stevenson was careful to not give any cause for concern reducing the noise considerably. Surely this notification has had an effect on the situation?

The problem, as the Barton's Row residents, Mr. & Mrs. Webster and the Carters see it is the operating of an agricultural engineering business in the centre of residential houses is not a suitable location for such an industrial setting. We have all been subjected to a living hell.

I hope this has clarified the truth and photographic and written evidence can evidence this.

Yours faithfully  
Mrs. Elizabeth Carter.

24<sup>th</sup> November 2021.

**From:**  
**To:** [Planning](#)  
**Subject:** Wardles Farm Egton. Planning meeting 2 December 2021  
**Date:** 24 November 2021 15:05:00

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Attention of Mark Hill

Work has continued inside the re developed barns throughout the year. Video enclosed of activity today 24th Nov 21 as an example. I have been providing reports via the Sounds App to Susan Pailin at Scarborough Borough Council Environmental Dept. G Holmes

**From:**  
**To:** [Planning](#)  
**Subject:** Wardles Farm Egton. Planning meeting 2 December 2021  
**Date:** 24 November 2021 14:54:48

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Attention of Mark Hill

Light pollution from the developed building as seen from the bedroom at the rear of my property. Picture attached. G Holmes







**From:**  
**To:**  
**Subject:** Ref NYM/2020/0990/FL planning committee meeting  
**Date:** 22 November 2021 13:37:18

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Dear Sir/Madam,

We would like to register my wish to attend and speak at the upcoming remote planning committee meeting for ref NYM/2020/0990/FL dated Thursday 02/12/2021 @ 9.30am.

Regards

Elizabeth Carter  
Wardles Farm, Egton.  
[Sent from Yahoo Mail on Android](#)

**From:** Alex Carter  
**Sent:** 11 February 2021 14:02  
**To:** Megan O'Mara  
**Subject:** Re: NYM/2020/0990/FL - Wardells Farm, Egton

Please find attached supporting pictures and video of heavy machinery coming and going from the property of Mr Stevenson.

Also visible is the light mentioned by several objections and the supporting evidence of tractors being mentioned on Mr Stevenson's business page then appearing in the buildings being used for 'animals'.

This is in relation to NYM/2020/0990/FL and forms part of our objection.

Link to video:

[https://www.dropbox.com/s/qprp1fu96u9ev2e/20210126\\_163054.mp4?dl=0](https://www.dropbox.com/s/qprp1fu96u9ev2e/20210126_163054.mp4?dl=0)

Carter, Wardles Farm, Egton

On Fri, 29 Jan 2021, 10:46 am Alex Carter,

wrote:

Thank you for your email and prompt response.

"Land south of Wardles Farm" would be acceptable.

I understand that addresses are dealt with via Scarborough borough council as we have

just had to go through the process to prove to Mr Stevenson that it is our address and not his properties. I just feel it is important for the correct information be on planning applications to avoid any future confusion so thank you for seeing to this.

Regards  
Liz Carter













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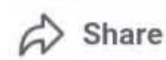
December 15 at 5:50 PM · Facebook for Android ·



These two arrived today for a fair bit of work, they came up from South Wales.



14









10<sup>th</sup> Feb 2021

Reference NYM/2020/0990/FL

Dear Sir/Madam,

I am writing to express my concerns with reference to the above planning application.

**Deviation from use.** The application claims that building 1 is to be used as an agricultural building/workshop. I would dispute this as there is sufficient evidence to show its intended use is in fact commercial. The business DJC Restorations is registered at this address and until recently had a Facebook page that detailed such services as tractor refurbishment.

The building (No1) is in close proximity to a number of residential properties on Barton's Row (which were here a long time before even the original barn). Such a commercial operation will and has already caused significant upset and disruption to residents.

