

From: [General](#)
To: [Planning](#)
Subject: FW: NYM/2021/0647/FL Additional Comments 14/01/2022 / Additional information 21/11/2021
Date: 03 February 2022 15:18:00

From: andrew.simpson70
Sent: 03 February 2022 15:09
To: General
Subject: Fwd: NYM/2021/0647/FL Additional Comments 14/01/2022 / Additional information 21/11/2021

Dear Sirs

I note the inclusion of my comments regarding this application in the Director's Report for which I thank you. I do notice however that some of the text has not been included and the full point regarding control of the screening vegetation is therefore missed out. I would be most grateful if the full text of my comment regarding the lack of control on the applicant's part could be included.

Sincerely and with thanks
Andrew Simpson

----- Original Message -----

From: "andrew.simpson
To:
Sent: Saturday, 15 Jan, 2022 At 11:44
Subject: NYM/2021/0647/FL Additional Comments 14/01/2022 / Additional information 21/11/2021

Dear Sirs

I note the comments added by the applicants dated 14/01/2022 and I confess to being a little puzzled.

As I pointed out in my correspondence dated 21/09/2021 when completing the application form the applicant indicated that there were no hedgerows or trees adjacent to the site which might be important to the local landscape character.

Now in the correspondence dated 14/01/2022 - apparently in answer to an email from

yourselves - the content of which we are not aware - the hedgerows are now described by the applicants as being 'very important'.

Apart from having shed their leaves in the intervening weeks I can't see what has changed.

Also the applicant refers to crushed stone foundations - does this improve the drainage ?

The planning application says it is being made to be 'shown against planning policy UE2'.

This appears to state that

In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well established vegetation which is **within the applicant's control** and where arrangements for its long term maintenance can be demonstrated.

Forgive me for being awkward but is not the general thrust of this whole application that where there is vegetation the applicant is at pains to emphasise that it is **not within their control** ? But within the area that is under their control they say there is no vegetation or non of any concern which can therefore be removed.

On this point alone I feel that there is more than enough justification to refuse permission particularly as the applicant appears to want to play it both ways.

The revised proposed management for these lodges is located 4.5 miles away the site of which itself can be described as isolated never mind it's geographic relationship from the proposed development. In winter in particular transport can often be described as challenging - what then should there be an incident ?

Finally on the subject of Bats. I am surprised that there has been no discussion regarding Bats which appear to flit about at twilight all down the disused railway and areas such as woodland near Thorpe Hall. There appear to be Bats at Fylinghall and down Brocketts and as someone else pointed out the disused railway is an important

conduit for such wildlife and should remain undisturbed in my view.

I hope that my comments can be taken on board.

Sincerely

Andrew Simpson

From: [General](#)
To: [Planning](#)
Subject: FW: NYM/2021/0647/FL Additional Comments 14/01/2022 / Additional information 21/11/2021
Date: 17 January 2022 08:47:19

From: andrew
Sent: 15 January 2022 11:44
To: General
Subject: NYM/2021/0647/FL Additional Comments 14/01/2022 / Additional information 21/11/2021

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Sincerely

Andrew Simpson

18 Middlewood Close
Fylingthorpe
Whitby
YO22 4UD

NYMNP

4 OCT 2021

Fylingdales Football and Cricket Club

3 Thorpe Lane ,
Robin Hoods Bay,
Whitby YO22 4RN

29th

16th September 2021

NYMNP Planning

Your Ref NYM/2021/0647/FL

Dear Sir,

Having discussed the above application with the Club's Trustees, the latter would like me to make the following points.

1. The hedges and trees around the site are an important part of the landscape.
2. The Club was sited in 1923 well away from residential housing to avoid any conflict.
3. Between 15 and 25 cars are parked outside the Club on match days, and 3-6 walkers' cars on other days, so their line of site on exit is difficult.
4. The railway Line makes the area liable to flooding.
5. Sewage has to go a septic tank , and the last quote to get electricity for us was £114,000.

Yours sincerely

Secretary and Trustee

I apologise for delay as it always takes more time to get round the people than you expect.

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0647/FL - Case Officer Mrs Hilary Saunders - Received from Mr John Gilbert at Lindale, Manor Road, Robin Hoods Bay, Whitby, United Kingdom, YO22 4RP
Date: 30 September 2021 06:41:21

I object to this application on the following grounds.

