

From:
Sent: 24 July 2023 21:37
To: Planning
Subject: NYM/2023/0368 Submitted by Mr Cordukes

Dear Sirs,

We wish to object in the strongest possible terms to this proposal, which we initially thought we must have misread,

1. These four houses were only allowed to be built with the local occupancy restriction. We understand that three are currently let under this restriction and we know that two, possibly three, of these tenants have been served eviction notice which coincide with this application.
2. We understand that the fourth house is a holiday let and although the landlord has been instructed to stop this usage is continuing to do use it. We have heard that a hot tub has been installed in the back garden and lights and music etc accompany this some evenings to the annoyance of residents.
3. We therefore conclude that Mr. Cordukes is only really interested in one thing, namely, to turn all four into holiday lets. We could understand s request to sell the houses to permanent residents, if tenants could not be found, but this is not the case.
4. We know the old part of Staithes very well and have seen it become mainly a holiday let village in recent years and the same is happening in Robin Hood's Bay where fewer than half the houses in the old village are permanently occupied. And, of course, Runswick Bay has hardly a permanent resident.
5. We do not want this happening to Ravenscar, but in the sixteen years we have been here we have already seen the number of holiday lets increase. The result of such development is that the life-blood of the village is sucked out. Also, house prices become unaffordable for locals to live here. There are offspring of successful agriculturally based business in Ravenscar who may well wish to settle in the village, but could well be priced out of the housing market.
6. CONCLUSION- we request most strongly that you REJECT this, absolutely unbelievable, application and also take action regarding the existing unofficial holiday let in one of these four houses.

Yours Faithfully
Mr. D E Morgan
Mrs. V M E Morgan

Ness Hall,
Station Road
Ravenscar
YO13 OLX

Ref: NYM/2023/0368

DRAGONFLY
Jevans View
Raven Hall Road
Ravenscar
YO13 0NA
23.7-2023.

The dwellings hereby permitted shall not be occupied except by people with a local need!

Dear Mrs Bastow

The above sentence preceeds the four conditions in the Appeal Decision of January 2001, that allowed the building of these dwellings.

I feel the above application for 'change of use' directly contravenes the directives contained in the document - i.e. Appeal Ref: APP/W9500/A/00/1050945.

On completion these four houses stood empty for quite some years, as those with enough money to purchase could not comply with the covenant conditions.

I was able to qualify in July 2007 to rent Jevans View. My need now, at 75 is even greater, as my support system is in place here, yet I have been told to leave as the house is to be sold for a large amount of money.

It is feared locally that all your could eventually become 'holiday lets' as 'Old Peak' is already giving cause for concern - rowdy behaviour, parking problems, dogs left alone there most of the day, resulting in distressed animals and neighbours - and even blatant prostitution when occupied as homes these

2

houses help to create unity and a sense of community in Ravenscar, being the only large group of houses here.

Locals and visitors alike chat to us while we tend our gardens or sit enjoying the fabulous views.

It is now widely recognised that many beautiful and peaceful places have become considerably less so, when residents are removed and visitors take priority - the vitality of 'normal living' is lost.

What a strange world we live in when two vulnerable pensioners are told to leave their long-term homes, to make way for people to leave their dwellings and pay a lot of money to spend a bit of time in another house - (even one with plastic grass and a hot tub - in times of widespread public health problems)

Yorkshire has recently been highlighted for an over-abundance of evictions - particularly of old and single people.....

Perhaps it is time for someone to 'make a stand'?!?

Sincerely or Respectfully

(Ms. Helen Todd)

Ravenscar.

23rd July 2023.

Dear Mrs. Bastow -

ref: NYM/2023/0368.

On a more personal note, this is not just my home but also where I paint to raise money (from cards such as this and larger paintings) I donate to local & national charities - (ten or more at any time.).

It is also therapeutic for me on health grounds as I have limited mobility,* so spend most of my time at home.

Friends & neighbours help with shopping & other needs and this strengthens any community - a valuable asset to protect...
*and no car!!!

regards
J Flood (Heleu)



"Ravenhurst"

Church Rd.

Ravenscar

Scarborough YO13 0LZ

Planning application NYM/2023/0368

Dear Sir or Madam,

We are writing to object to the above planning application to change the use of the 4 houses on Ravenhall Rd. to holiday letting use as well as the local occupancy terms under which they were originally built. Their use as 4 holiday lets together is likely to create unwelcome sound intrusion for local residents as well as overuse of the limited parking at the rear. Apparently there has already been sound nuisance to the neighbours from use already as holiday letting of one of the houses.

Yours faithfully,

David and Valerie Russell

Planning Dept.
N.Y. Moors National
Parks Authority.



Dragonfly
JEVANS VIEW
Raven Hall Road
Ravenscar
YO13 ONA

Dear Sir or Madam,

28th June 2023

On the 27th July I will have been living at the above address for 16 years, after qualifying under the covenant conditions attached to it.

I was given advance verbal notice on 13-6-2023 by Mrs. Pam Cordukes at my home and received a formal letter of termination notice dated 20-6-2023.

It appears the house is to be sold. Information has since come to light that suggests potential 'change of use' to holiday cottages, as Old Peak now is.

Does this mean that the covenants have been removed please?

It is also widely known that lack of money for the Cordukes retirement fund is certainly not the reason I am being asked to leave my home - not easy on basic pension - aged 75!

