

**From:**  
**To:**  
**Subject:** Comments on NYM/2023/0368  
**Date:** 16 July 2023 11:50:22

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**NYM/2023/0368 Change of use of four local occupancy dwelling to dual use of either local occupancy letting dwellings or holiday letting accommodation (no external alterations) at Jevan's View, Mary's View, South Cheek and Old Peak, Raven Hall Road, Ravenscar**

The above application was considered on 13th July 2023 at a meeting of Staintondale Parish Council. Unusually there were several members of public present - all of whom were there in respect of this planning application. Council took the views of the parishioners into account when it considered the application submitted.

Council **objects** to the application as submitted in the strongest possible terms. The need for local occupancy housing in Ravenscar has not gone away. There is no evidence within the supporting papers that the applicant is unable to find tenants for the properties - in fact exactly the opposite, he is giving them notice to quit!! Likewise there is nothing within the supporting papers which demonstrates justification for the properties being used for holiday accommodation. The statement in the supporting papers *"Having the flexibility/fallback to use the accommodation for short term 'holiday letting' as means of using the accommodation will allow the properties to prosper"* is disingenuous - the properties already prosper, just not as much as they would if they were all used as holiday accommodation. It has therefore been assumed that the main reason for the application is the financial benefits which would accrue to the applicants by holiday letting use in preference to private residential letting.

It should be pointed out that at least one of the properties - Old Peak - is already in breach of planning conditions as it's being rented out as a holiday property and has been so for over a year via Sykes Holiday Cottages for over a year, see <https://www.sykescottages.co.uk/cottage/North-York-Moors-Coast-Beacon-Howes/Old-Peak-1064722.html>

The cumulative impact of a block of 4 adjacent properties all becoming holiday properties will irretrievably alter the ambience of the area and cause unacceptable noise and disturbance in a quiet area. There is no longer adequate parking behind all the properties - areas shown as

suitable for parking are new grassed over. Problems are already being experienced by adjacent properties to Old Peak as a result of noise, parking etc.

There is no way this application accords with Adopted Local Plan Policy UE4 (new holiday accommodation with residential curtilages) and it flies in the face of every attempt by NYMNP planners to ensure local needs/occupancy housing is available. Staintondale Parish council is totally against the application as submitted.

Council is utterly opposed to this application.

--

J Marley (Mrs) CiLCA  
Clerk to Staintondale Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:**

**NYM23/0368**

**Proposed Development:**

change of use of four local occupancy dwellings to dual use of either local occupancy letting dwellings or holiday letting accommodation (no external alterations)

**Location:**

Jevans View, Marys View, South Cheek and Old Peak, Raven Hall Road, Ravenscar

**Applicant:**

Mr J Cordukes

**CH Ref:**

**Case**

Kay Aitchison

**Officer:**

**Area Ref:**

4/27/209

**Tel:**

**County Road No:**

**E-mail:**

**To:**

North York Moors National Park Authority

**Date:**

30 June 2023

**FAO:**

Jill Bastow

**Copies to:**

There are **no local highway authority objections** to the proposed change of use

**Signed:**

***Kay Aitchison***

For Corporate Director of Environment

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**

OFFICIAL

**From:**  
**To:** [Planning](#)  
**Subject:** Jevans View, Marys View, South Cheek and Old Peak, Raven Hall Road, Ravenscar - Change of use of four dwellings to dual use local occupancy/holiday letting accommodation NYM/2023/0368  
**Date:** 19 June 2023 16:13:47  
**Attachments:** [image001.png](#)

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FAO Mrs Jill Bastow

**Jevans View, Marys View, South Cheek and Old Peak, Raven Hall Road, Ravenscar - Change of use of four dwellings to dual use local occupancy/holiday letting accommodation NYM/2023/0368**

I refer to your e-mail of the 19<sup>th</sup> June 2023 in respect of the above application. I hereby confirm that I have no objections to the proposal on housing 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  
YO12 2HG



**From:**

**To:** [Planning](#)

**Subject:** Re: NYM/2023/0368, Jevans View, Marys View, South Cheek and Old Peak, Raven Hall Road, Ravenscar,

**Date:** 19 June 2023 15:22:55

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Afternoon - just received this application. I suspect there will be resistance to this proposal. Ravenscar has plenty of holiday accommodation but a lack of affordable local occupancy accommodation and over the years the Parish Council has had cause to inform you on more than one occasion of the local occupancy clause being breached. I would prefer not to use my delegated powers to submit comments. Staintondale Parish Council next meets on 13th July - is the authority able to accept comments from that meeting? (I would anticipate being able to give you comments no later than 0600 on Monday 17th July). Please let me know. Thanks, Jools