- 1 It is a development outside the village and into open countryside on a green field site. Any drip drip development like this should be resisted.
- 2 The screening hedges and trees are beyond the control of the site and could be removed leaving these buildings very prominent. The stand of Ash trees to the immediate south of the gateway have die back disease and will require cutting down as they overhang the highway. There are two good and healthy young oaks to the South of the site which I hope will not be affected by any works.
- 3 The site is an important 'bulge' refuge in the wildlife corridor which is the old railway line. This is a most important natural asset which with only three breaks (Ravenscar , Stainsacre and Robin Hoods Bay) runs for many miles from Burniston to Whitby. It is the only thicket/stand of trees for some hundreds of metres around. It is well used by birds. Songbirds I have heard here include Chiffchaff , Willow Warbler , Whitethroat , Mistle and Song thrushes , Blackbird , Robin and Wren. There is an Owl box on a tree towards the narrow south end of the site ,Barn and Tawny Owls are both encountered in the vicinity. If the box is used owls would be disturbed by any development.
- 4 Despite timber cladding it is not sustainable development. It will come with a high carbon footprint . Tarmac surfaces are not in keeping ,will damage the habitat (leaching) and also come with a high carbon footprint. There is already a massive supply of varied holiday accommodation in the parish , this development is not necessary.

Comments made by Mr John Gilbert of Lindale, Manor Road, Robin Hoods Bay, Whitby, United Kingdom, YO22 4RP

Comment Type is Object with comments

From:

To:

Subject: Comments on NYM/2021/0647/FL - Case Officer Mrs Hilary Saunders - Received from Mrs Georgina Simpson at 18 Middlewood Close, Fylingthorpe, Whitby, North Yorkshire, YO22 4UD

Date: 22 September 2021 22:19:45

I object to the application for the following reasons. I think that there is enough holiday accommodation in Fylingthorpe and the surrounding area. More and more cottages are being turned into holiday lets and now the developers are asking for wooden lodges. This corner of Middlewood Lane is an area of peace and tranquility enjoyed by many people. There are Static caravans next to the proposed site but these have been in place for many years and help to support Middlewood Farm which is an integral part of the village. The traffic and parked cars along Middlewood Lane - particularly near the junctions is congested. Highways I note say that a couple of extra cars will not make a difference but it is this incremental approach which has got us to this point. It can always be claimed that two more cars won't make much difference but they all add up. I note also that each lodge has two bedrooms. Are we really to believe that only one car per lodge will be down there ? Please think about people who live in this village all the time and not just tourists.

Comments made by Mrs Georgina Simpson of 18 Middlewood Close, Fylingthorpe, Whitby, North Yorkshire, YO22 4UD

Preferred Method of Contact is Email

Comment Type is Adverse Comments

From: planning@northyorkmoors.org.uk
Sent: 21 September 2021 13:33
To: Planning
Subject: Comments on NYM/2021/0647/FL - Case Officer Mrs Hilary Saunders - Received from Mrs Maria Fox at Church House, Church Lane, Fylingthorpe, YO22 4PN

Middlewood Farm Holiday Park already dominates this area of the village, which has reached traffic capacity. Any further tourist development will only exacerbate existing problems. Taking the view that 'it's only another two' is illogical. Please listen to the local full time residents' opinionswe have reached capacity!

Comments made by Mrs Maria Fox of Church House, Church Lane, Fylingthorpe, YO22 4PN

Comment Type is Comment

NYMNP

20 SEP 2021

3 Thorpe Lane ,
Robin Hoods Bay,
Whitby YO22 4RN

16th September 2021
NYMNP Planning
Your Ref NYM/2021/0647/FL
Dear Sir,

I would like to make the following points of objection to the above planning application on Middlewood Lane, Fylingthorpe.