Hoping for clarification please,

Yours Sincerely

(Mrs. Helen Todd)

Mrs

Mrs Jill Bastow
NYMNP
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Mr & Mrs G. Gorner
Peak House
Raven Hall Road
Ravenscar
YO13 0NA

15th July 2023

Dear Mrs Bastow

Ref. NYM/2023/0368

In response to the above named planning application we wish to make the following observations:

1. We were unaware of this planning application until we heard about it third hand from a neighbour who had received a letter from you date 19/06/2023. The Planning Notice attached to the lamp post outside Jevans Cottage was erected on 6/07/2023. Hopefully, therefore, we are still in date for submitting our response.
2. We understand that the properties were originally built with a Local Occupancy clause to ensure that they were affordable homes made available for local people/families. This current application appears to seek to overturn that clause.
3. Paragraph 5.2 of the application states that the 4 properties each have 2 bedrooms. In fact, we understand that they each have 3 bedroom properties.
4. 5.4 refers to a change to dual use – i.e. facilitates promoting them for sale as holiday lets.
5. 5.5 refers to no impact on neighbours. This is incorrect. The unauthorised use of Old Peak as a holiday let has been unsettling for nearby residents.
6. 5.7 states 'The properties are of an adequate size and lend themselves to the type of accommodation and use that is proposed without harm to the amenity of adjacent occupiers and amenity.' The potential itinerant usage of these 4 properties as holiday lets will bring nothing to village life. However, families that are permanent residents will add to a year round community feel.
7. 5.9 refers to making a small contribution to the local employment and tourism economy, which the area is heavily reliant on. There is nothing for people to spend their money on in Ravenscar – we have a tearoom, a National Trust café/visitor centre and a hotel, nothing more.
8. 5.10 refers to noise. You will be aware that Old Peak has been used as an unauthorised holiday let for some time. As neighbours we have noticed a considerable increase in noise – parties, sometimes outside, in the early evening. The installation of a 'hot tub' in the rear garden appears to attract outdoor recreation that is noisy and apparently dubious!
9. 5.12 – the 3 bedroom holiday let at Old Peak has had multiple family groups, plus other visitors – extra noise, parties, plus unusual activities for a residential area. As near neighbours to these properties, we can only imagine what the increase in noise and outdoor

activities would be like if all 4 properties were to be let as holiday cottages– no doubt there would be occasions when block bookings were made to facilitate larger groups.

10. 5.14 – Raven Hall Road can be relatively busy between 10.00 a.m. and 5.00 p.m. as visitors come and go. However, after 5.00 p.m. traffic movement is negligible. Extra noise from the proposed holiday lets (described above) will continue into summer evenings. We enjoy our outdoor space in the evening and sit out and read in our rear and front garden. This would be impossible to enjoy if noise levels increased.
11. 5.16 suggests adequate off-road parking for 2 cars per each of the 4 properties. This is not correct. The access road to the rear of the properties provides less than adequate parking for the suggested 6 cars. In fact, neighbours at Scar View, immediately north of the 4 properties, also share this access road and have had access problems associated with an increase in vehicles owned by visitors to the unauthorised holiday let at Old Peak.

In conclusion

We moved to Ravenscar 3 years ago to enjoy the tranquil setting. We remain full time professionals, who make every effort to be part of this small community, indeed my wife took a part-time job 1 day each week at the nearby National Trust cottages as a Holiday Operations Assistant, to make a further connection with our village.

Our immediate neighbouring property ('Moraine') is a holiday let. This is far from ideal as we never know who will turn up and we cannot make any meaningful relationships.

Already there are circa 12 holiday lets in and close to Ravenscar. In the winter, most of these properties are empty, which hardly lends itself to feeling that we live in a sustainable and thriving community. If permission is granted for the 4 properties identified in this planning application to be sold as holiday lets, then it is extremely likely that they will all remain mostly empty during the winter months.

We are aware of the impending eviction of two elderly tenants who, each have lived for many years at two of the 4 properties, is imminent. Potentially, this notice of eviction may also be extended to the young family who live in the third property (Old Peak is a holiday let). This diminishes our community as all of the above contribute to our village life.

For clarity, please don't assume that we are NIMBY's. Should approval be granted to remove the Local Occupancy clause and allow these properties to be refurbished for sale at an inflated price, that would only benefit us financially, as presumably, the value of our property would potentially increase. We understand from the Parish Council that the developer, who purchased the land and built these 4 properties did so on the understanding that they must be made available for local people. We feel that it is objectional that the developer now appears to be seeking to make an enhanced profit by applying for change of use.

We object to this application.

Yours sincerely,

Glenn and Lynne Gorner

From:
To: [Planning](#)
Cc:
Subject: Ref: NYM/2023/0368 Raven Hall Road, Ravenscar
Date: 15 July 2023 11:34:17

Good Afternoon Mrs Bastow

Reference the proposed planning application for change of use of the four cottages on Raven Hall Road, Ravenscar;

We were unaware of this application until the Parish Council Meeting on Thursday; 13th July 2023.

We (as listed below), strongly object to the change of use from affordable rental properties to holiday let. Our land backs onto the properties and we have one of the electric sub stations situated within our boundary. We have gated access and share the right of way on the access road, more vehicles will mean our access will be limited or blocked.

Also, I believe we have more than enough holiday lets in Ravenscar and Browside; the fabric of the village is undermined by taking away permanent homes or long term lets. If people want to holiday here there is the Raven Hall Hotel to accommodate them.

These were initially built as low cost housing for local residents who bring support to the village; The village has a Cricket team, vibrant Church and village hall which need constant support from locals to survive with increasing costs to remain open. To keep the dynamics of the population; children are an important part to breath life into small villages and have the chance to roam freely away from busy roads and built up areas. The school buses and taxis need a flow of young people to also be cost effective for NYCC.

We are not in favor of this application.

