
From:
Sent: 02 December 2021 17:50
To: Planning
Subject: Fwd: NYM/2021/0722/FL
Attachments: NYM_2021_0722_FL.pdf

Importance: High

For the attention of Megan O'Mara

Julie Best
4 Slapewath Cottage
Slapewath
Guisborough
TS14 6PY

Sent from my Samsung device

----- Original message -----

Date: 02/12/2021 11:52 (GMT+00:00)
To:
Subject: NYM/2021/0722/FL

Reference: NYM/2021/0722/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

From: juliebest
Sent: 01 December 2021 09:49
To:
Subject: Re: NYM/2021/0722/FL Fox and Hounds inn

Sent from my Samsung device

----- Original message -----

From: juliebest
Date: 30/11/2021 21:18 (GMT+00:00)
To:
Subject: NYM/2021/0722/FL Fox and Hounds inn

Julie Best a resident of Slapewath

Dear Miss Megan O'Mara

I total object to all of the above planning.

Slapewath is on the boarder off the North yorkshire national parks with forestry a wonderful countryside. This planning will or would be detrimental to the area. The wildlife and environment in the small hamlet.

There already is The Retriever Pub and The Chase cafe trading daily.

As stated on the planning the area planned for bikes is a supermarket trolley shelter which they have tried to build into a train.

There is numerous building on the land at present which I would assume will have or should have planning permission.

The impact on the area would cause disruption, lighting issues,noise,antisocial behaviour, litter.All on a very small narrow road with no paths and house's directly opposite.

The area is a flood risk,roads or uncleared when we have ice and snow.Access on to the A171 is difficult there as been a number of incidents between to two access points in the last few years.

This is the only green land which needs to stay green land.

Julie Best.

Sent from my Samsung
device

From:
To:
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Marie O'Neill at 37 mowden terrace, DI36an
Date: 02 December 2021 22:08:41

Great idea. Perfect location

Easy access.

Great for environment will help us people travelling on the a171 out as we have a pit stop

Comments made by Marie O'Neill of 37 mowden terrace, DI36an

Preferred Method of Contact is Email

Comment Type is Support with comments

From:
To:
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Bilaal Ali at 63 Chalford Oaks, Ts5 8qg
Date: 02 December 2021 22:27:46

The idea of an area to electrically charge cars is extremely ideal for the area and as a former student from prior college I believe it will be a great help to the area in terms of commerce. Also the idea of promoting renewable energy is ideal and fits in with the surrounding rural area. Will be a great asset to Guisborough and the North Yorkshire Moors.

Comments made by Bilaal Ali of 63 Chalford Oaks, Ts5 8qg

Preferred Method of Contact is Post

Comment Type is Comment

From:

To:

Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Mr Lewis Rogers at 96 station road, Billingham, Stockton on tees, Ts23 1ab

Date: 02 December 2021 22:51:18

I love electric cars so having a charging port here is great as there are no others in the area. It allows you to travel to Whitby as well as other great locations in the area.

It is a great addition to an already fantastic place and I'm sure it will be extremely beneficial going forward!

Comments made by Mr Lewis Rogers of 96 station road, Billingham, Stockton on tees, Ts23 1ab

Preferred Method of Contact is Email

Comment Type is No objections but comments

From:
To:
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Kayleigh Reddington at 54 Hammond drive, D11 5tr
Date: 02 December 2021 22:59:18

I think it will be very good for the local community as it will encourage people to buy electric cars as this is the future and much better for a greener earth. There is also a lot of greenery in this area therefore it will help the environment. Also the fox and hounds is a perfect location.

Comments made by Kayleigh Reddington of 54 Hammond drive, D11 5tr

Preferred Method of Contact is Email

Comment Type is Support with comments

From:

To:

Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Mr Daniel Nicholson at 54 Hammond drive, D11 5tr

Date: 02 December 2021 23:02:00

Great location for this electric charging station as I stay here often when seeing family also now owning an electric car it's put my mind at rest knowing my car will be charged as this now the future. Great idea well done

Comments made by Mr Daniel Nicholson of 54 Hammond drive, D11 5tr

Preferred Method of Contact is Email

Comment Type is Support with comments

From: charles dryden
Sent: 01 December 2021 18:30
To: Planning
Subject: Re: NYM/2021/0722/FL - Kathleen Dryden Address

Good Evening,
My full address
6 Slapewath Guisborough Cleveland TS14 6PY.

Regards C Dryden.

Sent from my iPad

----- Original message -----

From: "kathleen.dryden"
Date: 29/11/2021 12:04 (GMT+00:00)
To:
Subject: Case officer Miss Megan O'Mara

NYM/2021/0722/FL

Objections to planning application.

