

From: _____
To:
Cc: [Claudia](#)
Subject: Re: NYM/2023/0324, North Ings House, Station Road, Robin Hoods Bay
Date: 04 July 2023 10:31:19

Good Morning Jill

Many thanks for allowing the extension.

The Councillors have no objection to this planning application with the following provisos:

- The owner remains on site to ensure noise levels are kept to a minimum
- Ample parking should be provided to prevent further vehicles parking on Mount Pleasant
- Occupancy is restricted to four residents

The Councillors thought there was mention in the initial plan of this space being made accessible to wheelchair users, can you confirm that this is still the intention please? Many thanks.

Kind regards Jude Wakefield

Parish Clerk and RFO

From:
To: [Planning](#)
Subject: Re: NYM/2023/0324, North Ings House, Station Road, Robin Hoods Bay
Date: 22 June 2023 12:44:18

Good Morning

The Councillors met last night but felt they would like to discuss this application further. They have requested an extension to 4 July to allow them to submit their comments. Many thanks.

Kind regards Jude Wakefield, Parish Clerk and RFO, Fylingdales Parish Council

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM23/0324**

Proposed Development: change of use of and alterations to building currently run as a tea room and tapas restaurant to form one holiday letting unit

Location: North Ings House, Station Road, Robin Hoods Ba

Applicant: Mr Fretwell-Kirkham

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/29/15A **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority **Date:** 9 June 2023

FAO: Jill Bastow **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA do not agree with the statement in section 5.21 of the Planning, Design and Access Statement about acceptable visibility. However, the proposals are not anticipated to increase the amount of traffic using the existing access compared with the current use that the site holds.

Consequently there are **no local highway authority objections** to the proposed development

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

OFFICIAL

For Corporate Director of Environment

e-mail:

From:
To: [Planning](#)
Subject: COMMENTS: Planning application -NYM/2023/0324- Change of use to holiday let- North Ings House, Station Road, RHB
Date: 02 June 2023 12:05:01

Dear planning,

COMMENTS: Planning application -NYM/2023/0324- Change of use to holiday let- North Ings House, Station Road, RHB

Having reviewed the above application I have the following comments to make from a commercial regulation perspective.

I note that the specific proposed use code is not included in the consultation but I assume it is Commercial holiday let (Sui Generis)

The following matters of are consideration to Environmental Health (Commercial Regulation).

Noise from guests at holiday let

Holiday lets do have the potential to be noisy and disruptive given that it may be occupied by large groups on holiday even by small groups.

We treat all holiday lets in the borough as commercial operations and require landlords to have the same duty of care as to be expected at hotels and bed and breakfast establishments even if the landlord is absent on site.

As such require that the landlords ensure sufficient control and monitoring arrangement are in place to ensure any noise/anti-social behaviour/parties are dealt with swiftly and promptly in the same manner as an in-house/onsite landlord would be expected to deal with the problem.

I therefore require the following conditions:

1. Noise management plan for the site, to be **approved by the planning authority.**
2. A local agent or representative of the landlord who is contactable during hours of occupancy by guests in the event of complaints or incidents.

Regards

Tim Croot BSc (hons) PGdip MCIEH CEnvH MIOSH
Environmental Health Officer
Chartered Environmental Health Practitioner

North Yorkshire Council
Environmental Health Services
Town Hall
St Nicholas Street

Scarborough
YO11 2HG

Web: www.northyorks.gov.uk

From:
To: [Planning](#)
Subject: North Ings House, Station Road, Robin Hoods Bay - change of use of from tearoom and tapas restaurant to form one holiday letting unit NYM/2023/0324
Date: 30 May 2023 11:28:55
Attachments: [image001.png](#)

FAO Mrs Jill Bastow

North Ings House, Station Road, Robin Hoods Bay - change of use of from tearoom and tapas restaurant to form one holiday letting unit NYM/2023/0324

I refer to your e-mail of the 25th May 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
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