1. The Site is 100 yards outside village limits, and uses land that was last used for growing potatoes.
2. With 3 very large camping/caravanning sites, several hundred holiday cottages, a large number of guesthouses and the ever increasing Air BandB, the Parish easily has enough tourist accommodation to provide for a strong tourist economy.
3. The lodges are the size of small bungalows.
4. They are in an area that floods, has no sewage connections and no electricity supply.
5. The NYMNP policy that small scale holiday accommodation should be allowed to support local businesses is not relevant. It means that farms can diversify, not the people who are resident in the Midlands can buy a plot of agricultural land and build accommodation on it.
6. The outside area of Black tarmac is hardly in keeping with this rural site.
7. The trees and hedges around the site are a very important part of the local landscape.
8. The area immediately outside is where all players and spectators for local Cricket and Football matches park; also it is the parking for many walkers, local and visitor, as this point is where the Cinder track and footpath Network interconnect. So usually there is no sightline.

yours faithfully
Patrick H

From: planning@northyorkmoors.org.uk
Sent: 21 September 2021 20:54
To: Planning
Subject: Comments on NYM/2021/0647/FL - Case Officer Mrs Hilary Saunders - Received from Mr Andrew Simpson
18 Middlewood Close,
Fylingthorpe, Whitby, YO22 4UD

The application form for this application asks : Are there trees or hedges on the proposed development site? and : : Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? The applicant states 'No' to each question. Given that the site is covered in trees and vegetation - features which impose an air of tranquility on the site and form most of it's natural character I cannot understand how the applicant arrives at this answer. The applicant says this development should go ahead because it allegedly provides 'Covid secure accommodation'. How a holiday lodge is any more Covid secure than one of the multitude of already established holiday cottages which dominate Robin Hood's Bay and progressively take over Fylingthorpe as well is not explained. This is new development on green land without in my view justification - precisely what I thought the National Park was set up to prevent. Doubtless it will fall into the chasm of 'one more little one won't hurt'. This is a real village with real people in it - not a holiday camp.

Comments made by Mr Andrew Simpson
Whitby, YO22 4UD Phone

18 Middlewood Close, Fylingthorpe,

Comment Type is Adverse Comments

From: claire miller
Sent: 22 September 2021 10:21
To: Planning
Subject: planning objection

Good Morning

Please attach my address to my recent email as discussed yesterday. ref: NYM/2021/064/FL

C. Miller
Meadow End
Fylingthorpe
Whitby
N.Yorks
YO22 4UB

Thank You for your help. C. Miller

From: Peter Beeforth
Sent: 16 September 2021 16:55
To: Planning
Subject: Planning Application : NYM/2021/0647/FL

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Saunders,

Application to erect 2 no. Holiday lodges off Middlewood Lane, Fylingthorpe.

I would like to register my OBJECTION to the above Planning Application.
I am amazed by the blatant LIE of the Applicants, that they are resident in Robin Hoods Bay at Hilda Cottage. Hilda Cottage is a holiday Cottage ! They live in NOTTINGHAM ! This is NOT an application from a Local resident, and therefore there will be Nobody nearby to manage any situation should they ariseshould that be NOISE, unsocial behaviour, or any disruptive anti-social event.

How is the Sewage proposed to be disposed of ? As the nearest Sewage Main pipe is at Middlewood Crescent, some 700 metres away and uphill, therefore would need to be Pumped to the mains ! This would require a substantial electric supply to be able to drive the Pump, not forgetting the 2 lodges themselves to be supplied. The Main Sewage pipe at Middlewood Crescent already OVERFLOWS onto the road at peak flow times and has NO further capacity available. This is way Middlewood Meadows housing had to have special sewage flow devices installed !

There is NO Electric supply for 500 metres !
There is NO WATER supply for 500 metres !

This small patch of land has been prone to FLOODING in the past, as I can bear witness to.

There is only room in this small plot of land for ONE car per Lodge. I know that many is the time that 2 cars will come to EACH lodge. So the extra cars will Parked on the grass verge, eventually making a muddy mess of the verge.

This small plot of land is a HAVEN of tranquility for Birds and particularly song birds.

If Permission is granted, then the first thing the applicants will do is to cut down the Trees and hedge adjacent to Middlewood Lane and in front of the Lodges, thereby removing the screening !!
There needs to be a Planning Condition attached to this Application should it be granted.

Kind regards
C Miller.

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0647/FL - Case Officer Mrs Hilary Saunders - Received from Mr John Dunwell at Lj& I'm dunwell, Low farm, Fylingdales, Whitby, Yo22 4qf
Date: 18 September 2021 09:56:15

Distraction of wild life corridor, further congestion to small lane and over looking a playing field .

Comments made by Mr John Dunwell of Lj& I'm dunwell, Low farm, Fylingdales, Whitby, Yo22 4qf

Comment Type is Object with comments