1. The existing carpark at rear of Fox and Hounds could be used to install proposed electric car charging spaces thereby removing the need to dig up and destroy a much needed large green space in the middle of the hamlet.
2. Planned kiosk is superfluous for the area and would be detrimental to existing cafe business which has a good reputation and flexible opening hours.
3. If these plans are allowed there may be a increase in vehicles entering and exiting at both ends of the hamlet from and onto a very fast and busy main road (A171)
4. The very popular Cleveland Street ancient route runs through the area and walkers could be endangered if cars are allowed access to the proposed electric charging parks as there is no footpath .
5. This scheme will cause new light and noise pollution which would be detrimental to the comfort of the residents.
6. The proposed kiosk ,selling convenience items i.e.takeaways and drinks etc will inevitably lead to more litter in an area which already suffers from takeaway throwaway along its roadside margins .

Regards

K.Dryden slapewath resident

From: charles dryden
Sent: 01 December 2021 18:45
To: Planning
Subject: Re: NYM/2021/0722/FL

Good Evening

My address as requested

6 Slapewath Guisborough TS14 6PY

Regards C Dryden

Sent from my iPad

From: charles dryden <
Sent: 30 November 2021 10:35
To: Planning
Subject: Comments on NYM/2021/0722/FL Fox and Hounds Slapewath

Follow Up Flag: Follow up
Flag Status: Flagged

NOTED ON APPLICATION FOR PLANNING PERMISSION FORM

6 EXISTING USE

Land where contamination is suspected for all or part of the site Answer on form No.

The site is former SPA MINE not mentioned on SOLMEK Phase 1 Desk Study headed TABLE 1 SUMMARY OF SITE HISTORY see photo Slapewath c1900

8 PEDESTRIAN AND VEHICLE ACCESS,ROADS AND RIGHTS OF WAY

A new vehicular access to and from the public highway is proposed at the South of the site. This proposed access would meet the NATIONAL CYCLE ROUTE NUMBER 168 and walking route THE CLEVELAND STREET which runs from Loftus to Guisborough, both popular with rambling groups cyclists and horse riders heading to the Bridal path to the East.

A potential hazard.

The new proposed pedestrian access leading to and from the road at the East of the site is obscured from vehicles approaching from the South, by the curve in the road and trees.

A potential hazard.

9 VEHICLE PARKING

Form states existing number of spaces 10 proposed (including spaces retained) 16

All sixteen parking space plus more are available in the existing large concreted and illuminated area at the rear of The Fox and Hounds Hotel (see photos) This large parking area was always used by the previous owners for hotel guests and pub clientele

With the space already available electric power the electric vehicle charging station could be ideally situated there.

10 TREES AND HEDGES

The mature trees situated on the west of the site are not shown on the planning application.

18 EMPLOYMENT

Proposed employees states FULL TIME 2
PART TIME 2

OPENING HOURS Monday to Friday, Saturday, Sundays and bank Holidays starting Times and End are indicated

ARE INDICATE UNKOWN.

This is a vague statement of the OPENING HOURS yet the applicant is sure about the number on employees required.

NON MAINS DRAINAGE ASSESSMENT FORM

Question 2 Number of Occupiers of proposed development FULL TIME NIL

PART TIME TWO

This does not tally with the number of employees stated on the Planning Application Form

On the accompanying letter its written "early birds" and workers who are commuting early morning and Fox and Honda guests will have access to breakfast at the proposed Kiosk/Convenience Store

The Chase Cafe is open at the moment 9am till 4 pm. I am assured by the business owner that she is flexible with her operating hours and opens as the trade demands

The Retriever Bar and Restaurant on site serving hot food and drink from Midday till 10pm

22 SITE VISIT

If a site visit is envisaged by the planning authority could the residents be informed

SOLAR PANELS

Solar panels are mentioned on the application letter. There is no indication of the number and the siting of them on the application plans submitted.

The site is shaded by trees to South and West and rises steeply on the western side greatly reducing there efficiency.

SITE PLAN SUBMITTED

The site slopes and is not level both North-South East-West rising steeply at the West. A side elevation in both directions is essential to give a true understanding of the levels.

SOLMEK DESK STUDY S120927

5.9 States a full flood risk should be sort from a specialist to quantify the existing risk of flooding on the site

6.4 MINING ASSESSMENT

The site is not located within a Coal Mining Area therefore , no further investigation is required to mitigate against risks of Coal Mining

NOTE

The area has a history has been extensively mined for iron ore Slapewath Mine SpaWood Mine and Spa Mine have workings in the area.

Should this be taken into account?

6.5 Due to the slopes currently present on the site, some earthworks comprising cut and fill and POSSIBLE RETAINING STRUCTURES may be required to create a level surface for the development should the existing flat level need extending

The East West proposed paved area measures 20.1metres across this would require cutting deeply into the steep slope on the West of the site

Mature trees on the West of the site not shown on the plan submitted.

This development is totally unnecessary. To destroy the only green space at Slapewath in the National Park by requiring extensive earth moving to make the area level.

A vast increase traffic flow to the proposed Kiosk/Convenience store.

The Kiosk described on the letter with the application as offering convenience store items says what it is, to be convenient with traffic visiting to shop during the day and both the early hours and evenings.

A Kiosk offering food to consume on the premises and take away is not necessary, possibly attracting youths from neighbouring areas" hanging out " causing a disturbance in the evenings.

