

**From:**  
**To:** [Planning](#)  
**Cc:** [Hilary Saunders](#)  
**Subject:** Objection to NYM/2020/0913/RM - variation to condition 3  
**Date:** 22 May 2023 16:52:49

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Dear NYM Planning team

Apologies for the delay in sending this, I have been out of the country for work for an extended period. I trust this reaches you in time given the bank holiday periods - I note comments are submissible 21 working days from the date of correspondence which by my calculations is 31 May. I did not receive email notification in relation to this application, which would have enabled me to respond sooner, and which as the immediate impacted neighbour I would have anticipated given my previous correspondence in relation to this matter.

In relation to this "application for variation of condition3 of reserved matters (access only) to allow an extended access track and relocation of gate (retrospective) at land east of 12 Esk View, Egton" (it might equally say, I should note, 'land west of Honeybee House, Egton'), I have the following comments.

I object to this on the basis of my original objection, which I repeat here:

*The schematic provided indicates the construction of an access roadway that appears to be of equivalent size to the existing main road, which is disproportionate in relation to existing access arrangements for mine and other nearby properties and carries with it a significant environmental and visual impact. The schematic indicates that cars will be parked at the rear of the properties, which is at odds with existing properties and unnecessary. The expectation for access to two residences would be two driveways at the front with space for parking at the front of each property, as with my own and other nearby properties, thus aligning with the local vernacular. What is proposed results in the development extending significantly beyond the 'line' of existing homes and gardens, creating a much larger impact that seems necessary for access to two houses. The size of this development will also result in a negative visual impact from the rear of my property (ground and first floor) as well as from Esk View properties. There is also the potential for a negative auditory impact given cars will be driving much further down the site than might be expected on arrival and departure. I believe that this needs reviewing, not least in line with section 4.14 of the Environment chapter in the NYM Local Plan (2020) "developments near the edges of settlements need to be treated with particular care". It is unclear why access to the rear of the site / into the field from the main road is required for farm vehicles as this does not currently exist; this field is accessed from the rear via the farm and this access will continue regardless of the proposed development. Whilst I am very happy to live in a farming community and have no issues with tractors and trailers, the addition of farm traffic to the access route is unnecessary and results in a much larger development than is needed. This in turn has a much greater environmental impact. The minimisation of environmental impact is something that I believe should be a priority in line with the NYM Local Plan (2020), policy ENV7 (Environmental Protection) as well as strategic policy H relating to the protection of biodiversity and the local ecology (in particular, section 4.21, 4.22).*

The developers have ignored the conditions issued to them by the Authority and proceeded to build what they originally planned to build. If this is allowed / approved via a 'retrospective' planning application, I believe this sets a dangerous precedent for local

developers to ignore conditions and proceed however they see fit. This undermines the role and significance of the NYM NP Authority, at a time when its oversight and protections are greatly needed.

I look forward to hearing from you in relation to this matter.

Yours faithfully  
Dr Rebecca Hodgson  
Honeybee House  
Egton YO21 1UE

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2023/0246 - Case Officer Mrs Hilary Saunders - Received from Mr Ian Woodcock at Dale View, Egton, Whitby, Whitby, United Kingdom, YO21 1TZ  
**Date:** 07 May 2023 16:42:04

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Decision notice (Decision No. NYM/2020/0324/OU) dated 25th June 2020 stated that development shall be commenced with 3 years of the decision notice. It further stated that the development shall not be commenced until details of the certain reserved matters have been submitted to and approved by the Local Planning Authority:

- I. the siting, design and external appearance of the building, including a schedule of external materials to be used;
- II. the means of access to the site;
- III. the landscaping of the site; and
- IV. the existing ground levels and proposed finished floor and ground levels.

The further decision notice (Decision No. NYM/2020/0913/RM) repeated the restrictions as the "...siting, design and external appearance of the building, including a schedule of external materials to be used" had still not been submitted.

Without discharging any of their obligations, and in a blatant attempt to avoid permission expiring the applicants have flagrantly ignored planning legislation and commenced development. In so doing they have not even attempted to adhere to any approved plans. The existing hedgerow has been ripped out, an ugly and non-compliant tarmac road has been installed and the road signs have been located in the footpath and in an attempt to try to prove that farm access is required, a new fence and gate has been installed. This access is not even required as the field already has a second gated access point.

This application must be rejected, this is not an oversight on a planning application but a cynical attempt to subvert the legal planning process. If the application is not rejected the applicants will simply take approval as a green light to ignore any future reserved matters as they continue their unwarranted planning assault on the residents of the North York Moors National Park.

Comments made by Mr Ian Woodcock of Dale View, Egton, Whitby, Whitby, United Kingdom, YO21 1TZ

Preferred Method of Contact is Email

Comment Type is Strongly Object