Kind regards

***Cllr Gail Agar
Mr George Agar (Reside at Church Road Farm, Church Road)***

&

Alan Souter & Sharron Agar & Daniel Souter (reside at Moorcliffe, Church Road)

ZETOR, HONDA & LANDINI main dealers
Church Road Farm, Ravenscar, Scarborough.YO13 0LZ

From:
To: [Planning](#)
Subject: NYM/2023/0368
Date: 13 July 2023 20:30:39

Dear Planning.

R.E. Planning application NYM/2023/0368

I would like to strongly object to the proposed change of use from 'Local Occupancy' to 'Holiday Let' of four family houses in Ravenscar.

These houses were given planning permission to be built 20+ years ago specifically for local occupancy use. They are social housing and should remain so, especially as there is such a need.

There are enough holiday cottages but insufficient low cost rentals for local families in Ravenscar.

Regards

Kelsall McEwen

Hayburn Dene,
Staintondale,
Scarborough,
YO13 0AY



R. & C. Tordoff
The Pines
Raven Hall Road
Ravenscar
YO13 0NA
9/7/2023

Mrs J. Bastow

North Yorks. Moors Nat. Parks Authority

The Old Vicarage

Bondgate

Helmsley YO62 5BP

Dear Madam

Your ref NYM/2023/0368

We hereby object to the above numbered application to change of use of four local letting dwellings on Ravenscar Road.

We fear that the change will render the current three tenants homeless. We understand that two of them have already been served with notice to quit. This will cause stress, anxiety and a major upheaval for the tenants. It will however facilitate converting use a much more lucrative holiday letting business. This action will place an obligation on the local authority to rehouse the tenants under the terms of the Housing Homeless persons legislation. This will be costly for the authority and potentially very unpleasant for the tenants.

The removal of a block of four homes designated for those with a valid local connection to the North York Moors will be detrimental to those seeking homes in the area now and in the future. It may also set a precedent for the North York Moors Planning Authority when trying to enforce the conditions on other existing schemes and on future developments on the moors.

The creation of a block of four holiday lets will be detrimental to village life. The current property which has been illegally let for holiday accommodation has increased noise particularly on an evening. It has also created road traffic hazards. On occasions there have been multiple vehicles parking outside the front of the property and neighbouring properties. This creates a blind spot for residents trying to exit their drives and congestion on the main access road to the village. We fear that these problems could be replicated by three more holiday lets. This would prevent the residents of Ravenhall Road having the basic right to quiet enjoyment of their properties.

Yours faithfully

R. & C. Tordoff.

Crag Hill
Raven Hall Rd
Ravenscar, Scarborough
N.Yorks
YP1 0NA

Dear Sir or Madam

Subject: Planning application NYM/2023/0368, Ravenscar

I am a resident of Ravenscar and live opposite the houses covered by the above application. I am concerned that a change of designation to dual use would likely lead to these houses being exclusively used as holiday lets, therefore reducing the population of permanent residents invested in the village, and jeopardising the community spirit in the village.

Yours faithfully

Mavourneen Cross

From: geoff.

Sent: Friday, June 30, 2023 2:26 PM

To: Jill Bastow

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

Dear Jill,

Sorry to bother you again...

As you might imagine, I have been 'trawling-through' the large pile of documents we hold from when we purchased our house (Scar View). I am not sure this is a planning issue, although it may be relevant to planning.

Prior to the four dwellings in the application being built the land (and the land our own house sits on) was owned by one Jonathan Brand (a local man who sadly died a few years ago). Once planning had been granted, on appeal, for the four dwellings and our own house Jonathan Brand sold the land the four dwellings now sit on to MJ Builders (John Cordukes), but retained ownership of the land our house sits on (Jonathan Brand was the first occupier of our house until he sold it to the people we subsequently bought it off). We have a copy of the transfer deed (scan attached), dated 28th May 2004, for this sale of land. The transfer deed includes the usual 'stuff', but also a series of restrictive covenants, under part 2 of the fifth schedule (see page 4 of the transfer deed as attached). Restrictive covenant 3 states:

"The transferee (MJ Builders/John Corduke) shall not at any time carry on or suffer to be carried on on the Property (the land the four dwellings now sit on) or any part thereof any trade or business whatsoever or permit the dwellings to be built on the Property to be used for any purpose other than as private dwelling houses".

As I understand it, the term 'private dwelling house' has been tested in court multiple times and excludes the use of a residential property for short-term occupation by a succession of paying guests (such as a short-term holiday let). In brief, the applicant (MJ Builders/John Corduke) appears to be applying for a planning permission which seems to be in breach of a restrictive covenant they themselves signed-up to. As above, I am not sure this is a planning issue but for the sake of providing you with information.

If relevant, please feel free to use this e-mail as part of comments on the application.

If you have any queries please do not hesitate to contact me.

Many thanks,

Geoff.

Scar View,
Raven Hall Road,
Ravenscar,
Scarborough,
North Yorkshire,
YO13 0NA.

North York Moors National Park Authority,
Mr Mark Hill,
Head of Development Management.

24th June 2023.

Dear Mr Hill,

Re: Planning application reference NYM/2023/0368 relating to four dwellings on Raven Hall Road (Jevens View, Marys View, South Cheek, and Old Peak)

We, Geoffrey Smallwood and Mary Emily Luckhurst, are the owners and occupiers of Scar View, Raven Hall Road, Ravenscar, Scarborough, YO13 0NA. On 20th June 2023 we received a letter from yourself headed the North York Moors National Park Authority (NYMNPA). This letter dated 19th June 2023 with the reference NYM/2023/0368. The letter being to inform us of the planning application noted above. In essence, the application being for a proposed 'dual use' of the four dwellings noted in the application as either local occupancy dwellings (their current status) or as holiday lettings. Your letter invited comment on the application, which we provide below.