The EV charging station is described on the application letter" one of the first charging station in the North East " on Web site chargingpointsnearme.com under information about Car Charging Points in Guisborough state there are already 100 Charging stations within a 5 mile radius of Guisborough.

The RAC web site says an estimated 80% of electric car charging takes place at home

Regards Charles Dryden

Slapewath Resident



SLAPEWATH. c 1900.

George Page

Below the houses on the old road at Slapewath was the Spa mine, a small drift mine closed in 1904.



THE FOX AND HOUNDS
CAR PARK
AT REAR

Welcome to the Retriever Bar & Restaurant





NYM/2021/0722/AL

Sent via CDEW email
30/11/21

- 1/ THIS IS A VERY PLEASANT HAMLET OF SIX HOUSES AND I FEEL IT WOULD SPOIL IT
- 2/ THE WINDOWS ON THE FRONT ELEVATION OF MY HOUSE WILL ^{LOOK} OVER TO THIS
- 3/ WHY CAN'T THIS GO ON THE F+H CAR PARK WHERE THERE IS HARD STANDING AND ROOM ENOUGH FOR THESE CHARGING POINTS
- 4/ THIS IS A HAVEN FOR WILDLIFE ALL YEAR ROUND AND WE ARE TOLD THAT WE SHOULD KEEP THESE GREEN SPACES AS THEY ARE GOOD FOR OUR WELL BEING.
- 5/ WE ARE ON A GOOD BUS ROUTE FOR SHOPS OF ALL KINDS IN GUISBOROUGH
- 6/ WHY ANOTHER FOOD OUTLET WHEN THERE ARE TWO PERFECTLY GOOD ONES ALREADY HERE
- 7/ THERE WILL BE A SIGNIFICANT INCREASE IN TRAFFIC IN WHAT IS A BIT OF A CONGESTED ROAD AT TIMES AND NOT FORGETTING EXTRA NOISE.
- 8/ THIS AREA IS PRONE TO FLOODING

MRS N.K. FRANKLAND-JONES, SPA-BILL HOUSE SLAPWATH
NORTH YORKSHIRE TS14 6PY

From:
Sent: 30 November 2021 19:32
To: Planning
Subject: Planning Application NYM/2021/0722/FL

Dear Sir/Madam.

PLANNING APPLICATION NYM/2021/0722/FL

I would like to make clear my objections with regards to the above stated planning application with regards to The Fox and Hounds Inn, Slapewath, Guisborough.

I am a homeowner who resides at 5 Slapewath Cottages and have concerns about the proposed development. I feel that what is proposed has no place in a small hamlet or if there is actually any demand for the facilities. I also have concerns with regards to the effects on wildlife in the area, the extra litter that would be created from such a venture, as well as noise pollution and added light pollution.

Residents of Slapewath also have repeated issues with on street parking due to congestion caused by inconsiderate parking when people visit The Retriever and others who walk The Cleveland Way which passes through Slapewath. The proposed development would, I feel, add more congestion to an already inadequate infrastructure.

I appreciate that we need to move away from fossil fuels and to use more sustainable methods, I also understand that we do need a better infrastructure in terms of charging points for electric vehicles. There is a car park to the rear of The Fox and Hounds Inn where electric charging points could be located.

With regards to the planned Kiosk. I see no need or demand for this, The Retriever serves food and drinks, as does The Chase tearoom. There are also many suitable establishments located in Guisborough, approximately two miles away that can provide refreshments.

To summarise, I see no demand for this development. I feel that it would ruin a lovely little hamlet, one that is very popular with tourists, cyclists, walkers, cross country runners and families coming to have a lovely meal out together.

I object to the proposed development wholeheartedly.

Kind Regards

Mr Glenn Lightfoot
5 Slapewath Cottages
Guisborough
Cleveland
TS14 6PY

Sent from my iPhone

From: Tanya Galbraith <
Sent: 30 November 2021 20:19
To: Planning
Subject: NYM/2021/0722/FL

Objection to planning application
NYM/2021/0722/FL

Dear Sir/Madam

I wholeheartedly object to the proposals for the green at Slapewath.

Slapewath is a small hamlet comprising of 6 residences. The green in the middle is the only green area in Slapewath. It houses wildlife and trees, in a lovely peaceful setting.

There is no need for a kiosk to provide amenities. Between them, the Retriever Bar and The Chase are open 9am til 11pm 7 days a week. Providing hot and cold food and drinks as well as toilet facilities. The hotel guests have microwaves, fridges and kettles in their rooms.

A further facility with extended opening hours would merely cause disturbance due to noise and lighting, to the residents. There would be extra rubbish, that in turn could attract vermin.

There are shops and takeaways less than 2 miles away in Guisborough.

Whilst charging facilities for electric cars may be useful, again there are many charging points available in the nearby area. If these were deemed necessary in this area, then there is a very large concreted car park that has lighting, to the back of the hotel, which would be an ideal position that would not disturb anyone.

The "building" that is being proposed to charge bicycles, is in fact an old shopping trolley shelter from Sainsburys and not an actual building.

