

Background

- The government is encouraging the public to change our vehicles to electric cars and with these changes, companies such as Nissan, Sunderland are developing electric cars and batteries are also being manufactured which is a major shift from batteries being imported. The prime minister is saying we are going to be the Saudi Arabia of wind generated electricity and the North East is leading towards this goal. Following this I was encouraged to purchase an electric car to do my little bit for the environment and help the country to achieve green net zero emissions. When petrol cars were first invented, the arrival of the fuel stations was inevitable. They were deemed even then to be unnecessary and not wanted but now they are everywhere, in the countryside towns and cities with many still existing in picturesque villages. However, one of the main issues I discovered is currently a lack of charging facilities while travelling.
- Running the Fox and Hound Hotel more and more customers are enquiring about EV charging facilities at the site before they make a reservation and to support my business I decided to have charging points installed, initially in the car park situated at the rear of the property. However, when the installation companies carried out a survey at the site for suitability they advised it would be very difficult to provide an electricity source in the rear car park and the best location is to provide installation at the front of the property on the now proposed area due to the transformer being based on this land. A very high voltage is needed to run the EV charging points. It's not like fitting a security light or an outdoor socket. At this point I decided it would be a good idea to provide an EV charging station similar to a fuel station but for electric. This would benefit not only the hotel customers but everyone travelling by on the busy A171 road, helping the people commuting and tourists travelling to the popular areas of Whitby, Scarborough and beyond. The local community will also benefit as not everyone has a charging facility at home, or they may not have an electric car themselves but may get a visitor driving an electric car. Another benefit to this project is the current businesses, Retriever Bar and Restaurant and The Chase Café are likely to have an increase of customers using their facilities to grab a meal and a drink while waiting for their electric car to charge.
- The existing structure resembling a steam engine was a recycling project created from a supermarket trolley shelter and other recycling sources. Solar panels are being used to charge the batteries for lighting. Many visitors have shown a lot of interest in this and have been seen taking pictures. This was placed there as the history of the location was once used as a coal storage depot servicing the steam engines that were used for the heavy industry in this area.

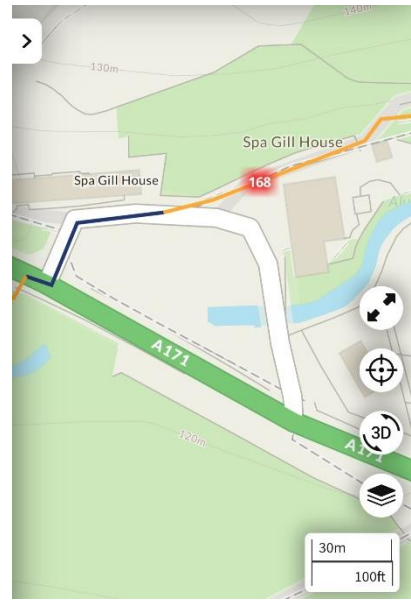


- This structure is currently not used for anything, but the plan is to use it for charging electric bikes. It is waterproof and visible to all with lockable points meaning customers will be more relaxed leaving their E Bikes securely to charge unattended as they are very expensive. We are on the North York Moors Cycleway, with the national route 168 running directly past our premises. It has come to my attention more and more customers are using E Bikes. Below is a supporting comment to my plan for the E Bike chargers.

“Hi Abid,

It was really nice to meet you and hear about your plans to further enhance the growing Electric car and Electric cycling revolution by providing charging points at your location. As an E mountain biker, I wholeheartedly support your ambitions. The idea that I can charge my bike while I indulge in a snack and a coffee is very appealing and also very forward thinking. The more businesses can do to attract potential customers by providing such services can only be beneficial for everybody.