- Noise/vibration levels have increased and continue beyond normal business hours, disrupting residents, normal business hours are an issue for retired residents and shift workers.
- Light pollution from newly installed roof panels and a newly installed floodlight is now an issue for residents. Previously all that could be seen were distant lights across the valley.
- Diesel fumes from running engines have become an issue.
- Paint spraying was a service offered by the business, yet I see no plans or even mention of ventilation or waste facilities.
- Access to the property is down a narrow lane which includes residential properties, it is not suited to HGV type traffic and will cause disruption and potential damage to both private property and underground services.
- Access to the narrow lane is from Bartons Row, it is not unusual for one side of the highway to be lined with parked cars. This in effect makes it a single pass road and large vehicles trying to access the lane will cause further congestion.
- School children and residents frequently use this footpath, there is only a footpath on one side of Barton's Row, pedestrians would be required to walk onto the road to get around slowly maneuvered HGV type traffic. This would be dangerous as with the parked cars and the road incline, visibility for both pedestrians and drivers of cars and HGV's would be significantly reduced.

The properties on Barton's Row only have small patio areas at the rear in which to enjoy the summer day's/evening's, this operation would render the outside spaces of those properties unusable and as such would have a negative effect on our wellbeing and quality of life. The view across the valley from the patio at the rear of my property was to me the main reason for purchase, I would like to continue enjoying this space.



People choose to live in and visit rural locations like Egton for the views, peace and quiet, avoid light pollution, poor air quality and noise issues.

A business like this would be better suited to a remote farm with good access or industrial estate with commercial neighbour's and suitable access roads, rather than a residential area where people live within a stone's throw and not forgetting a Conservation area/National Park.

### **Building 1**

The previous barn was paneled in corrugated type fiberboard. This has been changed to colored box profile sheet's, I have seen no other buildings locally of this construction. The modern building does not fit in with the surrounding properties and I doubt that it will age favorably. The access doorway is to be a roller shutter type door, again I have not seen these used locally.

As previously mentioned, clear roof panels are now in place, these have become a source of light pollution.

I am suspicious that the footprint or height of the building has gone unchanged during alteration and would encourage investigation.

### **Building 2**

Again to be finished in the box profile sheets, that I have not seen locally. Although described as a 'modest stable' it is still quite a size and as the previous building had been removed by previous owner, I suspect it will have a negative effect on both the overlooking properties and the upwards view from the valley.

### **Building 3**

Previously a greenhouse, now to be finished in more box profile sheets, with no mention of glass? again negative effect on both overlooking properties and upwards from the valley.

All in all this is a sizable development for a courtyard type residential setting with close proximity residential neighbour's and Egton as a village!

Egton already has a number of commercial operations at the top of the village, these are at least separated from residential properties and road access is level and much wider/better suited.

Planning permission/consultation should have been sought prior to any work commencing. I have not seen any application notices posted locally, Is this no longer a requirement?

Regards

M Forster

**From:**

**Subject:** Comments on NYM/2020/0990/FL - Case Officer Miss Megan O'Mara - Received from Mrs Lucy and Mathew Webster at Samara, Egton, Whitby, YO21 1TX  
**Date:** 29 January 2021 16:30:39

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Samara  
Egton  
North Yorkshire  
YO21 1TX  
29th January 2021

Planning Application NYM/2020/0990/FL  
For the attention of Miss Megan O'Mara.

Dear Miss O'Mara,

We are writing to you to voice some objections over the development and retrospective planning of the above planning application.