I believe that any of these proposals would be extremely detrimental to the community. As well as detrimental to the wildlife and environment.

The plans state it is a low flood risk area, when in actual fact according to DEFRA it is a high risk area.

There is a slide on the plans, this slide has never been in use since it arrived at Slapewath. It is dangerous and taped up.

I absolutely object to the plans in their entirety.

Tanya Lightfoot

5 Slapewath Cottages

From: julie iseton
Sent: 30 November 2021 22:33
To: Planning
Subject: OBJECTION TO PLANNING APPLICATION NYM/2021/0722/FL

Julie Iseton, Moorend, Slapewath TS14 6PX

As a resident of Slapewath for 17 years I Object to planning Application NYM/2021/0722/FL

I moved to the picturesque hamlet of Slapewath 17 years ago drawn to its special qualities which defines its uniqueness, character, and appearance, almost remote, surrounded by wonderful countryside which acts as a carbon store, experiencing peace and quiet and the enjoyment of dark skies at night and within easy reach of the more populated town of Guisborough less than 2 miles away.

Our environment is a way of life and is respected and understood by the existing residents. The conservation of the character, distinct identity, and value of the community's green open space of the National Park is at risk of erosion and threatens its natural beauty which is appreciated by the community, tourists, wildlife, and protected species i.e., bats. We feel a need to protect and conserve our green areas and the local people of the community should be involved and take the lead in shaping their neighbourhood.

The Planning Order was not adequately sited, it was displayed at knee level and the 6 neighbouring properties were not consulted or asked their views on the proposal.

I foresee unreasonable interference in the area. The occupation of the public amenities of the kiosk may cause antisocial behaviour, drug related issues from noise to discarding of drug paraphernalia, the feeling of insecurity of groups of unknowns, this will create a perception of a high crime area if reported to an already low police presence causing insurance premiums to increase.

This is not a positive contribution and would cause several hazards:

Noise and pollution

Flood risk is HIGH on Gov.com susceptible to flooding i.e., 2019 levels above 1M high

Accident hot spots on both exists, hazardous in bad weather /snow/ice

Road maintenance very poor already exhausted with quantity of traffic

Electric charging points in several garages within 2 miles of the area and will only increase in time, many other garages will put charging points in place as popularity and demand grow.

This charging area could be created in the vast carpark at the rear of the hotel where there is already, hardstanding and easy access to utilities without having to lose a Green Belt area of the National Park in these very early stages of electric charges.

We need to save the planet; we need to save our green areas.

I urge you to Object to this planning application

Sent from [Mail](#) for Windows

From: julie burnside
Sent: 30 November 2021 22:36
To: Planning
Subject: OBJECTION TO PLANNING APPLICATION NYM/2021/0722/FL

Robert Iseton, Moorend, Slapewath. TS14 6PX

I have been a resident of Slapewath for 17 years I Object to planning Application NYM/2021/0722/FL

Slapewath is unique and a way of life.

There is not a need for a Café/Kiosk as The Chase, The Retriever Bar and The Fox and Hounds Hotel already provide adequate facilities in Slapewath and we are within easy reach of the town of Guisborough less than 2 miles away.

Our environment is a way of life and is respected and understood by the existing residents and businesses. The conservation of the character and identity is appreciated by the residents, the community, the tourists and walkers We feel a need to protect and conserve our green areas for the local community and for the planet

The Planning Order was not displayed in a satisfactory position and as a resident I was not consulted or asked my views on the proposal.

The occupation of the public amenities of the kiosk may cause antisocial behaviour, the feeling of being unsafe, interference to homelife

This proposal is not a positive contribution and would cause several hazards:

Noise and pollution

Flood risk is HIGH on Gov.com

Accident hot spots at both exists, we have experienced dangerous and hazardous conditions in severe weather

The road servicing Slapewath is very poorly maintained and an increase in traffic will prove to be a danger to pedestrians especially families with children who frequently use the existing businesses.

There are hundreds of Electric charging points within a 5 miles radius of the area and will increase over time as demand increases, therefore why takeaway a green space unnecessarily.

This charging area could be created in the vast carpark at the rear of the hotel where there is already, hardstanding and easy access to utilities without having to lose a Green Belt area of the National Park.

I value and appreciate my environment and the surrounding area and urge you to Object this application.

Sent from [Mail](#) for Windows

From: julie iseton <
Sent: 30 November 2021 22:39
To: Planning
Subject: OBJECTION - PLANNING APPLICATION NYM/2021/0722/FL

THE CHASE, SLAPEWATH, TS14 6PX

Julie Iseton, I am the proprietor of The Chase Café, adjacent the Fox and Hounds Hotel and I Object to the proposed Planning application NYM/2021/0722/FL

I feel there is no need for a Café/Kiosk to be sited on the green land in front of The Fox and Hounds Hotel, The Chase and The Retriever Bar already cover the facilities required by hotel residents, tourists, walkers, and residents of Slapewath and the surrounding villages. The Chase opens at 9am, this was a decision made after covid, considering covid restrictions and lack of footfall before this time. The hotel guests have the use of a refrigerator, microwave, tea and coffee facilities and a toilet in the rooms to enable them to self-cater should they wish to do so. The hotel also provides a continental breakfast on request; therefore, they do not have a need for any other facilities before reasonable opening hours. Should the guests request breakfast before 9am I have no objection to opening before my usual opening hours. From opening up after covid in May to the present time, a seven-month period, I have been requested to open at 8am on two occasions therefore in my experience there is not a call for my opening hours to change at the present time, should the situation change, I will certainly reconsider my opening hours as why would I turn down an increase in business.

