

From: P

Sent: 19 June 2022 12:22

To: General

Subject: planning application

Could you forward this email to the head of the planning dept please.

I forwarded some comments on Application NYM/2022/0354 relating to the danger to pedestrians on Station Road, Robin Hoods Bay, due to there being no pavement on the western side of the road, on which side the proposed development stands. Therefore all pedestrians (and almost all visitors to Robin Hoods Bay, approaching a million a year) are walking between the car parks and the Old Village in a very narrow corridor frequently having to step into the road. Consequently drivers attention is drawn to this problem, and away from the area of the Application. Yesterday a pedestrian was hit by a vehicle in this area. The police attended, so correct details can be acquired from them. I hope this strengthens the point I have made. Patrick Holdsworth, Thorpe Lane, Robin Hoods Bay.

Sent from [Mail](#) for Windows

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



RAVEN'S LORIE,
THORPE LANE,
ROBIN HOODS BAY.
YO22 4RN

5th JUNE 2022

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

I write in support of the above planning application at North Ings, Robin Hood's Bay.

North Ings has been a bed and breakfast since Mr. & Mrs. Fretwell bought it, except for a short time as a holiday let, and has always been a fantastic addition to the village. It is exactly the type of accommodation I would like to see in Robin Hood's Bay, being busy all year round.

The tearoom and tapas are excellent additions to the village as there is a shortage of places to eat in Robin Hoods Bay. The tearoom and tapas will be a fantastic addition bringing something for locals as well as tourists staying in the village and is already extremely popular amongst the community.

National Planning Policy supports the re-use of existing buildings as a form of sustainable development. North Ings has an extant planning consent for change of use to a holiday let that would benefit only one family at a time. As a tearoom and tapas, the building would provide a meeting place for many members of the community, alongside tourists visiting the village, helping with social cohesion. National Planning Policy also encourages development that promote safe, social interaction and encourages the meeting of people in places in Paragraph 92.

Planning Policy for the North York Moors identifies tourism as a huge growth industry in the area and there are no material considerations that are relevant for this application. This is a wholly compatible use in this location and provides a fantastic asset for the community.

Policy UE1 explains that 'Tourism and recreation development will only be permitted where the proposal is for the expansion or diversification of an existing tourism or recreation business.'

Strategic Policy J '- aims to encourage appropriate tourism and recreational development. Appropriate in this case means development that is sensitively located within a particular locality, does not generate detrimental levels of recreational activity or traffic and does not detract from the National Park's special qualities.

Policy BL8 identifies that 'New retail development, professional and financial and food and drink services will only be permitted within the main built-up area of Larger Villages'. The application site lies within the main built-up area of Robin Hood's Bay and as such, aligns with the requirements of Policy BL8.

I would therefore request that this application be approved.

Yours sincerely,

STEVE CHARLTON.

AMANDA CHARLTON.

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Meadowside
Mount Pleasant N
Robin Hood's Bay
YO22 4RE.

Dear Mrs. Bristow

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Yours sincerely,

N. Bastow

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Meadowside
Mount Pleasant North
Robin Hood's Bay
YO22 4RE
Tel (01947) 880769

Dear Mrs. Bristow

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Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Bristow". The signature is written in a cursive style and is positioned above a long, horizontal, slightly wavy line that serves as a separator or underline.

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



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Yours sincerely,

'WYNCOTE'
THORPE LANE
ROBIN HOODS BAY
YO22 4RN



FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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Yours sincerely,

MRS A SUTTON
WYNCOTE, THORPE LANE
ROBIN HOODS BAY
YO22 4DN

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0354 - Case Officer Mrs Jill Bastow - Received from Mr Patrick Holdsworth at resident, 3 thorpe lane, Robin Hoods bay, Whitby, YO22 4RN
Date: 06 June 2022 17:29:26

This application is to provide entertainment in a residential area (both for visitors and residents), which already has two long established public houses within 150 yards and a restaurant becoming a wine bar. If one was planning the future of the Village. One would say those three are enough, more would have a negative impact. However Planning Authorities seem to think that where there is one, that is the reason to have loads. This is economic madness as it undermines the established businesses. There is also a serious problem that once a small change from residence to business is allowed, The Local Government seems to be powerless to stop a headlong dash to create a much bigger and more varied business.