Our property is adjacent to the track that leads to Mr Stevenson's property and there has been a significant increase in the number of heavy and long vehicles that are now using this track. The access is narrow, so the vehicles are having to reverse off the main street of Egton into the property, this is leading to hold ups in traffic in the village, as it is narrow section of the village, with cars parked on one side of the road. At times these vehicles are having to park outside our property, causing issues with being able to access our own driveway safely. Also, the wall that runs alongside our boundary and the track has had several near misses of being damaged by the long vehicles. There has already been damage done to some of the water pipes that run under the track, resulting in Yorkshire Water having to dig up and repair the pipes on a couple of occasions. There is a waste pipe from at least four of the adjacent properties that also runs under the track, that leads to Mr Stevenson's property. We are concerned that over time the heavy vehicles will only make this a problem. We are also very concerned about the safety of the children in the village, that walk to and from school, and also play in the village, when these vehicles are delivering and collecting items from Mr Stevenson's property. When Mr Stevenson moved into the property, our understanding was that the renovation of the buildings 1, 2 and 3, was for agricultural use as stated in the planning permission NYM/2020/0990/FL and not for the running of the business DJC Restoration – Tractor Restoration and Machinery Repairs, Mechanically and Cosmetically. This is obviously a change in use and the implications for the centre of our quiet village, which is within a conservation area, is far from acceptable. With increased traffic on the main road and the track to Mr Stevenson's property, which also gives access to other properties, of low- loaders and tractor; plus the noise pollution, vibrations, light pollution and concerns over the control of waste from the paint spraying operations. We have highlighted below some of the answers that were given on the planning permission, none of which seem to address the change of use from agricultural to commercial use and the implication of this situation.

13. Foul Sewage Please state how foul sewage is to be disposed of: Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? No

Have arrangements been made for the separate storage and collection of recyclable waste? No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses. No

19. Hours of Opening Are Hours of Opening relevant to this proposal? No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? No Is the proposal for a waste management development? No

In addition, there seems to be no mention of the change from agricultural use to commercial use in the pre-application advice. See below.

23. Pre-application Advice Surname O'Mara Reference NYM/2020/ENW/17137 Date (Must be pre-application submission) 24/11/2020

Details of the pre-application advice received Re-sheeting of agricultural building- planning permission required.



Alterations likely to be considered favorably.  
Stables- No objections to erection of a modest stable block  
Greenhouse- No objections to the re-classing and re-roofing of the greenhouse.

Below are some quotes from the DJC Restoration website. They clearly show the intent to run a commercial business at the property of Mr Stevenson and the timeline of when they were written.

8th May 2020

That's 4 tractors booked in now! I had better get my behind in gear and get this new workshop sorted out!

21st June 2020

While I'm waiting for my workshop to be concreted,

20th September 2020

Been a few delays but hopefully the workshop will be up and running by the end of next month.

2nd December

First job in the new workshop, a Case IH 1455 needing a pile of work including new brakes. I haven't my spray booth finished yet, but this tractor just needs mechanical work done.

15th December

These two arrived today for a fair bit of work, they came up from South Wales.

There are also multiple photographs on the DJC Restoration website that show the scale of the business.

We both feel that the planning application is not inline with what is happening at the property and would like this to be looked into further.

I look forward to hearing from you.

Yours sincerely

L Webster

M Webster

Comments made by Mrs Lucy and Mathew Webster of Samara, Egton, Whitby, YO21 1TX

Comment Type is Correspondence



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

Homestead Cottage  
Egton  
Whitby  
North Yorkshire  
YO21 1TZ

31 January 2021

Re - Planning Application NYM/2020/0990/FL

For the attention of Miss Megan O'Mara

Dear Sirs,

As you approach Egton from the North the first thing that you notice is the proliferation of motor vehicles. The main sources of this collection of cars, vans, lorries and tractors are the businesses at the head of the village - M & M Garage, Godbold's Forge and J.W. Mortimer (Repairers). Nearly every village needs at least one of these enterprises but it is regrettable that vehicles associated with them here in Egton cannot be less obvious. Most of the cars and vans are confined to the adjacent car parking area and to the forecourt of the garage and the forge. However vehicles from the repairer (usually the larger ones) overspill from the forecourt onto the opposite side of road. Frequently there are as many as six or seven vehicles associated with the repairer which are a potential hazard as it is a busy junction.

It now appears that a similar business to that of J.W.Mortimer is planned in the heart of the village! Is it really necessary for a second machinery repairer in Egton? The site this new business owner wishes to occupy used to be a farm (Wardles Farm?), although the dwellings which formed the farmstead are now private houses and farming has long since disappeared. Adjacent barns and other outbuildings which were used for the storage of fodder and feed stocks now appear to be converted for a very different use - the repair and renovation of machinery!