My USP is coffee, cold drinks, sandwiches, and snacks. The kiosk will be direct competition for my business which may lead to a loss of business therefore a need to reduce the number of staff I employ due to a downturn in business as the tourists and walkers may choose the cheaper takeaway option available from the kiosk. Tourism is seasonal and has an adverse impact on our business, the qualities of the area draw people to us and taking away the green space will detract family visitors.

The kiosk will create noise pollution and litter. Should the kiosk be open, as the Fox and Hounds employee has stated, out of the hours of the current businesses, which would be from before 9am in the morning and after 11pm at night, this will create antisocial activity with no respect for the Slapewath residents. I am unaware of the number of staff the kiosk is proposing as the applications states 2 fulltime and 2 parttime, whereas on the Drainage Assessment Form it states 2 parttime?? And the hours to be worked are unknown.

The existing businesses already generate traffic without generating additional traffic causing a danger to pedestrians, children, horses and dog walkers which frequent the Cleveland Street walkway.

This area is also a hazard in the winter months, the snow and ice cause a dangerous access from both exists of the hamlet, a very problematic accident hotspot on the A171

Climate change brings with it extreme weather events as we have experienced over the years i.e. November 2016 flood water reached over 1M high. We are susceptible to flooding, rated High Risk for surface water flooding on the Gov.com

We value our business, our customers, our neighbours and respect our environment, therefore urge you to refuse this application.

Sent from [Mail](#) for Windows

Parking area with electric vehicle charging bay, café/kiosk building to land at the front of the Fox and Hounds

As **residents** of the small hamlet of Slapewath, on the outskirts of Guisborough on A171 Whitby road, we would like to object to the proposal of the construction of a parking area with electric vehicle charging bays and a kiosk and toilet on the green belt of land in front of the Fox and Hounds hotel. These proposals were not made known to the residents of Slapewath and we only discovered them by happenchance and that is disappointing and makes somewhat of a mockery of the so-called 'consultation' process. The proposals as they stand are less than convincing, they are not fully explained or developed in what has been submitted and in what is publically available to view, and we strongly object to them being approved in their current form.

Slapewath is a hamlet with houses facing directly on to green space that the proposal refers to. The proposal to build on the green space and install car parking charge points, a toilet facility and kiosk would constitute a significant change to the area and without question negatively impact the quality of life of residents both in Slapewath and the surrounding areas. Green spaces, particularly in small hamlets are very important to residents and to the abundant wildlife that live and nest in the surrounding space. The proposal has as its starting point a concern for the environment but the attention to environmental impacts is woefully underdeveloped and simply unconvincing. Whilst the proposal states that the kiosk will be designed 'to fit into the environment around it' it is difficult to see how this can be achieved. The application makes clear that there are trees/ hedges in the area to be developed but it is not clear that a full tree surgeon's report has been undertaken to show the impact of the development and how this will be managed (and this seems to be required for planning to proceed). There is no real mention of impact on the wildlife in the area or management of increased waste and rubbish that will no doubt be left in the vicinity. It should also be noted that several adjustments to the green area have already been undertaken by the proposer, and I'm afraid in our view it would be difficult to view some of the additions as enhancing the green space. We can see that one of the other local public responses on this proposal mentions the supermarket trolley bay that is masquerading as a train, but there is also a old, very large plastic elephant, and several other very old playground items that are very obviously not fit for purpose and do nothing to enhance the look of the green space or offer meaningful opportunities for children to enjoy the outdoor space. There is a large car park at the back of the pub/ hotel that is currently not well utilised, although it could, with some work, potentially provide a space for the sorts of electric car parking charging stations being proposed. Cars are often parked outside the residences in Slapewath, particularly on a weekend, as parts of the car park are frequently out of use of due to piles of unsightly and unhygienic rubbish, along with several large shipping containers that have been in the car park for some years. The current disrepair in respect of the play areas and the rear areas of the hotel do not lead us to have any confidence that a bigger and more ambitious project of this nature is likely to be successful.

The proposal of electric cars and charging bays is a good idea for the environment, although there is very little evidence of sustained demand for this in the region at the moment and the proposal only makes reference to some *informal* comments from a few hotel guests. We would have expected to see clear factual data and evidence on the uptake of electric cars in the region and indeed some

proper indication of the wider demand if this proposal was to make convincing reading. As such, and as the proposal says nothing to convince us otherwise, we can only assume demand for the charging points will be somewhat limited, at least short term. In the longer term we would likely hope to see an increase in demand but we will also inevitably see greater uptake of charging points by large businesses in the region, for example supermarkets, which will be better equipped in terms of access and space for charging points and where people will find it simpler and more convenient to charge their cars.