We are direct neighbours to the north of Jevens View (one of the four dwellings) and near neighbours of the other three dwellings noted in the planning application above. While we have no general objection to the principle of holiday lets in a national park, we wish to make comment on this specific application. We have tried to order our comments under topic areas for ease of reading. The section numbers we note in some of our comments are those used in the 'Planning Supporting Statement – P2023#0568' provided by 'Cheryl Ward Planning' (a consultant working on the behalf of the applicant). This supporting statement being one of the documents relating to the application available on the NYMNYA planning website.

“Dual use”

We find ourselves confused by the application, which is for the proposed ‘dual use’ of the four dwellings as either local occupancy lettings or holiday lettings. Neither of us are in any way planning experts. However, our understanding of ‘dual use’ in planning terms is to allow dual classes of use. For example, an office (use class B1) also seeking use as a gym (use class D2). In the case of the application you have informed us of the use class is noted as C3 (dwelling house) but there is no ‘dual use’ other class noted. We note from NYMNPA planning website that the existing land use is given as C3 and the proposed land use also as C3, but that at the same time the application is for a ‘change of use’. We find the use of the term ‘dual use’ to be confusing, rather than the application being one simply proposing the use of the four dwellings in a manner other than in accordance with their current local occupancy status (as per condition 6 of the Planning Inspector’s appeal decision regards application NYM4/027/0140/OL, dated 22nd May 2000 – the original application for the four dwellings). In our opinion, the term ‘dual use’ is confusing, not applicable to this application and may obscure what seems to be the purpose of the application. Is this a change of use application that does not involve any change of use class, a mechanism to by-pass the current local occupancy conditions on the four dwellings, or another form of application?

Implications of the application

We are also concerned about the implications of the application. For example, if the application is granted and at some future date one or more of the dwellings is offered for sale. Presumably any person wishing to purchase the dwelling for residential use would still need to meet the criteria in the local occupancy condition to be able to live in the house full-time. But if the person or company wishing to purchase the house specifically intends to rent it out as a short-term holiday letting, they would not need to meet the local occupancy criteria as they would not be living in the house full-time. In this event, how would the dwelling be priced for sale? The market price for houses with local occupancy conditions is usually lower, often significantly lower, than for houses without such conditions attached. If the house were offered for sale at a lower price level commensurate with a property with a local occupancy condition, then it may be something of a ‘bargain’ for a person or company wishing to buy it to rent as a short-term holiday letting, and may be ‘snapped-up’ fairly quickly before any local person could arrange a mortgage etc. If it is priced at a higher level commensurate with a property which can be rented out as a holiday letting, then it may be unaffordable to local persons that local occupancy conditions are usually aimed at. In either case, it seems unlikely to us that the dwellings’ future use would be residential and more likely that it would be as short-term holiday lettings.

In addition in the scenario above, if one of the dwellings is purchased by a person who rents the property out as a holiday letting, and so would not need to meet the local occupancy criteria, could that person also use the house on a parttime basis? For example, using the house as their 'weekend retreat' a couple of times a month and renting it out as holiday accommodation the rest of the time. In effect they would have acquired a 'second home' with an income stream from its use as a short-term holiday letting, which we would presume is not the intent of local occupancy conditions. In brief, our opinion is that the implications of the application require careful consideration. Should the application be approved, we would ask that the 'dual use' of the dwellings as holiday lettings ceases if the property/ies are offered for sale at any point and that they can only be offered for sale with the current local occupancy conditions in place with no other use permitted.

Number of bedrooms (section 5.2)

In section 5.2 of the supporting statement it is noted: "*The 4 no. cottages comprise four, 2 bed cottages*". Our understanding from conversations with neighbours is that the four dwellings each have three bedrooms. This is supported by the description of Old Peak (one of the four dwellings) given on Sykes Cottages' website. Old Peak is currently in use as a holiday letting – Sykes Cottages being the letting agent. Appendix 1 of this letter shows screenshots from Sykes' website providing a description of Old Peak. This clearly states that Old Peak has three bedrooms, and states elsewhere that Old Peak sleeps six. This may seem trivial. However, and while on some occasions Old Peak appears to be rented by a single couple, in our experience it is often rented by groups of friends or similar, with a commensurate number of cars (see below on parking). In our opinion, stating that the four dwellings comprise of only two bedrooms rather than three may underplay any impact from their use as holiday lettings.

Active use/viability of the four dwellings (section 5.5)

In section 5.5 of the supporting statement it is noted: "*The scope of works covered in the application will provide high quality accommodation within the village and will ensure the long-term use and preservation of the properties as maintained without harm to the special qualities of the area, local landscape or the amenity of adjoining neighbours. Essentially, it keeps them in active use now and for the lifetime of the development*". In our opinion, this seems to imply that the potential use of the four dwellings as holiday lettings is required or essential in some manner to keep them in active use and ensure their long-term use for the lifetime of the development.

With the exception of Old Peak, currently used as a holiday letting, the other three dwellings in the application are occupied by long-term residents. We understand that two of these have been resident in the dwellings for more than ten years and the third for some years. Regards Old Peak, we understand that this was previously occupied by a long-term resident who left shortly before we moved to Ravenscar (in September 2021). Old Peak was vacant when we moved to Ravenscar, followed by a period of some months during which renovation works were completed at the dwelling. Following these renovations Old Peak was marketed as a holiday letting from around May 2022 onwards. We cannot be certain of the exact date. However, customer reviews of Old Peak as a holiday letting on Sykes Cottages' website date back to May 2022 (see lower screenshot in appendix 1). We are unaware of any attempt to market Old Peak as a long-term letting before being marketed as a holiday letting, although we cannot be certain of this.