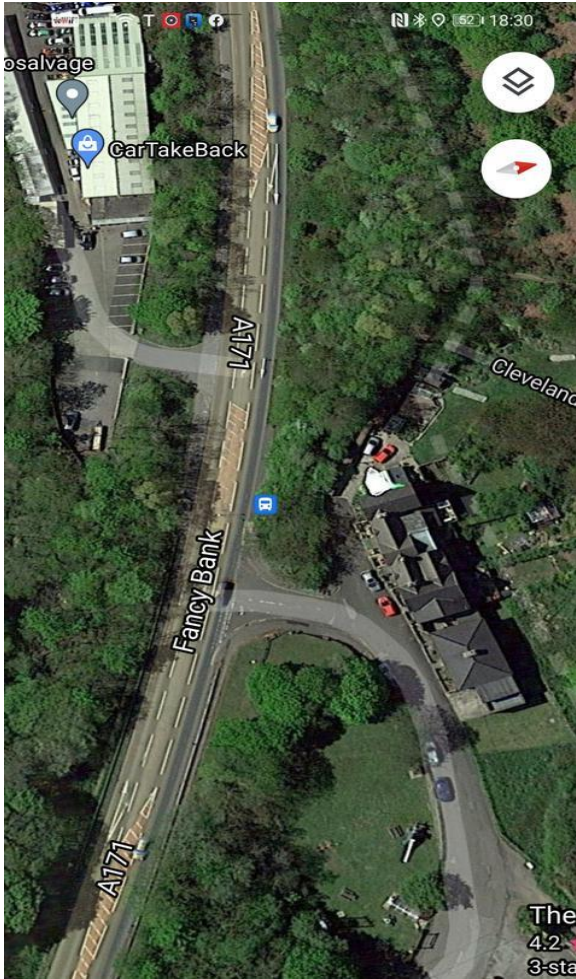
I would also like to point out that your location is ideally placed to benefit from offering charging facilities as route 168 of the National Cycle Network runs directly past your premises. I’ve included a photograph for your attention. I wish you every success in your aspirations. Best wishes Ryan Williamson”



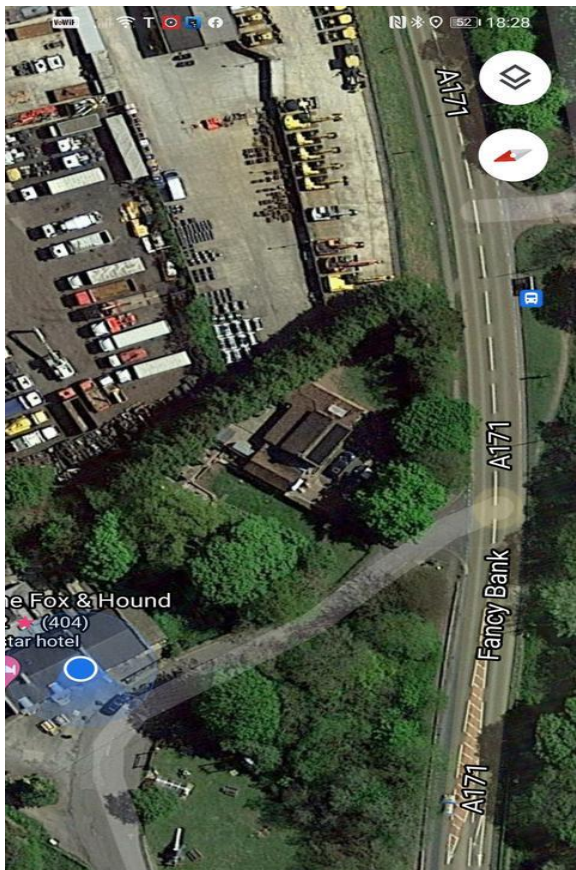
Location

- Historic image of Slapewath, at this time there was a mine on the proposed land in the plans. With the cottages in the background which the railway line ran behind. On the right is the Fox and Hound Inn





- This image shows the 5 cottages, immediately in front of them is the main busy road A171. Across the road is Morgans Salvage Yard



- This image shows the property known as Moorend next to the A171, directly behind is C J Leonards, A T & P Rentals, Synergy Scaffolding and Skelton Coaches. All heavy industrial businesses