The changes to the green area and the proposal for a kiosk and toilet are much more concerning. These two developments are likely to bring significant additional traffic (most likely not of the electric sort) and which will without any doubt negatively impact the quality of life for residents. The A171 is already an extremely busy road and recent years have seen a very significant increase in articulated vehicles with the construction of the mine further along the road. The speed and volume of the traffic is already frequently unacceptable and a risk to people crossing the road. This is a busy intersection of road with people catching buses, walking on the Cleveland Way and accessing other parts of the national park and for road users in general. The speed of the traffic already constitutes a risk for the two road entry points into Slapewath and we have witnessed several accidents in the time we have lived here (five years). The entry points are also not well suited to large vehicles, particularly coaches that frequently struggle with access. If the proposed new facilities are meant to be meeting an unmet need in terms of the demand for a kiosk presumably the opening times would be clearly known / planned and mentioned on the application. The proposal states that the opening hours are unknown and that is incredibly vague and worrying. In the light of no clear information we have to assume that the kiosk would be open late (during the night?) when other businesses selling food are closed. If this is not the case, then the other food businesses will be negatively impacted and if this is the case it is likely to have a significant impact on the local environment (increased traffic, anti-social behaviour and noise during unsocial hours and when most residents will be in bed). It's a small point but the proposal talks about two full time employees and two part-time that is then presented as one whole time post but elsewhere it talks about two part time staff only. Perhaps a simple mistake, but again this is not suggestive of a thoroughly thought out and worked through proposal.

The toilet development is of particular concern. I'm sure you will be aware that there is now, perhaps more than ever, a huge demand for public toilets at a time when many have been lost through cuts to local services and very few are available during the night. I can see in the public documents that concerns have been raised about the toilet and the disposal of waste and the narrative in the application stresses the toilet will be primarily for people charging their cars. Whilst demand for the electric charging points may be limited in the short term, the demand for the toilet is likely to be far greater. As the application states we are ideally located for passing traffic and walkers using the Cleveland Way so there is a very real danger that the toilet will become the 'go-to' toilet for walkers and the increasing number of articulated trucks using the road during the night and for buses and coaches (larger vehicles would not be able to access the road from the entrance put forward on the plans and regularly struggle to get down to the hotel/ pub area due to the volume of parked cars on the bank). It is clear from the papers on this proposal that the drainage system will not be up to the job of anything more than a small number of toilet users and as the response to this particular concern implies volume of usage is not something the proposer will have any control over. The idea that the toilet would be used occasionally 'by other users' is completely unconvincing to anyone who lives here and regularly witnesses the sheer volume of traffic on the A171 and the numbers of walkers and cyclists passing through on a daily basis (if you are interested the traffic increase you can find more detail here and you will see that there has been a large increase in traffic

on this stretch of road over the last decade, with a particularly steep increase in respect of buses and coaches (<https://roadtrafficstats.uk/traffic-statistics-redcar-and-cleveland-a171-guisborough-60074#.YaabqS2cZ-U>)

It should also be noted that the internet connection in Slapewath is consistently poor and you only have to look at the nationally available data to see that in comparison to other areas the speed of the internet at Slapewath is woefully slow (<https://www.broadbandspeedchecker.co.uk>). Unless Mr Hussain plans to invest in improving the connection (which can be done for a price and would have been good to see in the proposal) it is misleading to advertise this as a strength in the proposal as that is simply not reflective of the reality.

Overall, we very much oppose this development of the green area. We are not against the electric charging points in and of themselves but would suggest the rear of the hotel would be the most suitable location for these, minimising the impact on the green space and residents life conditions. We strongly object to the kiosk proposals and the toilet proposal.

We remain puzzled and disappointed that we have not been properly consulted on this proposal. Mr Hussain notes he thinks the proposals will help both the 'public and the earth' and whilst those are certainly laudable (although perhaps somewhat lofty) ambitions, the proposal is spectacularly underdeveloped and ill supported by proper evidence both in terms of demand for the facilities and the likely impact on both the environment and the local community. We are both very happy to be consulted further.

Professor Tracy Shildrick

Mr Steven Shildrick

3 Slapewath Cottages

From:
Sent: 01 December 2021 20:35
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Mr Arthur Rix at 21 Stanghow Road, Lingdale, Cleveland, TS12 3ED

As a disabled person who relies heavily on a motor vehicle, I have been looking at getting an electric vehicle. This is to help with economic value to myself and also to reduce my carbon footprint within the world we live. One of the major stumbling blocks that has kept me reserved from investing in an electric motor vehicle is the lack of charging points local to me. Been in Lingdale, there isn't any local enough to me which has stopped me from investing in an electric vehicle. But, as a local, I am in FULL support of this planning application. It would be an amazing addition to the local area and to have these charging points available more or less on my door step would be an absolute brilliant thing. It is on a main route that links the whole of teesside to Whitby/Scarborough, and would be a welcome addition to the area for anyone with an electric vehicle. They could stop off for a drink etc at the planned kiosk or at the pub or cafe that is situated in the area that the charging points are going to be. I think it is an absolute no brainer that this is planning application is passed and will certainly be a welcome addition to the area.