Long-term lettings seem, in our experience, to be in demand in Ravenscar (the village is a desirable place to live). For example, a dwelling on Raven Hall Road two doors to the north of our house was marketed for letting recently on or around 25th April 2023. Appendix 2 of this comments letter is a screenshot from the Facebook page of CPH Lettings, the agent which marketed this dwelling (the dwelling is no longer on CPH Letting's main website as it has been let). The new long-term residents of this dwelling moved-in around two weeks ago. That is from the commencement of marketing to moving-in was perhaps only some seven weeks. We understand that the dwelling was actually let some time before this moving-in date.

Considering that three out of the four dwellings in the application are currently occupied by long-term residents, that the fourth (Old Peak) was previous occupied by a long-term resident, and that letting dwellings in Ravenscar appears not to be problematic (as illustrated by the example above), we fail to understand why the use of the four dwellings as holiday lettings is required to keep them in active use and to ensure their long-term use.

Holiday letting as a fallback/flexibility matter (section 5.6)

Section 5.6 of the supporting statement notes: "*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*". In our opinion this seems to imply that the use of the four dwellings as holiday lettings would be only a 'fallback' position in the event of long-term lettings not being possible/practical, or at least that 'flexibility' is required.

As we note above, three of the four dwellings are currently occupied by long-term residents. We understand that at least two of these long-term residents have recently been served with termination notices. Appendix 3 of this comments letter is a scan of a termination notice from MJ Builders sent to one of the long-term residents requiring her to vacate the premises by 1st September 2023. This termination notice is dated 20th June 2023, although we understand that this resident was informed verbally some days before.

In our opinion, this action of issuing termination notices to current long-term residents does not seem to align with the proposed use of the four dwellings as holiday lettings as a 'fallback' position or simply to allow 'flexibility'. Why evict current long-term residents if the proposed use of the dwellings as holiday lettings is only a 'fallback' measure?

Noise levels (sections 5.11 – 5.13)

The general 'thrust' of these sections appears to be that should the four dwellings be used as holiday lettings that noise levels would likely be the same, or similar, as noise levels associated with their use as long-term lettings/full-time residential use. In our view this is an unsupported proposition. The Government is currently consulting on proposed changes in the planning system as applied to holiday lettings and on a registration scheme for short-term lettings. Partially these consultations have been the result of an increase in short-term/holiday letting, in particular during and since the Covid-19 pandemic (the 'staycation' boom) and the impact of this. Appendix 4 of this comments letter shows examples of screenshots from Government web pages and documents relating to the consultations noted above. All of these mention concerns relating to increased noise. The screenshots in appendix 4 are simply examples gathered from a brief internet search – we could have included more not least many and multiple media articles on the topic.

In our opinion it is not surprising that the increase in short-term holiday lettings may have resulted in an increase in noise nuisance. In our experience people tend to go on holiday to enjoy themselves. For some this means a little 'quiet-time', while for a significant proportion of other people it perhaps means more, and more frequent, drinking and 'partying' than they would normally indulge-in when not on holiday. This is perhaps understandable. In our opinion it is predictable that people may behave differently while on holiday then when not on holiday, which may involve higher noise levels. This opinion would seem to be supported by a wide variety of information available online and elsewhere.

As noted above, Old Peak commenced being used as a holiday letting around May 2022. We have now had more than a year's personal experience of the dwelling's use as a holiday letting. In our experience the noise levels emanating from Old Peak are substantially higher than for the other three dwellings with residential use. For example, during the refurbishment of Old Peak over the winter of 2021 and into 2022 a hot tub, with associated 'fairy-lights', was installed in the rear garden of Old Peak. Many of the holidaymakers renting Old Peak make significant, often daily, use of this hot tub, even during the winter months. We live two doors away from Old Peak but at times we have had to close our back door, patio doors etc to block-out the noise – typically shouting and music. Should the application be approved potentially we would have the same situation but directly next door to us and from four dwellings rather than just one. Of course, a long-term resident could install a hot tub in their garden, but in our opinion the frequency of use would likely be significantly less, and less noisy. If the application is approved, we would ask for a condition to be imposed prohibiting the installation of hot tubs, barbeques and similar which may encourage outdoor 'partying', including the removal of the hot tub already in place at Old Peak.

It would be valid to ask if noise levels are high why have we not complained? In part we have not because we live two doors away from Old Peak and have been able to manage the irritation, such as by closing our rear door, windows etc (no hardship in winter really). As noted above, this would likely be different if the noise source was directly next door to us or from four dwellings rather than just one. However, the main reason we have not complained is that we were aware from Staintondale Parish Council meeting minutes (and from other sources) that the matter of the use of Old Peak as a holiday letting was being addressed and that a letter from NYMNPA requiring the use of Old Peak as a holiday letting ceases has been sent to the owners (from Staintondale Parish Council meeting minutes 12th January 2023). We understand that the matter was raised by a member of the public at a previous parish council meeting (for the avoidance of doubt this was not us). In brief, we have not complained because the issue appeared to be being addressed already and that there was therefore no need for us to become involved. Had we not been aware of this ongoing enforcement process we would very likely have complained by now.