If this business does go ahead then I can foresee problems.

Firstly the access off the road. This entrance, part way down the hill where the road is narrow, is also very narrow and not really suitable for large vehicles. The surface of this access is rough, not properly tarmacked and is not adequate for continuous use by heavy vehicles. In the past even light traffic has resulted in damage to underground pipework and sewage drains. I have recently witnessed large lorries trying to manoeuvre into the entrance. They do so with great difficulty and cause disruption to traffic.

Access into the farm yard. Having negotiated the road entrance vehicles then have turn through an awkward narrow gateway into an open yard. The problems here are similar to those above with potential damage to gateposts and to buildings.

Will the new business generate the same parking problems as those at the top of the village? Local householders park their cars on the nearby roadside with at least a dozen cars being present for most of the time. When visitors to the new business or the workers find that they face difficulties in being able to park then who takes precedence? Newcomers are not always welcome if they are unable to cope with existing circumstances. We certainly do not want the chaos that is happening at the head of the village.

What is business activity is actually planned? Has this activity been fully explained to the planning authority? Will this activity impinge on any of the adjacent householders? How much noise, if any, will be generated by this business? If waste materials are generated are there provisions for safe disposal? Local people should be fully informed of the intentions of this business and any planning approval must ensure that the nature of the village is is not harmed in any way. Public notices about these plans should have been posted - where are they?

Egton is a priority conservation village not a potential industrial estate!

To ensure that my concerns are made known to others who will be interested in this development I am sending a copy of this letter to the the clerk of Egton Parish Council.

Yours faithfully

C.J Sismey



**From:** elaine  
**Sent:** 22 January 2021 13:23  
**To:** Joseph Bourke  
**Subject:** RE: Potentially Unauthorised Works at Wardles Farm, Egton

Dear Mr Bourke

Thank you for the email sent on Thursday 20<sup>th</sup> of January ,thank you we had a very nice Christmas as I hope you did. However I would like to take this opportunity to lodge both mine and my husbands objections to the potentially unauthorised works at Wardles Farm Egton.

1. The build is both higher and longer, the height has been raised by at least 18'' and the length is considerably longer affecting both light and the views of the houses on Bartons Row.
2. When speaking to the owners shortly after they moved in myself and neighbours were told that the barn was going to be used as stabling for their horse and was potentially going to be smaller this is obviously not the case.
3. There is constant noise and light pollution as there is a security light that seems to be on all night continually affecting at least 2 if not 3 of the homes on Bartons Row. The noise pollution is from running engines that also add to pollution from petrol and diesel fumes.
4. According to an advertisement on the property owners van he has a Facebook page where he is advertising a business renovating and repairing tractors if this is the case and a business is being run from this property surely they need to apply for a change of use for the buildings.
5. If they are running a business this is less than 2m from residential homes and is surely a hazard to both health and well being as work seems to continue on at all hours and over the weekend causing constant disruption with noise and fumes.
6. Traffic management will also be an issue as surely the large vehicles needed to deliver the tractors etc will cause disruption on the narrow rural roads of the area as the turning into the property is small and tight.

I feel very strongly that this building doesn't fit into our rural area, it looks like a industrial unit and not the agricultural building suggested in the planning application. It looks like an eyesore and has the potential to lower the prices of the properties on Bartons Row especially if it is being used as a business. Please do not hesitate to contact

me if you need any more information about my concerns.

Yours Sincerely

Mrs Elaine Harper      11 Barton's Row, Egton, North Yorkshire, YO21 1TY



**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2020/0990/FL  
**Date:** 28 January 2021 09:25:08

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Please accept this confirmation of my postal address

Mrs Elaine Harper  
11 Barton's Row  
Egton  
North Yorkshire  
Yo21 1ty

Regards  
Elaine Harper

Sent from my iPad

On 25 Jan 2021, at 09:45, [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) wrote:

Reference: NYM/2020/0990/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](http://www.northyorkmoors.org.uk)

## PLANNING APPLICATION - YOUR REF: NYM/2020/0990/FL

My property, backs directly onto the proposed development.