Comments made by Mr Arthur Rix of 21 Stanghow Road, Lingdale, Cleveland, TS12 3ED Phone Preferred Method of Contact is Email

Comment Type is Support with comments

From:
Sent: 01 December 2021 20:50
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Mrs Jodie Brown at 21, Stanghow Road, Lingdale, United Kingdom, TS12 3ED

This is amazing news to the local area. There isn't any local charging points close by, to the likes of Lingdale etc, and this would be brilliant if this was passed. It is on the main road link to the likes of Middlesbrough one way, all the way to Whitby the opposite way. To be able to call in and grab a drink and or bite to eat whilst been able to charge your car would be a superb addition to the area. Surely a more local charging station like the one proposed in the area it is has simply got to be a YES?! Anything to help encourage people to go electric and cut carbon emissions where vehicles see concerned, it has to be a YES. I am in complete support of this and think it can only be a very welcome and NEEDED addition to a rural area that has a VERY major route running through it, it will be an asset to the area.

Comments made by Mrs Jodie Brown of 21, Stanghow Road, Lingdale, United Kingdom, TS12 3ED Phone Preferred Method of Contact is Email

Comment Type is Support with comments

From:
Sent: 01 December 2021 21:45
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from K Metcalf at 12 Hadleigh Crescent, Middlesbrough, Grove Hill, Ts42tg

The petrol and diesel engines are finishing and electric cars are the future but I don't see any electric charging stations anywhere. This is the first one I have heard of personally. The A171 is the gateway to most tourist destination in this area and used by the local people. Having an EV charging station on this route just makes sense. A lovely pub and Caffè and other facilities in the kiosk makes it even more appealing.

Comments made by K Metcalf of 12 Hadleigh Crescent, Middlesbrough, Grove Hill, Ts42tg Phone Preferred Method of Contact is Post

Comment Type is Comment

From:
Sent: 02 December 2021 01:11
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Ajay Singh at 14 danby grove, Ts17 8bx

Electric cars are our future i think that this charging station would be a fantastic idea because there is no charging stations that are in this area, it will encourage more people to buy electric cars as this helps the major issue of climate change. The is perfect as it's the main route into our northern tourist area, it's all also an excellent idea that your are able to use toilet facility's and even by food as well as free wifi. There is a excellent pub and cafe also located here Sunday dinners are also to die for. I could not support this application more, well done for a fantastic proposal.

Comments made by Ajay Singh of 14 danby grove, Ts17 8bx
Preferred Method of Contact is Email

Comment Type is Support with comments

From:
Sent: 02 December 2021 01:21
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Mr Luke Taylor at 10 witton park, TS18 3BE

Im a proud owner of an electric car, which I believe will improve our economy and climate change and boost it with many benefits. We need more electric charging stations in the area as there isn't enough to go around for everyone. When I heard about this station being proposed, it brought a smile to my face as I'm always in the area. I use the fox and hound every Sunday for my carverys, this will be so beneficial for myself as I can enjoy myself and have a charged car waiting for me, the fox and hound is a great location to put this electric station.

Comments made by Mr Luke Taylor of 10 witton park, TS18 3BE
Preferred Method of Contact is Email

Comment Type is Support with comments

From: planning@northyorkmoors.org.uk
02 December 2021 01:24
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from
Chloe Beckwith at 37 mowden terrace, Darlington, DI3 6an

Im a proud owner of an electric car, which I believe will improve our economy and climate change and boost it with many benefits. We need more electric charging stations in the area as there isn't enough to go around for everyone. When I heard about this station being proposed, it brought a smile to my face as I'm always in the area. I use the fox and hound every Sunday for my carverys, this will be so beneficial for myself as I can enjoy myself and have a charged car waiting for me, the fox and hound is a great location to put this electric station.

Comments made by Chloe Beckwith of 37 mowden terrace, Darlington, DI3 6an
Preferred Method of Contact is Post

Email

Comment Type is Comment

From: Lily Quinn < >
Sent: 02 December 2021 11:25
To: Planning
Subject: Re: NYM/2021/0722/FL

My address:

17 Ayton Meadows
Nunthorpe
Middlesbrough
TS7 0AY

From: Lily Quinn <
Sent: 29 November 2021 21:09
To: Planning
Subject: Objection 0722

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, my name is Lily Quinn and I work at the chase cafe in Slapewath.

I am writing to object to the building of the parking area/cafe kiosk that is being built outside of the cafe.

One of the reasons I object is because this would have the potential to threaten my employment status. The cafe kiosk would serve similar dishes and drinks as our cafe, but at a more convenient level due to it being quick service. This could be more appealing to customers.