Section 5.14 of the supporting statement covers traffic noise, stating: "*Another factor in response to noise levels is the proximity to the public highway (Raven Hall Road). The sound from vehicular traffic using the road is more likely to exceed any noise from the proposed use of the dwellings making it unlikely that the proposed development will be harmful to the immediate locality*". Raven Hall Road is effectively a dead-end (the few roads that lead-off Raven Hall Road are also dead-ends) – there is no through traffic. In addition, Raven Hall Road is hardly a major 'A' road.

Outside of local residents, in our experience there are two main users of Raven Hall Road: visitors to Ravenscar going walking, cycling, to view the seal colony at the base of the cliffs etc, and visitors staying at the Raven Hall Hotel, located at the north end of Raven Hall Road. General visitors are virtually all day-trippers. In our experience they tend to arrive from around 10.00 am and leave around 16.00 pm to 18.00 pm, or earlier in winter. Appendix 5 of this comments letter shows two photographs along Raven Hall Road towards its northern end taken on 21st June 2023, a fine sunny day ideal for walking, cycling etc. The top photograph was taken at around 13.00 pm and the lower at around 19.00 pm. The number of cars parked in the layby at the side of Raven Hall Road is noticeably different. In our experience, the same pattern occurs with visitors staying at the Raven Hall Hotel – they tend to arrive mid-afternoon and leave after breakfast (the Raven Hall Hotel is not a business hotel and breakfasts are not early in the morning).

In brief, in our experience what traffic noise there is occurs during times of the day when it is less noticeable (people are at work, gardening, doing other activities etc), and when such noise may be more noticeable (in the evening, at nighttime or early in the morning) traffic is low or non-existent. The same could not be said for 'hot-tub-parties'.

Regarding noise, section 5.15 of the supporting statement gives the opinion that: "*It is likely that the proposed development would fall into the 'no observed effect level' "*". For the reasons noted above we would dispute this as the noise from Old Peak is in our experience certainly noticeable, far in excess of that from the three dwellings currently still in residential use, and this is only from a single holiday letting rather than the four effectively proposed in the application.

Access and parking (sections 5.16 and 5.17)

Section 5.16 of the supporting statement notes: "*The 4 no. properties benefit from off-road parking, and this will continue to be the case where parking for up to 2 car/dwelling or more vehicles is possible within the rear domestic curtilage*". This is also noted on the public application form for the proposal at the section titled 'vehicle parking' where it is stated that there are eight existing car parking spaces and that this would not change.

Provided with the application is a plan (file titled '2023-06-19 Public Plans' available on the NYMNPA planning website). On this plan the area covered by the application is demarked by a red line. This red line aligns with the domestic curtilage of the four dwellings as noted in 5.16 of the supporting statement. Behind and outside of the rear curtilage of the four dwellings is an area of land for vehicle access and turning. Appendix 6 of this comments letter includes a scan of one of the original drawings for the site. This area of land is marked on the drawing as 'access and turning'.

The area of land is also mentioned in the Planning Inspector's appeal decision regards application NYM4/027/0140/OL, dated 22nd May 2000 (the original application for the four dwellings) at 19. 4) stating that the area shall be maintained clear of obstruction and retained for its intended purpose. Our property at Scar View abuts the northern end of this area of land. As the owners of Scar View, we have a right of way with or without vehicles at all times and for all purposes across this land (contained in the Land Registry documents for our property).

Each of the four dwellings has a single garage at the rear, arranged in two blocks, as shown in the drawing in appendix 6. On the drawing alongside each garage is an area noted as 'parking'. In brief, each of the dwellings has a single garage and a single parking space within their curtilage. We presume that these are the eight car parking spaces mentioned in the application and its supporting statement.

Of the four external car parking spaces only one is currently capable of use for car parking. Appendix 6 includes four photographs of the rear of the dwellings. The parking area for Jevens View is grassed, has a shed on it and is fenced-off. The parking area for Marys View is grassed and has garden furniture on it. The parking area for South Cheek is grassed and is fenced-off. When we moved to Ravenscar in 2021 the parking area for Old Peak (the dwelling currently used as a holiday letting) was likewise not capable of use for car parking. However, this parking area was reinstated as part of the renovation works carried-out on Old Peak in late 2021/early 2022.

The four garages behind the dwellings are small single garages. The 'up-and-over' vehicle access doors for these garages are around 1.97 metres wide (the effective entry width when door frame etc is considered is slightly less). To give some examples, a Toyota Yaris (small hatchback) is 1.97 metres wide, a Renault Twingo 1.98 metres, and a Mazda MX5 (small sportscar) 1.97 metres wide (source What Car). These are all small cars. Larger cars, SUVs etc are often more than two metres wide. Only small cars such as 'city cars' would practically fit into the garages behind the dwellings, and even then, we would think getting out of the car once in the garage may present problems. To be equitable, this is not an issue unique to the dwellings in the application and in our experience is a common problem as cars have become larger over the years. Since we moved to Ravenscar in 2021 to our knowledge none of the dwellings' garages have ever been used to actually park a car in. This would include the current holiday letting at Old Peak.

If the garages are counted as car parking, then there are five useable car parking spaces within the rear curtilage of the dwellings not eight. If the garages are excluded for reasons of practicality and actual use, then there is only one useable car parking space between all four of the dwellings.

Pragmatically, there is some space for car parking on the area of land behind the dwellings' curtilage noted as being for access and turning. Appendix 7 of this comments letter is a photograph of the access and turning area taken from its northern end. The current resident of Jevens View does not have a car. The current resident of Marys View has one car and typically parks across the dwelling's garage (car shown in the photograph in appendix 7). The current resident of South Cheek has two cars and typically parks one across the dwelling's garage (visible in the background in the photograph in appendix 7) and the second in the far corner of the access and turning area at a field access gate. To date, this 'informal' arrangement of local resident parking has not caused us a problem - there is sufficient space for turning and access.