My objections are as follows:

### **Deviation from original footprint.**

The height and width of the building have both increased. I have already submitted photographs of the building as re development was underway, which clearly show the difference in height from the original. The roof is now clearly visible from the ground floor inside my property, which it wasn't before.

Due to the increase in length, the space from the fence of property next door to me, to the exterior of the new building, is now only approx 1 mtr. I would estimate the distance to be approx 2mtrs from my property.

### **Materials**

The building has been re-sheeted and re-cladded with a silver grey roof and green sides, which all appear to be corrugated metal sheeting.

The roof has six full length opaque panels, presumably to let natural light inside. When the building is lit up at night it is visible from a great distance away, and from my property I am used to nothing but dark skies.

Again photographs have been submitted

### **Deviation from permitted use/Operation**

The application states the use is for an "agricultural building". I would strongly dispute this as it is a business called DJC Restoration, registered with Companies House at Wardles Farm Egton which states the nature of the business is Repair of Machinery. This is a long way from housing cattle, or storing feed and materials, which I would interpret an agricultural building be used for.

Facebook shows the business as "Tractor Restoration and Machinery Repair Mechanically and Cosmetically. The noise from this operation when the engines of these large machines are running, and the exhaust diesel fumes emitted are totally unacceptable. The type of work being carried out will generate many types of noise such as hammering and the use of air tools etc. which are audible inside my property, even with the windows closed.

Photographs on Facebook show spray painting in progress. This would require a low bake oven with extraction, and I have health concerns about air quality when this work is being undertaken without appropriate measures in place.



## **Access**

Access to the property is down a narrow lane, which for large vehicles is extremely limited, and again movement of these vehicles is slow and noisy. In a village environment this dangerous and not acceptable. I would oppose enlargement of the second access for the above reasons.

An example from Facebook show tractors being delivered on low loaders for work in the “new workshop”. Presumably more space is needed to manoeuvre the number and size of the vehicles being worked on

## **Environment**

As stated my property backs on to this development, and at the rear I have a small patio for outdoor entertainment, particularly during the summer months. With the excessive noise and fumes from the running engines, and noise from the repair work, it will be impossible to sit there, and we have to shut our windows all the year round for the same reasons.

Properties on Barton's Row have no foundations, being built straight onto the ground, and I am concerned that the vibrations through the kitchen floor when the engines are running, could cause damage in the future.

The large floodlight fitted on the end of the building, is on all night every night. This is intrusive to all properties nearby, and again because it is so near it is invasive.

The pleasure of quiet rural living in the National Park is no longer achievable, as it's been replaced by intrusion from a business, operating from an industrial unit, in unacceptable close proximity to a number of houses nearby.

The changes will have an impact on my families quality of life, and affect the value of my property should I wish to sell in the future.

## **Buildings 2 & 3**

In addition to my opposition to building 1, I oppose any further expansion and development on the site. Looking across the valley from Glaisdale the buildings look completely out of place, and no other agricultural buildings in the Park appear to be this type of construction. An earlier constraint on a planning application mentions the area to be of great landscape value.

The whole project fails to comply with being in the Egton Conservation Area situated within the National Park.

Graham Holmes  
14, Barton's Row  
Egton  
YO21 1TY

24January 2021



Wardles Farm,  
Egton, Whitby,  
North Yorkshire,  
YO21 1TX.

23<sup>rd</sup> January 2021

For the attention of Miss Megan O'Mara,

Dear Miss O'Mara,

**Re: Application NYM2020/0990/FL**

Thank you for your letter of the 21<sup>st</sup> January 2021. We have been unable to make comments on your website, hence this letter.