My second point is that the road this business is on is immensely busy, the main road between Whitby and Scarborough, endless lorries and pedestrians going and coming from the main car park to a busy resort, the path opposite is the Cleveland way and the Coastal footpath of England. There is absolutely no footpath on the side the proposed business is on. It is not possible for Highways to say this development is permissible. If they do so, you must challenge their competence to make such decisions, All traffic on this road has to be on high alert with what is happening on the opposite pavement, which becomes so busy people have to walk in the road, pushing incoming traffic over the central line. Drivers are not looking to their passenger side, so any small child that steps out from the entrance will be squashed before the driver reacts. Please note I was Village Caretaker here for 37 years so am very experienced in where there are dangerous traffic situations.

Comments made by Mr Patrick Holdsworth of resident, 3 thorpe lane, Robin Hoods bay, Whitby, YO22 4RN

Preferred Method of Contact is Email

Comment Type is Adverse Comments

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

31 Carron Drive
Werrington
Peterborough
Cambs
PE4 6NX

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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I would therefore request that this application be approved.

Yours sincerely,

Karen Hunter

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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I would therefore request that this application be approved.

Yours sincerely,



Mrs Guna Nickerson.
The Glen Thorpe Green Bank,
Fylingthorpe, YO22 4TU.

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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Yours sincerely,

K. J. Reimann
3 Middlewood Lane
Fylingthorpe
Whitby

YO22 4UB

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Mrs. Bristow

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Yours sincerely,

P Sheridan

2 Thorpe Green

Fylingthorpe

YO22 1TV

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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Yours sincerely,

Mrs J Bristow

West Cottage

Middlewood Lane

Fylingtorse

Whitby YO22 4TT

From: [L](#)
To: [Planning](#)
Subject: Comments on NYM/2022/0354 - Case Officer Mrs Jill Bastow - Received from Ms lisa winder at Smugglers Ale House, The Dock, Robin Hoods Bay, United Kingdom, YO22 4SJ
Date: 30 May 2022 16:16:04

I write to you to support the planning application at North Ings. I would like to request that it is approved. The cafe is a great venue for locals of the village and tourists alike. The business is very well presented, organised and clean. Most of all its open!
Most of the other cafe type facilities in lower Bay don't open to the public until late morning.
I have a business in the lower bay and I am often asked about breakfast options, North Ings is great for an early breakfast.
There are quiet a few cafes in lower bay but nothing at the top. North Ings offers easy access to those with mobility issues (Robin Hoods Bay's steep hill can be difficult) and off street parking for customers.
A fabulous idea and an asset to Robin Hoods Bay

Comments made by Ms lisa winder of Smugglers Ale House, The Dock, Robin Hoods Bay, United Kingdom, YO22 4SJ

Preferred Method of Contact is Email

Comment Type is No objection

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Dear Mrs. ~~J. Bastow~~ Bastow

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I would therefore request that this application be approved.

Yours sincerely,

.....
//

STUART MICKLEWRIGHT
AURORA, THORPE LANE,
FYLLINGTHORPE, WHITBY.
YO22 4TH

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Mrs. ~~Bastow~~

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I would therefore request that this application be approved.

Yours sincerely,

MRS LYNN MICKLEWRIGHT
AURORA, THORPE LANE,
FYLINGTHORPE, WHITBY
YO22 4TH

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

C/O : Aurora
Thorpe Lane
Fylingthorpe
YO22 4TH
Joseph Micklewright

Dear Mrs. ~~Bastow~~

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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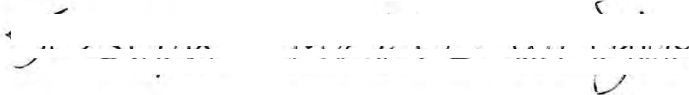
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I would therefore request that this application be approved.

Yours sincerely,



High 16 Backlane
Mawsker YO224L

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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Yours sincerely, Tia Ventress

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

BAYWELGH
THORPE WANE
ROBINHOODS BAY
YO22 4RN .

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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I would therefore request that this application be approved.

Yours sincerely,

EDWARD GROVE BERRY

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

BAYLEIGH
THORPE LANE
ROBIN HOODS BAY
NORTH YORKSHIRE
YO22 4RN

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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Yours sincerely,

LAUREN SCOTT-BERRY

FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Bayleigh
Thorpe Lane
Robin Hoods Bay
Whitby YO224RU
N. Jones

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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Yours sincerely,



FAO: Mrs. J. Bastow
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

MR T. T. TAYLOR
21 West end view
Cayton, Scarborough
Toll 3SP

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

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I would therefore request that this application be approved.

