



# The Planning Inspectorate

3/D EAGLE WING      Direct Line: 0303 4445602  
Temple Quay House      Customer Services:  
2 The Square      0303 444 5000  
Bristol  
BS1 6PN

Email:  
North2@planninginspectorate.gov.  
uk

[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Mrs Wendy Strangeway  
North York Moors National Park Authority  
Development Control Support Officer  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref: NYM/2021/0229/FL  
Our Ref: APP/W9500/W/21/3285938

31 March 2022

Dear Mrs Strangeway,

Town and Country Planning Act 1990  
Appeal by Mr Stuart Anderson  
Site Address: Land at Station Square, Ravenscar, YO13 OLU

I enclose for your information a copy of the appellant's final comments on the above appeal(s). Normally, no further comments, from any party, will now be taken into consideration.

Yours sincerely,

***Vicky Williams***  
Vicky Williams

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

## RESPONSE TO PLANNING REFUSAL

### ITEM

6.5 The LPA state that officers have provided advice and interpretation of relevant policies; we are not aware of any advice other than a steadfast refusal to accept anything other than a timber structure (the existing is breezeblock and timber – the first stable being all breezeblock and the larger of both).

We telephoned the planning department prior to putting the planning request in to obtain advice and were told that we could not speak to anyone until we had submitted the request.

6.6 We can only assume that the domestic structure referred to is a neighbours summer house. This has only been in place for a few months.

With regard to the application 550 metres away, we assume the officer is referring to application NYM/2021/1011 and states that it is on a more exposed site; that particular development is in a hollow and sat behind a large raised bungalow. Far from being more exposed.

6.8 As stated previously, the design of the building was chosen not only for strength but because it also reflects the design of most other buildings in the locality as well as buildings recently passed but yet to be built.

6.9 The officer has made many comments relating to the “cinder track” and views from the Square, in particular for patrons of the tea room. As we have stated every time, there is no public access to the track at the side of our property; it has been closed well in excess of 30 years and, given the condition of the tunnel it leads to, it is unlikely to reopen.

With regard to the view from the Square, we notice that the planning officer has submitted a picture taken from the access gate to the field and NOT from the Square which we feel is extremely misleading. The field or building cannot be seen from the Square.

Anyone currently looking to our field from the railway platform can only see dilapidated stables and a steep grass bank; a new building could only improve upon this and, indeed, could be placed slightly further along so as to be even less visible.

As for patrons of the tea room, they are either seen looking out to sea or admiring our horses!

7.1 The size and scale are only marginally larger than the present structure and are smaller than we initially wanted.

With regard to the horses we have on site – the large heavy horse who stands at over 16 hands has been here for 14 years, the smaller one replaced an older horse over a year ago when he passed away.

How they were missed on the site visit we do not know.

8.1 The officer refers to other properties we listed as being like smallholdings. None of them appear to be registered as such but are used for hobby and equine purposes and have buildings larger than the houses they live in! (our property has previously been registered as a small holding).

8.2 The building at Providence Heath may have been passed as agricultural but is clearly used as a large equine facility with paddocks and horses clearly visible from the road.

8.3 The development NYM/2021/0224/FL may well be adjacent to a large dairy unit, the point being made was that this development is not only on a prominent site, it is larger and much taller than the building we proposed and that is for 20 sheep!

In conclusion, we would again stress that not one single objection was raised to the application by either local people, visitors or the parish council. Indeed, the Secretary Of State's representative had no objections and stated the development proposed .... Was not likely to have significant effect..... (see Planning Inspectorate in Bristol to Mrs Strangeway)

On a personal note, we have lived in Ravenscar for 17 years, we have tried several timber structures for the horses which were all destroyed by the weather. Unlike other properties, ours is hit directly by extremely strong winds which blow straight at the field (ours is the only property affected like this due to the lie of the land – a steep bank flattening out at the base of the building. The wind and rain are at their worst here.

We also feel that our way of life, baring in mind this is land owned by us, bought for the purpose of keeping horses (and maintained by us even though much of the fencing is owned by the council) is being affected by this refusal; the planning officer places emphasis on the tourists when in fact they show a passing interest in the sea, cliffs and horses, leave litter everywhere which blows onto our property and endangers any animals, and let their dogs loose

to defaecate and urinate wherever they choose. Along with this, we have cyclists parking their bikes against our fences, Agars Agricultural having heavy plant delivered outside our house as the road to their property is too narrow.

All of this we put up with for the sake of living where we do. We clear up litter on a regular basis as the council do not consider it their job even when the public bins are overflowing.