



The Planning Inspectorate

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Your Ref:
Our Ref: APP/W9500/W/22/3304496

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

14 November 2022

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by The Mulgrave Estate
Site Address: Plot rear of Cross Farm Outbuilding, High Street, Egton, North
Yorks, YO21 1TZ

I enclose for your information a copy of the third party correspondence on the above
appeal(s).

If you have any comments on the points raised, please send 2 copies to me no later than
25 November 2022. You should comment solely on the representations enclosed with
this letter.

You cannot introduce new material or put forward arguments that should have been
included in your earlier statement. If you do, your comments will not be accepted and will
be returned to you.

Comments submitted after the deadline will not be seen by the Inspector unless there are
extraordinary circumstances for the late submission.

Yours faithfully,

Vicky Williams
Vicky Williams

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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/
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Dale View
Egton
Whitby
North Yorkshire
YO21 1TZ

23rd October 2022

Planning Inspectorate,
3D Eagle Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Dear Sirs,

Information relating to appeal reference: APP/W9500/W/22/3304496

In relation to the above referenced appeal by Mulgrave Estate I wish to provide additional information against this application. As a neighbour of the proposed site, I have objected to the development on the grounds of road safety. The original application, to which this appeal relates was rejected for a number of reasons. Reason number 4 stated:

"In the absence of a speed survey to demonstrate that the access will not be unsafe, it is considered that the access would be harmful to highway safety for users of the highway, contrary to Policy CO2 of the NYM Local Plan."

I agreed totally with this refusal, the entrance that is proposed for the development would be extremely dangerous. The applicants, in addition to appealing the original decision have lodged a second application for the same site without addressing the issue of the dangerous entrance. In support of this, the applicants have submitted three so called "Statements of Truth" in a desperate attempt to prove something that is not true. The enclosed comments are the ones I submitted to the planning authorities against this second application, reference NYM/2022/0470.

It would appear that in appealing the original application while making a second, separate application for the same development, that the applicants are attempting to avoid their inaccurate and untruthful statements being subjected to proper scrutiny. I would hope that providing documents that claim to be statements of truth, when they are anything but, should be sufficient grounds to disqualify any application.

I maintain a strong objection to this development, the entrance to the site is dangerous and totally unsuited to anything other than occasional agricultural access.

Yours faithfully,

Ian T Woodcock

Enc. Three copies of comments on application NYM/2022/0470

Comments submitted on second application - NYM/2022/0470

Comments on the Statements of Truth provided in support of the above referenced planning application by Mr Robert Childerhouse, Mr Steven Donnelly and Mr James Mortlock:

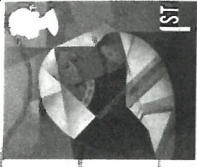
1. In statement #3 Mr Childerhouse states that he believes a right of way has been established due to long use. I would maintain that having lived in Egton since 1998, that the road has never been in frequent use and is in fact rarely ever used.
2. In statement #4 Mr Childerhouse states he is "personally aware of the continual, uninterrupted use of the road as access...". I do not understand how somebody who does not live in the village and has only been in the service of the Estate since 2016 can have personal knowledge of such a matter, it can only be based upon hearsay. In addition, I believe that he is incorrect and that he has provided an erroneous statement in support of his own planning application. The road in question has not been in continual, uninterrupted use for the many years that I have lived very close to it.
3. Regarding statement #4.2 by Mr Childerhouse, I agree the land behind the slaughterhouse was, and still is, grazed but the animals normally access the garth behind the slaughterhouse via the gate at grid reference NZ 80899 06419. Animals have on occasions been moved via the road in question but only on rare occasions such as when Mr Smith would have animals awaiting slaughter which could not be housed within the slaughterhouse pens. After Mr Smith retired this practice ceased.
4. In statement #4.3 it is stated that the land it is now let to a Mr Cornforth. Can this Mr Cornforth confirm himself if he is using the entrance otherwise it is again hearsay?
5. In statements #4.4 and 5 Mr Childerhouse states again that the track has been in constant use, I would disagree with these statements.
6. Mr Mortlock makes many of the same erroneous points and again he does not live in Egton so cannot be personally aware of many of the points raised.
7. Mr Donnelly does not mention in his statement that frequently their vehicles were too large to access the rear of Cross Farm Buildings so they would instead block the road up from Grosmont whilst loading and unloading.

I would like to stress that my concerns are solely related to the highway safety of the entrance that is proposed for the development. The applicants seem desperate to prove something that is not true, the entrance is not, and to the best of my knowledge since 1998 has not been in constant use. Identical statements from people who do not live in the village can only be based upon hearsay and assumption. Anybody familiar with the junction in question would be able to confirm how unsuitable it is as anything other than an emergency entrance/exit.

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27 JUN 2022

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