Sometimes the people renting the current holiday letting at Old Peak only have one car and park it on the car parking area alongside to the dwelling's garage. This does not present a problem. However, more often than not those renting Old Peak have two or more cars. In our experience, with two cars parked behind Old Peak (one in the dwelling's car parking space and one across the garage and parking area) the only practical turning areas are at the rear of Jevens View (as the current resident does not have a car) or at the far corner of the access and turning area and then reversing along the length of the area. On occasion three cars have been parked behind Old Peak, which makes access something of a 'squeeze' involving partially driving up the bank at the rear of the access and turning area. Alternatively, on occasion when those renting Old Peak have more than two cars they park on the public road (Raven Hall Road) outside the front of the property, typically partially on the grass verge, on the approach to a blind brow in the road. Considering there is large public layby less than 50 metres from Old Peak this has always bemused us.

As noted above, the current informal local resident parking arrangements at the rear of the four dwellings have not caused us a significant problem, mainly because the current resident of Jevens View does not have a car providing an easy turning point. However, if cars were to be parked-across the rears of all four dwellings turning would, in our opinion, become significantly more difficult to the point of likely being impractical. The photograph in appendix 7 of this letter includes a measurement between the edge of the access and turning area and the car parked at the rear of Marys View. The rear edge of the area is not even, but the gap is in the order of 4.9 metres. This is more than sufficient to be able to drive past for access, but insufficient to practically turn many cars in. The average length of the top five best selling cars in 2020 was 4.3 metres (source RAC Foundation). This would leave only some 60 centimetres (two feet) of space to effect a turn in.

If the application should be granted, we would ask that strict conditions on parking be imposed. For example, that cars should only be parked in the designated car parking areas alongside the dwellings' garages or in the garages themselves and not on the access and turning area and not on the public road. Rather that 'excess' cars be parked in the public layby nearby and with easy access to the dwellings.

Planning policy and conclusions (sections 6 and 7)

Neither of us are planning experts. As such we will leave any comments on section 6 of the supporting statement to those better qualified, although we would note that in our opinion there seems to be something of 'throwing the kitchen sink' at the issue approach. Our comments on the conclusions in section 7 are largely included in the above and we will not repeat them here.

'Block' holiday letting accommodation

One issue not covered in the application, or its supporting statement, is the potential 'block' nature of the proposed development. A brief internet search reveals four holiday cottages in the 'central' part of Ravenscar, including Old Peak (there may be one or two more). All of these are 'mixed' in with residential properties. None are next-door to each other, or in close proximity to each other. Any potential effects, such as noise, from these holiday lettings are 'diluted'. The proposed development potentially creates a 'block' of holiday lettings, creating a potential concentration of effects and nuisance. We would also presume that there would be nothing to stop people from booking more than one of the proposed holiday lettings, or all four, at the same time for whatever purpose, such as hen/stag parties or similar. We believe that such a proposed 'block' development of holiday lettings is out of character with the rural and quiet nature of Ravenscar.

We hope the above is of use to you in making your decision on the application. If you or any of your team have any queries or require any further information, please do not hesitate to contact us, either at

Yours sincerely,



Geoffrey Smallwood



Mary Emily Luckhurst

Appendix 1. Screenshots Sykes Cottages website

The screenshot displays a web browser window with the URL <https://www.sykescottages.co.uk/property/104772.html>. The page features a search bar, a filter menu, and a 'Summary' section. The 'Summary' section lists various amenities and features of the property. Below the summary, there is a 'The property' section with a detailed description. At the bottom, there are two reviews from 'Stacey' and 'Lee'.

Summary

- Three bedrooms: 1 x double, 1 x twin, 1 x single with trundle bed
- Bedroom with bath, shower over walk-in shower, basin and WC
- Kitchen
- Living/dining room
- central heating
- Electric oven and hob, kettle, toaster, microwave, fridge/freezer, washing machine, dishwasher
- Smart TV, WiFi
- Fuel and power i/c. in rent
- Bed linen and towels inc. in rent
- Highchair and travel cot available
- Off-road parking for 2 cars on driveway at back of property, plus double garage
- Enclosed rear garden with lawn, furniture and hot tub and level lawned garden
- One well behaved pet welcome
- Sorry, no smoking
- Shop and pub 4.4 miles

The property

Cloughton 5.5 miles

Set modestly away from the glistening waters of the North Sea, in the charming coastal village of Ravenscar, sits this wonderful three-bedroom holiday home, Old Peak.

Enjoying a contemporary interior and a private, enclosed garden, with the added benefit of its own bubbling hot tub, Old Peak makes an excellent base for a relaxed break.

Two designated off-road parking spaces greet you at the rear of this wonderful abode, making loading your car and exploring the delights of this sought-after region an easy task.

Shed off your sandy toes as you step inside your new home from home before loading the handy washing machine in the kitchen to freshen up your holiday attire.

Relax following a day of adventure with a hearty meal with your loved ones, at the dining table or make the most of your private garden by making mesalimes an alfresco affair.

End each day in style with a lively dip amongst the bubbles of the hot tub or carry the conversation indoors and catch up on your favourite show with a sumptuous seat in front of the Smart TV.

Climbing the stairs to the first floor, you'll find three well-presented bedrooms: a double, a twin and a single offering an additional pull-out trundle bed, ideal for both families and friends sharing, whilst the stylish bathroom, equipped with both a bath and separate walk-in shower is set across the way.

Enjoying the delights of both the coast and country at your fingertips, there's a wealth of adventures to be had right from your doorstep, follow the Cleveland Way.