← K9 Boarding Services →

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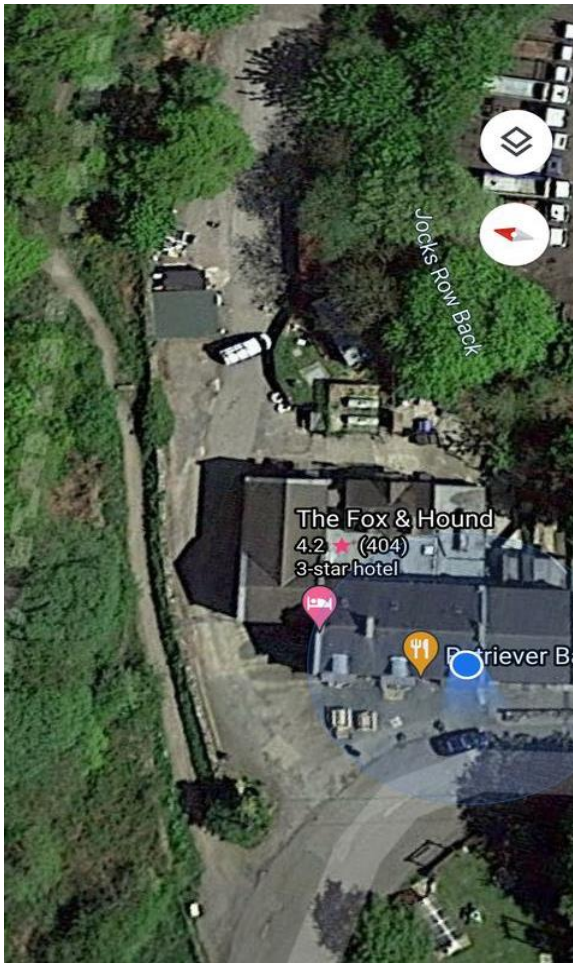
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- 💰 Price range · £
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Also the Moorend is used to operate another business, K9 dog boarding kennels and breeding

- In between this property and the proposed land is trees, a bridge with a stream running underneath



- At the bottom right corner of the left image, you can see the shadow of the transformer, the top of the image is where the car park is located, to get electric at the rear car park would be a major construction project and very expensive



- This image shows next to the electricity transformer the sheltered seating area which would be demolished and replaced with a kiosk, away from the road, the residents cottages. Cladded with timber and made to blend in with the surroundings (trees)
- No trees or bushes would be removed, and leaving a substantial seating and play area
- Turf mesh would be used for the 6 parking spaces
- Low level LED lighting at the charging points and pathway, with PIR sensors

Objections

In the planning application it has been worded using kiosk/café, I believe when Julie Iseton who runs The Chase Café and also lives at the property known as Moorend next to the busy road A171, has read this she has got worried as she states "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" her staff member also for The Chase Café, Lily Quinn states "One of the reasons I object is because this would have the potential to threaten my employment status. The café kiosk would serve similar dishes and drinks as our café, but at a more convenient level due to it being quick service. This could be more appealing to customers." My answer to these comments, it is good for the public to have a choice, if a person cannot afford the cost of your cup of coffee why should we deny them a less expensive cup of coffee and if your service is slow then why should a customer in a hurry be at a disadvantage. Customers have both a variety and a choice of many places. But the reality is, the customers using the EV charging station can't be in a hurry as it takes between half an hour to an hour to get a substantial charge and I believe they will use the facilities of the existing businesses The Chase Café and Retriever Bar and Restaurant. I am not taking away business from them I am bringing extra business to them. But at the same time providing the EV charging station customers facilities to use out of hours of the existing businesses. My understanding of Julies panic about this application, she has gone on a campaign approaching the residents of Slapewath Cottages, staff at The Chase Café employed by herself and others. After reading all the comments and objections there all of a similar concern and nature, so I will try and address some of these point by point as best as I can.

