
From: Cliff Southcombe
Sent: 11 May 2023 07:48
To: General
Cc: Ann Southcombe
Subject: Planning permission for Moorview Robin Hoods Bay

Dear North York Moors

I would like to submit some comments relating to the planning permission requested by the owners of Moorview House, Station Road, Robin Hoods Bay, YO22 4RQ. Unfortunately I have mislaid the letter you sent with the planning permission number, the request was to change use from a Care home to a dwelling.

I would like to make the following points

I assume that there will be a temptation for the property to be used as a holiday let. As you know, the growth of holiday lets and second homes in our community is a cause of great concern to all of us who still live in the community. The effects are worsening by the day. Eskdale school is facing closure and although some of the blame is due to poor management, Sir Robert Goodwill has publicly blamed the rise of holiday homes in Whitby leading to falling rolls. The local school in Robin Hood's bay is losing a teacher which means my grandson is having to share a class with reception pupils and we have lost good neighbours to a party house with a hot tub. We notice too that there seems to be an increase in crime in our neighbourhood with a couple of break ins recently reported. Unheard of when we first moved here

It would be useful to know what North York Moors is doing to preserve the sustainability of our community in the face of these changes. For my own part I have helped form a company called Whitby shared Wealth Social Enterprise Ltd for the purpose of protecting and strengthening the community. We are working with Eskdale school to set up student-led social enterprises there. We are being supported by LocoSoco PLC who have helped the students to set up their online community store selling goods from ethical suppliers, whereby 12% of all sales will go to support the student-led enterprises. Our idea is not only that we have some sort of immediate impact on the community economy but that we are creating a generation of homegrown social entrepreneurs that understand the importance of building sustainability into the businesses they might create.

Whitby Shared Wealth has also signed a partnership agreement with FairBnB. We have persuaded FairBnB to expand from Europe and pilot their business in Whitby and York. The business model for Fairbnb is that they charge the same

fees as Airbnb (15%) but that is used to fund a decentralised structure employing local Ambassadors to support the work and 25% of the fees are given to a local social enterprise (again Eskdale school social enterprises). The value of the second home and holiday let market in Whitby is estimated to be around £55 Million a year. Fairbnb is looking to get at least 5% of that market in the first year. We are hoping to develop Fairbnb in Whitby so that local owners are promoted and more of the holiday let market funds are retained in the community. We will also work with those signing up to Fairbnb to create mutual soft rules that support the community and environment.

There are also two points that are relevant to the property at Moorside. The first is round the corner on Mount Pleasant South there are two disabled parking spaces. The road markings for these spaces are very worn and hardly legible. That and the fact that parking in the village is rarely policed means that the spaces, which are just outside our house, are regularly used by non disabled drivers. If the spaces were in some way linked to the existence of the care home then there may be a move to remove the spaces altogether. My wife and I would argue that the spaces need to be retained, properly marked and that policing of parking generally in the village needs to be improved.

The second point relates to the strip of land that extends from Moorview at the rear and runs along the back of our house. Our understanding from when we came is that although Moorview uses that land it does not belong to them. It is part of the alleyway that used to run between the houses of Mount Pleasant North and Mount Pleasant South. We did some years ago ask the company that owned MoorView if we could purchase that land from them, as it made more sense for us to have it, and there was the occasional problem of residents looking over the fence and straight into our kitchen. The company did not reply and we assumed that it was because they could not claim that they owned the land and it was not theirs to sell. We also heard that the land was crucial to them claiming open space for their residents which affected the number of residents they could look after.

There is another potentially larger problem with that land. Yorkshire Water's supply to the houses runs under that strip, laid when it was still a used alley. As soon as residents started to encroach on the land the Water Authority deemed it to be private land, and so if the ageing pipe were to have a substantial leak it would be the responsibility of the residents and not the water authority. We challenged this and continue to challenge this and did get an interim agreement from the Water Authority that "in the near future" they would take responsibility for minor leaks. Since then the house on the other side of us, Streonshalh, owned by a company and run as a holiday let party house with a hot tub, has built an extension over that land and over the pipe. Our concern is that sooner or later that pipe will have a major leak that could cause a real problem not only for us but for all those living on the two streets including MoorView.

In summary, my wife and I have no objection to the change of use per se. However there are a number of issues relating to this change that concern us.

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