- (1) We object to the unauthorised use of former derelict animal farm buildings for the use of renovation, repair and maintenance of tractors and agricultural vehicles. Please see Paul Stevenson's facebook page and click on the left hand side D.J.C. Limited, which is the Stevenson's business page. This indicates that as well as mechanical engineering work a paint spray shop is being created. No planning permission has been sought for this.
- (2) Such use is completely inappropriate in a courtyard setting of three residential houses. The close proximity of the development to our house has led to us suffering noise and light pollution. A floodlight is sighted on the workshop building which points upwards to our property and lights the whole house up. Surely it should be sighted pointed downwards onto the buildings. This light is on all day and all night. Mr. Stevenson has worked in his workshop until 9.30. p.m. and this has led to light overspill onto our property.
- (3) Mr. Stevenson has continued to operate his business from the premises with some chaos due to the heavy traffic movements. At times the many heavy vehicles has meant we have been unable to exit our property. We have emailed Mr. J. Burke photographic evidence of the extent of the traffic and business activities from the development.
- (4) Several residents of Bartons Row have complained to us about the high levels of noise believing we are the culprits, which we are not.
- (5) Unsuitable traffic activities. The farm road was constructed originally to take a horse and cart. It already is used by five properties and has a heavy



usage. The road exit is onto the main village highway. Bartons Row has no parking facilities and residents park on the main highway. Parking takes place right up to the exit entrance and obscures any vision from traffic coming up the hill. Mr. Stevenson has commented on this to us and said it could be a problem for him in summer when he carries out his contracting work from 5 a.m. until 9.p.m. If he has a problem with a car parked near the entrance he is prepared to hit it with his tractor and trailer. It would be worth paying the insurance claim if it gives out the message ; stay clear. When Mr. Stevenson leaves the premises with a large tractor and trailer he has to cross both lanes in order to turn. This results in vehicles coming down the hill having to back up to accommodate this manoeuvre. All this leads to a totally dangerous scenario. There is a narrow passageway between our house and our neighbours resulting in some scary moments with large vehicles wondering if our gable end will survive.

(6) Any support for the application from our neighbour Mrs. O'Brian should be discounted. Mrs. O'Brian told us that her central heating oil tank is on the Stevenson's land and she has nowhere else to sight it. She doesn't want to antagonise the Stevensons and so tries to curry favour with them. She is also their best friend.

(7) We note that Mr. & Mrs. Stevenson have applied for planning consent under the address of Wardles Farm, Egton. This is incorrect as our address is Wardles Farm. We enclose a letter of confirmation of address from Scarborough Borough Council confirming this. Scarborough Borough Council have sent several letters to the Stevensons requesting they give a new name to their property which cannot contain the word Wardles. They have refused to do so. This is causing havoc with the post and delivery men.

We apologise for this length comment but feel the situation needs airing in its entirety in order to reach informed decisions.

Yours faithfully

M. Carter

E. Carter



Mrs Freda Elizabeth Carter  
Wardles Farm  
Egton  
Whitby  
North Yorkshire  
YO21 1TX

Your Ref  
Our Ref 20/02620/CNF

9 December 2020

Dear Sir or Madam

**Site Address** Wardles Farm Egton Whitby North Yorkshire YO21 1TX  
**Applicant** Mrs Freda Elizabeth Carter

I refer to your recently submitted application which I received on 25 November 2020.

Further to the submission of your application for confirmation of your address, as a result of the information you supplied and the investigation work undertaken by ourselves we can now confirm that the correct official address of your property is;

Wardles Farm  
Egton  
Whitby  
North Yorkshire  
YO21 1TX

We request, for ease of identification, that you erect signage which clearly displays the correct name of your property.

The Council will now notify the various Interested Parties of the above.

Please note that the proprietor may need to contact the Land Registry regarding the updating of the 'Registered Title'.

Contact details are as follows:  
Post: Citizen Centre, PO Box 74, Gloucester GL14 9BB





**Furthermore the proprietor is advised to keep this notification letter as proof of official address.**

If you require any further assistance please use the contact details above. I would be grateful if you could quote the above reference number in any future correspondence.

