

Ramsdale House

Re-planning Application

Fylingdales

NYM/2023/10151

Whitby

YO22 4QN

NYMNPA

4 APR 2023

Dear Mr Basson,

30.3.23

Access to Shambala is at the end of a single winding track. As Shambala is my next door neighbour all access vehicles pass my house and affect me.

An issue causing concern and needs to be addressed is the limited turning area at the end of the track. Delivery drivers, visitors etc are already reluctant to drive down in case they are unable to turn round if restricted by already parked vehicles. Added number of vehicles would inflate the problem and cause obstruction to any emergency vehicles should they be needed.

I agree with all the points and concerns raised by my neighbour Jane Warburton as laid out in her letter dated 28.3.23.

As we are 3 isolated properties our actions affect each other if planning is granted I doubt that Ramsdale will never be the same again

Yours Sincerely
[Signature]

Ramsdale Cottage

Fylingdales

Whitby YO22 4QN

Mrs Jill Bastow

North York Moors National Park Authority

The Old Vicarage

Bondgate,

Helmsley YO62 5BP

29th March 2023

Dear Mrs Bastow

Your Ref: NYM/2023/0151

Please find below my comments in relation to this planning application:

1. I am concerned that the use of the summerhouse at Shambala by Airbnb guests on a regular basis will create a number of problems as outlined below, but critically, I worry that it will negatively impact the peace, safety and tranquillity that is at the heart of life in Ramsdale. This is an extraordinarily beautiful and quiet location, and my concerns that this will be diminished lead me to oppose this application.
2. The hut/summerhouse began life as a very small hut in which a sit-on mower was housed. Some years ago, the then owners of Shambala (known at the time as Maison Pierre) expanded this and it was used as a summerhouse, without any electricity or water/sanitation. The next occupants added an electricity supply. In the past few weeks, the current occupants have added a porch. If this application is successful, is it possible to get some reassurances that the expansion will not continue, and in particular, that planning would not be given for this to become a permanent residence at any stage in the foreseeable future.
3. A number of factors would influence the impact of granting this application – such as whether or not the applicants plan to rent the property throughout the year or for a restricted number of days? Does the application specify the number of days/nights that the summerhouse would be let out? Does the application specify a maximum number of occupants?
4. Would dogs be allowed? If so, the risks to livestock would need to be considered, as would plans for dealing with dog waste.
5. Access for vehicles to both my property and to Shambala

Ramsdale Cottage and Shambala are at the end of a half mile long track off the A171. For vehicles (especially emergency vehicles and delivery vans) to be able to access and leave both properties, they need to be able to turn around. This requires a reasonably sized vehicle-free turning circle in the area below the summerhouse. There are generally one or

two vehicles parked in the turning circle in front of Shambala which makes it difficult for larger vehicles to turn round there.

I have spoken to the applicants and have asked that if permission is granted for the summerhouse to be used for holiday lets, then parking for any vehicles associated with the holiday accommodation would be specified as the hardstanding at the back of the area, adjacent to the fencing and next to the steps accessing the summerhouse. It would be helpful to have this integrated in some way into any approval of the application.

I would also request that there are clear plans for parking that does not cause disruption to our access should visitors arrive in two vehicles.

The costs of maintaining the track access to both Shambala and my property are shared equally. The significant additional number of vehicles that could be created by the planned use of the summerhouse, would suggest that this arrangement would no longer be fair and would need to be adjusted to reflect that business use.

6. Given that this was initially a simple tiny shed with no water or toilet, could you please confirm that an adequate water and sewage drainage system would be a precondition for approving this application. I assume this would require that both water and sewage systems are plumbed to the Shambala septic tank rather than run off to my land which is sited below the property.
7. Two of the major concerns raised by people living next to holiday homes locally are noise and rubbish. In terms of waste, the SBC website clearly states that "All businesses large or small have a duty of care for the waste they produce. This means the waste needs to be kept secure and tidy and passed to authorised persons only for disposal."
In determining this application, I trust that the planning authority will fully consider both of these concerns and require that plans for dealing with noise and rubbish are explicit, realistic and monitored.
8. All of these concerns, especially those about water and sewage disposal, parking and access, noise and privacy would apply if the applicants were ever minded to apply for planning to use the gypsy caravans that have been parked at the back of the Shambala property for 4 or 5 years.
9. I have already expressed my concerns to my neighbours about the potential for people staying in the summerhouse to trespass on my property. If the application is granted, I would request that there should be very clear information for those staying in the summerhouse about the boundaries of that property and the lack of any right of way across my land. This is not just about my desire for privacy; it is about feeling safe and secure in this wonderful location. I recently lost my partner and now live here on my own, and do not want people trespassing on my property.

Yours sincerely

Jane Warburton