

F.A.O MISS MEGAN O'MARA / PLANNING COMMITTEE

FEB 2022

RE :- CREATION OF NEW KIOSK AND RECHARGING STATION FOR CARS AND CYCLES INCLUDING CAR PARK AREA, REVISED PLAY AREA AND SEATING AREAS TO SUIT.

I wish to draw your attention to a number of points raised in the Officers report regarding this application.

First of all, the comment regarding Strategic Policy C, in which we have proposed timber cladding to the kiosk, this was chosen to provide a subtle material finish, stained to blend in with the trees behind it, but there is no objection from the client to use different materials for walls and roof finishes, but, unfortunately no discussion was offered with regards this as highlighted in the conclusion of the officers report.

In addition to the wall finishes – the block paved areas for the car park spaces can easily be replaced with a 'grasscrete' type products to maintain the greenery, matching the 8 parking spaces just approved further along the main road. We feel a decision was made before alternatives were even considered.

Secondly the comments relating to Policy BL8 where this new proposal is ancillary to the hotel and will be used by visiting guests etc. – typically Golfers or Ramblers, who use the Hotel as a base, most of these guests will have left in the morning before 9.a.m for booked green times, or set off walking and hence the kiosk will provide those early morning refreshments prior to the Café which does not open until at least 9 am. Providing electric charging points for those guests will actually reduce the fuel driven traffic and the engine noise thus benefiting the local residents

The comment regarding the Kiosk being run independently from the Hotel is not correct. It will be staffed by hotel staff, when in use, as it is not proposed to be a 24hr facility. Most of the users will be the guests themselves from the Hotel, or during the daytime will be visitors to the restaurant or café, thus no direct effect on those businesses, and as commented in a letter of support from the cyclist's club, a very useful facility, as the site is on designated cycle routes.

Design of development statements can be easily overcome. As previously discussed, the block paving can be replaced with a grasscrete type product subject to local authority approval, thus maintaining the green space, which incidentally, was an untidy area until my client purchased the Hotel and carried out, at some expense the landscaping, clearing etc and fencing to create this safe play area etc, in the first place. Prior to all that work been done it was an untidy area providing nothing to the local businesses and adjacent dwellings. All have benefitted from this area and made use of it since



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The loss of some grass ground is not deemed to affect the local wildlife and biodiversity so we do not agree at all with comment. Please advise on how this would be the case.

The position of the Kiosk needs to be adjacent the main electricity post supply due to the supply required as dictated by Statutory suppliers and no high voltage supply could be provided for the client at the rear of the Hotel, as several complaining residents have suggested, and only a low power supply is possible, meaning several overnight chargers is possible at best, in this location.

We dispute the creation of the car park spaces would result in loss of amenity space. It would in fact allow for some more formal car park arrangements to be established with more defined areas, including at the rear of the Hotel, whereas currently visitors just park randomly around the green exterior fence and where any other space exists. A more formal car parking plan could be agreed with the local authorities Highways department to create this improved facility and relieve any overflow heading towards the local dwellings.

Other points of objections, such as light pollution can easily be resolved by placing low wattage ground lighting in the embankment facing away from the dwellings, thus removing the glare of any lighting, same design principal can be applied to the Kiosk itself and therefore can be overcome. The design of the Kiosk with its materials, finishes, etc can be easily revised, but no opportunity was given to consider these items. We feel a decision was made early on and no offer to solutions were presented, other than stick it all around the back of the Hotel – which as highlighted cannot be serviced by the Statutory Authorities.

In conclusion we therefore ask for some thoughtful reconsideration of the officer's recommendations and the ability to reach a possible agreed scheme to be found that suites all parties.

Yours faithfully,

GARRY PHILLIPSON
GPDESIGNS ARCHITECTURAL SERVICES LTD



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Refusal Reason 1:

Strategic Policy C and Authority's Design Guide "The Café/kiosk building, and the bike charging shelter would have a harmful visual impact on the surrounding area" I understand that there are concerns affiliated with the visual aspect of the proposed application and have designed the kiosk with this in mind. The kiosk's design includes timber cladding which can be tinted to blend in with its natural environment. Big companies such as Buro Happold promote the use of timber for this very reason. Not only does it contribute to the visual environment with its aesthetic qualities, but it also absorbs CO2 emissions, increasing its efficiency. Another concern is light and noise pollution. I can ensure that this has also been considered. Firstly, the charging station will operate from 7am and the last plug in will be 10pm, unless the user is a hotel guest and in that case the vehicle can be left overnight. The pubs closing time is already 11:20pm and therefore there will be no additional noise and light pollution beyond what already exists at such times therefore the local area is not being disturbed by the proposed plan. Additionally, the charging station will have LED lighting with PIR sensors which will further ensure there is no unnecessary light pollution, and the windows and glass will be tinted to avoid light pollution from inside the kiosk disturbing its external environment. The tinted glass will also contribute to the aesthetic qualities of the kiosk. Furthermore, there have also been concerns regarding disruption to the natural environment. I am adamant that no trees will be removed. Mesh turf could be used, instead of block paving to ensure that there is little loss of greenery and grass. Miss O'Mara has also expressed a dislike of the bicycle charging shelter due to its recycled nature. The bicycle shelter already exists and so it will not be causing any changes visually to what is already present apart from the addition of charging ports within it. However, if the shelter is too disruptive it can be taken down and the bicycle chargers could be installed elsewhere as they do not require a power source, as strong. Most objectors have commented on the car park area of the Fox and Hound Hotel and have suggested the charging station to be there. However, as stated in the original proposal this is not possible due to where the power supply is located. The area chosen has been chosen for this very reason and not to cause a hinderance to the locals.

Refusal Reason 2:

There seems to have been some misunderstanding regarding the independence of the kiosk. The proposed application is not intended to be a new business, it is simply an addition to the pre-existing businesses especially the Fox and Hound Hotel. As Christina Hauxwell has stated in her statement, guests frequently have asked her if there are charging facilities for electric vehicles on site. It will also benefit the Fox and Hound customers as they will be able to have an on-the-go breakfast if leaving before the Chase Café opens at 9am. Additionally, the kiosk facilities are not intended to compete with the Chase or Retriever Bar, it is simply intended for convenience when the other businesses may not be available. Just like a petrol station offering a Costa coffee machine is not intended to compete with a Costa Café. Miss O'Mara has also commented on the outdoor seating area being used by the Retriever Bar customers but has failed to mention that the Chase Café's customers do use this area just as much as the Retriever Bar customers. Especially during the Pandemic when outdoor seating was strongly encouraged. I completely acknowledge the importance of the outdoor seating area since I was the one who put the time, effort and money into developing it for all three businesses to use; hotel, bar and café

Third Party Responses

Miss O'Mara also seems to have listed comments from the objectors but has failed to address the comments in support of the proposal as well as being consistently negative with no compromise. She realises this is for the use of the hotel and this is why she has recommended for us to use the car

park at the rear of the property, but to help support her own refusal she is treating this as a new business.

Some comments offering support:

"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. Being in Lingdale, there isn't any local 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..." Mr Arthur Rix

"Great idea. Perfect Location. Easy access. Great for the environment and will help people travelling the a171 we have a pit stop" Marie O'Neil

"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" Bilaal Ali

"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!" Lewis Rogers

"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 we'll help the environment. Also, the fox and hounds is a perfect location." Kayleigh Reddington

"...Therefore, the encouragement of electric vehicles is something I whole heartedly 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 northeast 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 Wi-Fi and bathroom Facilities." Miss Zara Hussain

"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" Daniel Nicholson

"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." Jodie Brown

"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 café and other facilities in the kiosk makes it even more appealing." K Metcalf

"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 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." Derek Wall

"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." Saneaah Mahmood

"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." Christina Hauxwell

A supporting email from an E Biker, in support of our application.

"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.”

I have knowledge that Julie Iseton of Moorend, Slapewath has printed all the documents, putting together a package and has gone knocking on doors rallying support and giving instructions on how to object. However, it is noted Miss O’Mara has commented that a relative of mine has solicited support through Instagram. I don’t use this social network platform myself and have no knowledge of this but if you can provide me with further information of where this has come from and if this is wrong and you cannot ask people to support an application on social media, then I am deeply sorry and will not accept the support of anyone who supports illegally. Please disregard any comments you feel have been illegally solicited.

I have now provided you with a lot of information at every opportunity I have been given, I believe I have covered everything the best I can and know I have repeated myself many times, this I apologise for. However, I just want to make sure you understand I am trying to do good for the environment, for the community and mainly for the existing businesses. Not to hurt wildlife or the green space. I didn’t dream that I would get so many obstacles and negativity, I thought everyone would be pleased with this project as it benefits all. I expected a little help from the planning officer as they are more knowledgeable than myself but unfortunately no help or guidance has been given. Although there has still been some positivity after the public have read about my struggle in the media, many many strangers have wished me luck and applaud what I am trying to do.

Thank you

A Hussain