Yours sincerely,

DAVIS THOMAS TAYLOR

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0354 - Case Officer Mrs Jill Bastow - Received from Mr David Perry at Manor Garth, Wesley Road, Robin Hood's Bay, North Yorkshire, YO22 4RW
Date: 24 May 2022 15:11:06

1. This is retrospective planning permission for what is a residential area
 - a) The individual/s have already gone ahead and altered their premises.
 - b) it has already been open as a 'cafe' and 'tapas', bar, following several weeks of building work. They already have signs out advertising their cafe and tapas bar.
2. I find it unbelievable that they did not know you need planning permission for change of use.
3. They intend to sell take away food & drink until late in the evening. The entrance is not splayed open into the street which also has no footpath on that side of the road.
 - a) Vehicles will/may turn up and park on the road creating an obstruction as well as creating extra noise and disturbance during the day and night.
 - b) Pedestrians exiting the premises are only able to do so directly onto the often busy road. Doing so is a Health & Safety hazard
4. They have no industrial extractor fans which I believe is a requirement. I live close to this property and do not want to be disturbed by the noise and smell of industrial extractor fans.

I'm sure when/if they get these extractor fans installed the exhaust will not be directed onto their own property.
5. They have applied for a licence to sell alcohol and they have an outside sitting area already constructed. This will increase the noise outside, potentially late into the evening and will this is likely to mean that children will 'play', outside, with or without supervision. This will create additional noise.
6. There are already a number of similar business in the village and also two pubs, within 200m both selling food & drink. There is also a fish and chip shop a little further away.
7. This development will contribute to the loss of character in the village which is increasingly becoming over commercialised due to its own success.

Comments made by Mr David Perry of Manor Garth, Wesley Road, Robin Hood's Bay, North Yorkshire, YO22 4RW

Comment Type is Strongly Object

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0354 - Case Officer Mrs Jill Bastow - Received from Mr Richard Hoyle at INGS HOUSE, STATION ROAD, WHITBY, United Kingdom, YO22 4RA
Date: 23 May 2022 17:07:05

We are concerned that inclusion of the Tapas bar, alcohol licence, evening opening and a takeaway service seems to be overdevelopment of this neighbouring property. There will be considerable noise, which will emanate from the garden and bar, particularly into the evening when food and alcohol is sold. There is also a safety issue as there is no footpath on that side of the road. We are concerned that planning permission has not been sought until it has been up and running for a while. It should have been planned in the true sense of the word. It will be a noisy addition to the area and we object.

Comments made by Mr Richard Hoyle of INGS HOUSE, STATION ROAD, WHITBY, United Kingdom, YO22 4RA

Comment Type is Strongly Object

From:
To: [Planning](#)
Subject: Comment on retrospective planning application
Date: 30 May 2022 11:18:52

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[Learn why this is important](#)

Property North Ings, Station Road Robin Hood's Bay YO22 4R

This property has already had the work done to turn it into a cafe and tapas bar. There has been no planning application notice displayed and only now is there a retrospective notice displayed in response to a number of concerns expressed by local people.

I understand that planning permission is required for change of use.

I understand that they plan to sell food and drink until late in the evening.

Although there is adequate parking on the premises the exit for vehicles is directly onto what is sometimes a busy road. Pedestrians leaving the premises at night will walk directly onto the road as there is no pavement.

The owners have already got large signs up and it is being used and advertised as a tea room. There is an outside seating area which is already being used and if used late into the evening there is a potential for disruptive noise.

There are already similar businesses located nearby who stop serving food at 9pm.

The area has a number of B& Bs and the potential for rowdy departures late at night will disrupt visitors comfort and perhaps affect guest house owners.

In my view the owners of this property appear to have disregarded planning requirements by substantially altering the building into a Tapas bar and tearoom.

Patricia Connell
Manor Garth
Wesley Road
Robin Hood's Bay
YO22 4RW



25.5.2022

FAO: Mrs. J. Bastow The Old Vicarage Bondgate
Helmsley
York YO62 5BP

Dear Mrs. Bristow

Ref: NYM/2022/0354 - Application for change of use of dwellinghouse to bed and breakfast and change of use of garage/holiday let to tearoom and tapas (no external alterations) (retrospective) at North Ings House, Station Road, Robin Hoods Bay

The Yorkshire Coast BID writes in support of the above planning application at North Ings, Robin Hood's Bay.

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We would therefore request that this application be approved.

Yours sincerely,

Kerry Carruthers, CEO
Yorkshire Coast Business Improvement District