I don't want to make life difficult for anyone and definitely not for my neighbours who I have to see from time to time, I have spent lots of time and money creating a seating and play area on my garden enclosed with a surrounding fence, adding planters integrated within the fence containing wildflowers, adding seats in at the top for walkers on the Cleveland Way to rest. A litter bin was installed on my land by the council at a request as there was an issue with litter that needed to be dealt with. It saddens me some of the neighbours negative comments about this area as when it was finished, I invited all my neighbours to a barbecue and a drink in my garden, most attended and it gave me an opportunity to say that they are welcome to use this space when they want to. However, the main beneficiary for the space has been The Chase Café and Retriever Bar and Restaurant. During the Covid, outdoor seating was encouraged by the government and this space was very busy, that pleased me that my hard work paid off not gaining anything myself, but the two businesses were successful as all customers were using this area.

Fox and Hound Hotel is situated a further distance from the A171 than the cottages as well as Moorend, this property sits next to the A171 at one of the entrances to the village and as I am writing this, I can hear the traffic, heavy goods lorries, buses, vans, trucks and cars driving past fast on this busy road so if I can hear this noise, being further away the objectors must hear it a lot more.

Electric vehicles have no engine, (exception if a Hybrid vehicle usually charged at home) no fumes and make no noise, yet they live next to the busiest road in this area. Another comment made with regards to noise from Julie Iseton of Moorend, as she stated "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" As you can see in the image above I have pointed out the location of Moorend and K9 dog boarding services ran from this property, being so close right next to Fox and Hound Hotel we can hear ourselves and have received many complaints from guests about noise of dogs barking and

howling at all hours day and night. So, when they got planning permission for kennels to run this business, is noise not considered here with the neighbours and surrounding businesses. I also don't believe that an electric vehicle driver is more likely to be a criminal, a drug user, and a litter thrower nuisance any more than a petrol/diesel driven vehicle owner who come to our businesses and area everyday.

Nearly all the objectors have suggested to use the rear car park due to a worry of increased traffic passing through, but to get to the rear car park traffic will still pass through. If I install EV charging points in the car park, spaces will be limited meaning more vehicles will park on the street causing more congestion.

After finding out Mr Kay is heading a project to provide 8 parking spaces approximately 800 yards from me at Charltons using taxpayers money. I was happy about this as it is helping the residents. However, I wanted to know how he dealt with the concern of wildlife and green space there, which for him was a concern about my project. So, I spoke to this lady Lyndsey Stewart from Redcar and Cleveland Council, and she kindly gave me information how to create spaces without damaging the green and wildlife. We don't intend to remove any hedges or trees with only the grass area being affected but by using the Turf Mesh this will be saved. While Mr Kays project is only serving the residents of the village, my project is for everyones use. So, following the same materials and thoughts as Mr Kay, he should be happy with this.

Message to the planning committee

It is in your hands to give a small businessman an opportunity to give the community in this area the first EV charging station. One of the objectors has said "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"

Why can't the small local businesses be given this opportunity, why do we have to wait for the giants whos first goal is profit. The investment this project will take I will never see the return in my lifetime. One fast charger to install costs over £50000.00, therefore there has been no rush for the installation all over by large companies. You do see the odd charger in supermarket car parks and the odd fuel station but if the charging point is occupied you either wait or look further if you have enough charge.

This location being the busiest road in the area will benefit the current electric vehicle users and encourage many more people in the future to go electric. This is the future, moving with the times as things are changing.

If I am not granted permission, financially I will be better off. I have spent thousands creating this area and thousands to maintain, cutting the grass, maintaining equipment, gardening, painting etc. I won't need to continue doing this as the area will become out of use for the public.

I will have no alternative but to install slow charging points in my rear car park as the fast chargers can only be installed at the front where the main transformer is, they take a very a long time to charge a vehicle and a lot more space is needed as they won't be in and out quickly leaving no option but for other vehicles to park on the public road.

The planning officer has had a response from all the appropriate authorities who have been informed about this planning application and have no objections, but the planning officer Megan

O'Mara will be recommending refusal due to the guidelines which I don't understand, I only understand common sense. Many local people are happy to see this go ahead but on the other hand the objectors are The Chase Café and staff, the 6 neighbours and relatives all instigated by the owner of The Chase Café, occupier of Moorend.

Outside of this circle, most people see the common sense and support my application. One day you or your children will be driving an electric car.

Electric is the future!

Thank you to the committee for taking the time to read my thoughts and for your consideration

Abid Hussain