



15th November '21

Ref: 1690

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

NYMNP

19/11/2021

For the attention of Hilary Saunders

Dear Mrs Saunders

Rockhaven, Newlands Road, Cloughton, YO13 0AR

As a follow up to our recent correspondence regarding some possible changes to the proposed scheme for the proposed conversion of the disused stables into holiday cottages at Rockhaven. The property is now under new ownership and the new owners would like to have approval for some changes to meet their more specific needs. I therefore enclose the appropriate documentation for two separate applications for various changes as follows:

1. An application for a non-material amendment for some changes to the approved scheme. These consist of:

- a). Some alterations to the internal layout to omit the first floor bedroom in cottage 1 and alterations to the ground floor layout. Apart from the addition of one additional window (with shutters as previously approved) there are no other external alterations.
- b). Some alterations to the internal layout of cottage 2 – the only external alteration required is the substitution of French doors instead of sliding folding doors.
- c). The use of colour coated aluminium frames instead of stained timber. The reason for this change is to use a material with long-term maintenance capabilities with fine proportions retaining the external appearance as was originally approved.

2. A full application for the closure of the two existing accesses to the site and the creation of a new re-positioned single access.

There are two access points that they could use at present, the big gates near the house and the farm gates adjoining the existing property, the latter of which is not used at the moment. The existing main entrance has always been a bit of a worry and, you will remember from the original application, was a concern to the highways department from a safety point of view and required quite a bit of alteration to make it acceptable to them. This new suggestion however would remove both existing access points with the big gates replaced with a stone wall and the farm gate move along the site to a safe point with sight lines in both directions. Far from having a “detrimental urbanising visual impact” this change would enhance the rural appearance. I don’t think anyone

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was entirely happy with the conclusion reached when the previous application was approved that considerable changes were needed to the access and the adjoining walls in order to make the access safer in its current position

The compelling use that you refer to in your response to the pre-application enquiry is first and foremost therefore a safety improvement with the fact that it helps the appearance of the road frontage making this a double benefit. The route through the site leading to the existing vehicle turning/parking area would be made unobtrusive by using "Grasscrete" for the length of driveway from the new access to the parking area.

I hope that you will agree that the repositioning of the main access to this, undoubtedly safer position, is an improvement in every way.

Yours Sincerely

Alan Campbell – November '21

