

# North York Moors National Park Authority

## 14 July 2022 Planning Committee members update sheet

### Item 1, NYM/2022/0469

#### Consultation Responses

Highways – No Objections

### Item 2, NYM/2022/0363

#### Additional information received from agent

#### Background

Response from agent to Parish Council's concerns:

- An updated location plan and block plan supplied excluding Danby Cottage from the blue edge as this is not within the applicant's ownership.
- The stables have been vacant for some time and are in poor condition. The proposed use of the lodges is in line with the current use of the whole site.
- The proposal will use the existing package treatment plant.
- The lodges do not require screening as they are set back into the site away from the highway and other properties. They are single storey with curved sedum roofs blending into the landscape. The sedum roofs will contribute to biodiversity (a source of nectar for insects, butterflies and bees).
- Newlands Cottage have not raised an objection. There is no potential disturbance as the lodges are bedrooms used for sleeping.

#### Third party responses

David Cuthbertson, Danby Cottage, Newlands Road, Cloughton, YO13 0AR – wishes to make further comments:

- The government website (Flooding and extreme weather) shows The Bryherstones Inn is at high risk from surface water flooding. Removing the current rough grassland and replacing it with cabins and lawns will make the flooding situation even worse as the water goes directly onto my low lying land.
- The field adjoining the proposed development was in the process of becoming a wildflower meadow which would create new habitat and increase flora and fauna biodiversity, but I have not pursued it since there would be no benefit to habitats or wildlife generally with the disturbance caused by residents of cabins, camper vans and their dogs. I have also set up a wildlife corridor which was completed in March. This was subsidised by North York Moors National Park Authority but still quite costly to me and planting 600 trees/shrubs in February was not an easy task.

- There is a pond fed by a natural spring, surrounded by trees and less than 4 metres from the proposed development. It is largely left alone but I have seen frogs/toads and newts in and around the pond.
- The existing package treatment plant deals with foul waste from the current occupiers along with from the numerous staff and customers of the pub every day. The water authority van is already out at least once a week to sort problems and the plant has overflowed into my field when too much demand was put on it.
- Camper vans are already a nuisance using my bin or leaving rubbish on the car park as there are no facilities for them. Rubbish on the pub car park shouldn't be my problem but it is when it blows onto my fields or in front of my house. Rubbish from 3 cabins adjoining my field would destroy the environment and be a danger to animals.
- No increase in car parking is proposed yet cars already park on the grass verge in front of the pub at busy times. The road is on a hill, has numerous bends and has a 60 mph speed limit so crossing the road from their cars to the pub is already an accident waiting to happen. Less parking on the car park will increase the parking on the verge.