Yours faithfully

*D Walker*

Mr D Walker  
Planning Services Manager

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0990/FL - Case Officer Miss Megan O'Mara - Received from Miss Alexandra Carter at Wardles Farm, Egton, Whitby, North Yorkshire, United Kingdom, YO21 1TX  
**Date:** 26 January 2021 16:57:12

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The first point of note must be that the address for this property is incorrect. Wardles Farm is the name of the property across the yard. We have a letter from SBC to prove this. They are falsely using this name as their building doesn't have a designated name.

Secondly, the buildings are being used as a commercial business premises for the restoration of farm machinery and vehicles. The business run by Mr Stevenson is registered at Wardles Farm (an application to have this removed and corrected has been sent to Companies House) and pictures of said business operations can be provided.

Thirdly, a noise complaint has been logged against this property already by someone other than myself and a complaint about the lighting has been logged by ourselves.

Fourthly, they have huge wagons coming and going over a tiny one track road and out onto an almost blind road turning. The space between our building and their neighbours is narrow and cannot take the vehicles they are frequently reversing in from the main highway.

I would also suggest you consult the residents of Bartons Row, Egton as the sheds back onto their properties and I assume this may be the origin of the noise complaint.

All of this has been done without planning permission so far and applying for personal/residential use is 100% misleading as they are listed on the business page as workshops.

As an neighbour property we object.

Comments made by Miss Alexandra Carter of Wardles Farm, Egton, Whitby, North Yorkshire, United Kingdom, YO21 1TX

Comment Type is Object with comments



**From:**  
**To:** [Planning](#)  
**Subject:** Application - NYM/2020/0990/FL  
**Date:** 27 January 2021 13:16:31  
**Attachments:** [ufm10 \(1\).pdf](#)

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Dear Sir/Madam,

I would like to report an issue with a planning application. I have already left comment on the application but wish to make it known that the address being used is incorrect for this application.

I have attached a form completed by Mr Stevenson using our property name and a copy of Scarborough Borough Councils decision letter regarding the property name. We have had it confirmed that 'Wardles Farm' is the name of our property and Mr Stevensons property does not have a designated name.

Despite this, he still continues to use our property name.

I would very much appreciate your assistance in this matter in correcting the application and removing our properties name.

Regards  
Mrs Elizabeth Carter

	building with a storage building of dark green box profile sheet sides and roof.	The previous coverings were not weather tight and not aesthetically pleasing. The new coverings that have been used are the modern day equivalent and ensure the buildings can be used.	
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Our Ref: NYM/2020/0990/NEW

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Date: 21 December 2020



NYMNP  
15/01/2020

**Supporting Agricultural Information**

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference: .....  
 Site Address: ...WARDLES FARM ETON YO21 1TX.....  
 Applicant Name: ...PAUL STEVENSON.....

**Livestock Numbers**

**Cattle**

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls		
Sucker Cows/Heifers over 24 months		
Followers (6 to 24 months)		

**Sheep**

	Average number throughout the year	Additional information
Breeding Ewes/Tups		
Replacement Ewe Lambs/Finishing Store Lambs	50	

**Pigs**

	Average number throughout the year	Additional information
Sows/Boars		
Weaners		

Continued.../

Continued...

Our Ref: NYM/2020/0990/NEW

4

Date: 21 December 2020





SCARBOROUGH BOROUGH COUNCIL

Mrs Freda Elizabeth Carter  
Wardles Farm  
Egton  
Whitby  
North Yorkshire  
YO21 1TX

Your Ref  
Our Ref 20/02620/CNF

9 December 2020

Dear Sir or Madam

**Site Address** Wardles Farm Egton Whitby North Yorkshire YO21 1TX  
**Applicant** Mrs Freda Elizabeth Carter

I refer to your recently submitted application which I received on 25 November 2020.

Further to the submission of your application for confirmation of your address, as a result of the information you supplied and the investigation work undertaken by ourselves we can now confirm that the correct official address of your property is;

Wardles Farm  
Egton  
Whitby  
North Yorkshire  
YO21 1TX

We request, for ease of identification, that you erect signage which clearly displays the correct name of your property.

The Council will now notify the various Interested Parties of the above.