There is not a need for a kiosk because the Chase cafe provides the same products as the newly planned coffee shop.

Another reason I object is that it would ruin the ambience of the beautiful area of Slapewath. I have spoke to many people who enjoy walking the Cleveland Way, and they believe an electric car park would distract them from a pleasant walk due to an increased number of cars in the area and therefore more danger to the walkers.

As well as danger to the walkers along the Cleveland Way, I object because of the danger for children. In the plans I noticed there is a spot for a playground which is highly unsafe due to the high number of cars in one small area. Children would also suffer because of these new building plans because it would mean the destruction of their much beloved playground.

An addition reason for objection is the elderly and disabled customers who appreciate the comfort the chase cafe provides. Customers in wheelchairs would find it more difficult to cross roads due to an increased number of cars; customers with mental disabilities, such as autism, may find the new car park overwhelming and frightening.

Thank you for reading my objection.

Lily Quinn

From:
Sent: 02 December 2021 11:52
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Mr Derek Wall at 3 Moordale Court, Davison Street, Lingdale, TS12 3DX

Fantastic news is this, just what is needed for the area. Firstly we have a manufacturing car company that makes electric cars, the north east is leading the way in producing these vehicles, just when when we were the leader in making steel on teesside. This is an ideal location for tourists also, its on the main road and strangers coming to the area heading to whitby will also find this ideal as well. My friend has an electric car and she finds it difficult to find a charging point, she isn't from the area. We have had a climate change conference in Scotland, so its green and will help with the climate problems that the world is facing. The local authority should also be applauding this it is a win win for everybody. I cannot see what the problem with this is, it certainly wouldn't cause any adverse problems with the current traffic flow. Electric cars are quiet and don't cause any noise, like a standard car does, no oil would come from the engine therefore no oil on the road that could cause an accident. Anyone with an ounce of common sense would welcome this.

Comments made by Mr Derek Wall of 3 Moordale Court, Davison Street, Lingdale, TS12 3DX Phone Preferred Method of Contact is Email

Comment Type is Support with comments

From:
Sent: 02 December 2021 12:13
To: Planning
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Saneaah Mahmood at 2 Raby Road, TS18 4JA

I think it's a very good idea to have this as it will be ideal for me to be able to charge my car whilst attending the college nearby. It's also very easy access which I think would be beneficial for me as I wouldn't need to travel far to find somewhere to charge my car as I struggle to find somewhere of short distance from the college.

Comments made by Saneaah Mahmood of 2 Raby Road, TS18 4JA Phone

Comment Type is No objection

From:

To:

Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Miss Zara Hussain at 19 Church Lane, Middlesbrough, TS5 7EQ

Date: 09 November 2021 23:06:36

As a student who is pursuing a career in STEM, I understand the importance of reducing CO2 emissions. 30% of the world carbon emissions are a result of transport and 70% of that is road transportation (cars, vans, lorries, buses etc). Therefore, the encouragement of electric vehicles is something I wholeheartedly agree with. With that being said, I also acknowledge that with the growth of the electric motor industry, there is an increased need for charging stations which is why I believe the charging station with a kiosk will be a privilege to have in the north east and show a true commitment to the cause that is global warming.

Furthermore, the addition of the kiosk along with the charging station, to me, means that we are not losing the convenience that is offered at petrol stations which will be another encouraging factor in the promotion of electric motors. One off-putting aspect of electric charging is the wait. But with the facilities offered this is less of a problem as we can entertain ourselves while getting refreshments and making use of the wifi and bathroom facilities.

Comments made by Miss Zara Hussain of 19 Church Lane, Middlesbrough, TS5 7EQ

Preferred Method of Contact is Post

Comment Type is Correspondence

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0722/FL - Case Officer Miss Megan O'Mara - Received from Miss Christina Hauxwell at Fox and Hound Hotel, Slapewath, Cleveland, TS14 6PX
Date: 09 November 2021 01:09:09

I have no objection to this, currently working at the Fox and Hound Hotel I believe this will be a great asset to both the current businesses and the public. It will provide a good service and help the guests staying at the hotel as they will have somewhere on site to charge their electric car. This being one of the questions I get asked quite frequently by guests booking to stay with us. The hotel guests will also benefit from the self serve food area, especially the early risers as The Chase opens for breakfast at 9am so this will be excellent for them as well as the passing walkers and other people travelling to work. The customers of both the bar and restaurant and the cafe already located at the site will also have advantage of the use of the EV charger, helping these businesses too during opening hours.

With this being located so close to the A171 the main road to Whitby it will create an excellent service station stop off for everyone either to use the EV charging facility, the toilet or grab some food and a drink. Especially in the out of hours of the current businesses.

The local residents of Slapewath and surrounding villages can also take advantage of this facility on their doorstep as well as any visitors they get.

As time goes on more and more people will have electric vehicles and the demand of a charging facility will be greater.

Comments made by Miss Christina Hauxwell of Fox and Hound Hotel, Slapewath, Cleveland, TS14 6PX

Comment Type is No objection