Please note that the proprietor may need to contact the Land Registry regarding the updating of the 'Registered Title'.

Contact details are as follows:  
Post: Citizen Centre, PO Box 74, Gloucester GL14 9BB





**Furthermore the proprietor is advised to keep this notification letter as proof of official address.**

If you require any further assistance please use the contact details above. I would be grateful if you could quote the above reference number in any future correspondence.

Yours faithfully

*D Walker*

Mr D Walker  
Planning Services Manager



Wardles Farm,  
Egton, Whitby,  
North Yorkshire,  
YO21 1TX.

23<sup>rd</sup> January 2021

For the attention of Miss Megan O'Mara,

Dear Miss O'Mara,

**Re: Application NYM2020/0990/FL**

Thank you for your letter of the 21<sup>st</sup> January 2021. We have been unable to make comments on your website, hence this letter.

- (1) We object to the unauthorised use of former derelict animal farm buildings for the use of renovation, repair and maintenance of tractors and agricultural vehicles. Please see Paul Stevenson's facebook page and click on the left hand side D.J.C. Limited, which is the Stevenson's business page. This indicates that as well as mechanical engineering work a paint spray shop is being created. No planning permission has been sought for this.
- (2) Such use is completely inappropriate in a courtyard setting of three residential houses. The close proximity of the development to our house has led to us suffering noise and light pollution. A floodlight is sighted on the workshop building which points upwards to our property and lights the whole house up. Surely it should be sighted pointed downwards onto the buildings. This light is on all day and all night. Mr. Stevenson has worked in his workshop until 9.30. p.m. and this has led to light overspill onto our property.
- (3) Mr. Stevenson has continued to operate his business from the premises with some chaos due to the heavy traffic movements. At times the many heavy vehicles has meant we have been unable to exit our property. We have emailed Mr. J. Burke photographic evidence of the extent of the traffic and business activities from the development.
- (4) Several residents of Bartons Row have complained to us about the high levels of noise believing we are the culprits, which we are not.
- (5) Unsuitable traffic activities. The farm road was constructed originally to take a horse and cart. It already is used by five properties and has a heavy

usage. The road exit is onto the main village highway. Bartons Row has no parking facilities and residents park on the main highway. Parking takes place right up to the exit entrance and obscures any vision from traffic coming up the hill. Mr. Stevenson has commented on this to us and said it could be a problem for him in summer when he carries out his contracting work from 5 a.m. until 9.p.m. If he has a problem with a car parked near the entrance he is prepared to hit it with his tractor and trailer. It would be worth paying the insurance claim if it gives out the message ; stay clear. When Mr. Stevenson leaves the premises with a large tractor and trailer he has to cross both lanes in order to turn. This results in vehicles coming down the hill having to back up to accommodate this manoeuvre. All this leads to a totally dangerous scenario. There is a narrow passageway between our house and our neighbours resulting in some scary moments with large vehicles wondering if our gable end will survive.

(6) Any support for the application from our neighbour Mrs. O'Brian should be discounted. Mrs. O'Brian told us that her central heating oil tank is on the Stevenson's land and she has nowhere else to sight it. She doesn't want to antagonise the Stevensons and so tries to curry favour with them. She is also their best friend.

(7) We note that Mr. & Mrs. Stevenson have applied for planning consent under the address of Wardles Farm, Egton. This is incorrect as our address is Wardles Farm. We enclose a letter of confirmation of address from Scarborough Borough Council confirming this. Scarborough Borough Council have sent several letters to the Stevensons requesting they give a new name to their property which cannot contain the word Wardles. They have refused to do so. This is causing havoc with the post and delivery men.

We apologise for this length comment but feel the situation needs airing in its entirety in order to reach informed decisions.

Yours faithfully

M. Carter

E. Carter





Mrs Freda Elizabeth Carter  
Wardles Farm  
Egton  
Whitby  
North Yorkshire  
YO21 1TX

Your Ref  
Our Ref 20/02620/CNF

9 December 2020

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*D Walker*

Mr D Walker  
Planning Services Manager