Reviewed by Stacey Jun 2022

"From stepping inside this beautiful holiday home we were wowed."

It has been associated to a high standard & very thoughtfully done. I go away often & have stayed in some beautiful cottages/holiday homes & this one is at the top of the list. I will definitely be re booking. I brought my parents & it's their first holiday in about 40 years, they had an amazing time here at Old Peak. The added bonus was the amazing views too.

Reviewed by Lee May 2022


Appendix 2. Screenshot CPH Lettings Facebook page

 **CPH Lettings**
25 April · 🌐

🌐 RAVEN HALL, RAVENSCAR 🌐
With amazing coastal views is this lovely three bedroom home in Ravenscar. With a lovely kitchen and front and rear gardens.

📍 Raven Hall Road, Ravenscar
🏠 £900 PCM

To arrange a viewing, please contact our friendly lettings team on
✉ email lettings@cphproperty.co.uk
☎ 01723 352235 (option 2)
<https://www.cphproperty.co.uk/.../1924-raven-hall-road...>





Appendix 3. Scan of termination notice

TELEPHONE: (01723) 371719 EMAIL: mjbuildersfo@gmail.com

M.J.BUILDERS (SCARBOROUGH) LIMITED

EBONY HOUSE, QUEEN MARGARET'S ROAD INDUSTRIAL ESTATE, SCARBOROUGH, YO11 2YH

20th June 2023


Ms Helen Todd
Raven Hall Road
RAVENSCAR
Scarborough
North Yorkshire
YO13 0NA

Dear Helen



Re: Termination Notice


As per telephone conversation we confirm that we issue you notice to vacate the above property on Friday 1st September 2023 or sooner if possible.

Yours faithfully



JOHN GORDON CORDUKES
MANAGING DIRECTOR

  Directors: J G Cordukes & P Cordukes
V.A.T. Reg No. 347 8939-94
REGISTERED IN ENGLAND & WALES No. 5754870



Appendix 4. Example screenshots from Government web pages and documents

Extract Government consultation on a registration scheme for tourist accommodation

Contents

- Ministerial foreword
- Background
- About this call for evidence
- How to respond
- Changes and growth in the short term and holiday lets market
- Benefits of short term and holiday lets
- Wider economic benefits
- Short term and holiday lets: challenges
- Impact of potential policy responses
- Annex A: Summary of approach taken in other cities and countries globally
- Annex B: List of call for evidence questions
- Annex C: Data Protection Privacy Notice

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Noise, anti-social and other nuisance behaviour by guests

The government is aware of incidents of noisy, anti-social or other nuisance behaviour during stays in short-term and holiday lets, some of which have resulted in court proceedings. The Greater London Authority, for example, [reports](#) that in the five London boroughs with the most Airbnb listings (Camden, Kensington and Chelsea, Southwark, Tower Hamlets and Westminster) there have been numerous complaints related to short-term letting activity, with Westminster reporting 194 complaints regarding noise, waste and anti-social behaviour over the course of a year. Some online platforms have sought to take targeted action to address concerns, such as offering hosts discounts on noise detection devices. Although the government recognises that the vast majority of guests are likely to be incident free and respectful, we want to understand more about anti-social or nuisance behaviour in short-term and holiday lets. Typical complaints have included:

- **Noise** - including regular partying, unlicensed music events, loud pets, arrival and departure at unsociable hours
- **Waste** - e.g. not disposing of rubbish within the holiday let or not doing so appropriately in communal waste disposal areas
- **Anti-social use of vehicles** - e.g. illegal or inconvenient parking and taking resident spaces
- **Drunken behaviour** - including fighting and shouting
- **Drug taking** - e.g. odour from cannabis use

Extract Government consultation on a registration scheme for short-term lets

Contents

1. Introduction
2. Evidence summary
3. Consultation on the registration scheme
4. How to respond
5. Privacy notice

Annex A: Analysis of the call for evidence

Annex B: Glossary of terms

Annex C: Amendment from the Levelling Up and Regeneration Bill

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safety legislation in England, but the call for evidence found perceptions varied considerably by respondent type, with local authorities the least likely to say compliance was good or very good (10%, versus 84% of hosts and 63% of members of the public).^[footnote 10] Analysis of social media complaints also gives an indication of guest concerns related to safety and scams.^[footnote 11]

Where regulations are not equally applicable or cannot be evenly enforced, this also creates an uneven competition environment for other accommodation providers. In addition, other providers must apply for planning permission, comply with detailed regulations and pay business rates, whereas domestic-rated short-term lets do not.^[footnote 12]

In terms of impacts on local housing markets, concerns have been raised about high numbers of short-term lets leading to increased prices and reduced supply.^[footnote 13] A 2020 Capital Economics report noted that in Great Britain 'almost 50,000 properties have already been made unavailable to long-term tenants in order for landlords to pursue short-term lets'.^[footnote 14] Other frequent concerns relate to the wider impact that short-term lets, particularly in high concentrations, can have on local communities. These negative externalities include increased noise and anti-social behaviour,^[footnote 15] as well as a reduced sense of community,^[footnote 16] and the impact on local housing markets through increased prices and reduced supply.^[footnote 17]

4.5

Negative impacts on neighbours and local communities

Extract House of Commons Library research paper 'the growth of short-term lettings'

The negative impacts on neighbours and local communities from a high level of short-term lettings and concentrations of such lettings in certain areas has been widely reported.⁷⁵

Impacts may include:

- i) noise disturbance
- ii) anti-social behaviour
- iii) inappropriate disposal of food waste and general refuse
- iv) reduced security

Appendix 5. Photographs along Raven Hall Road

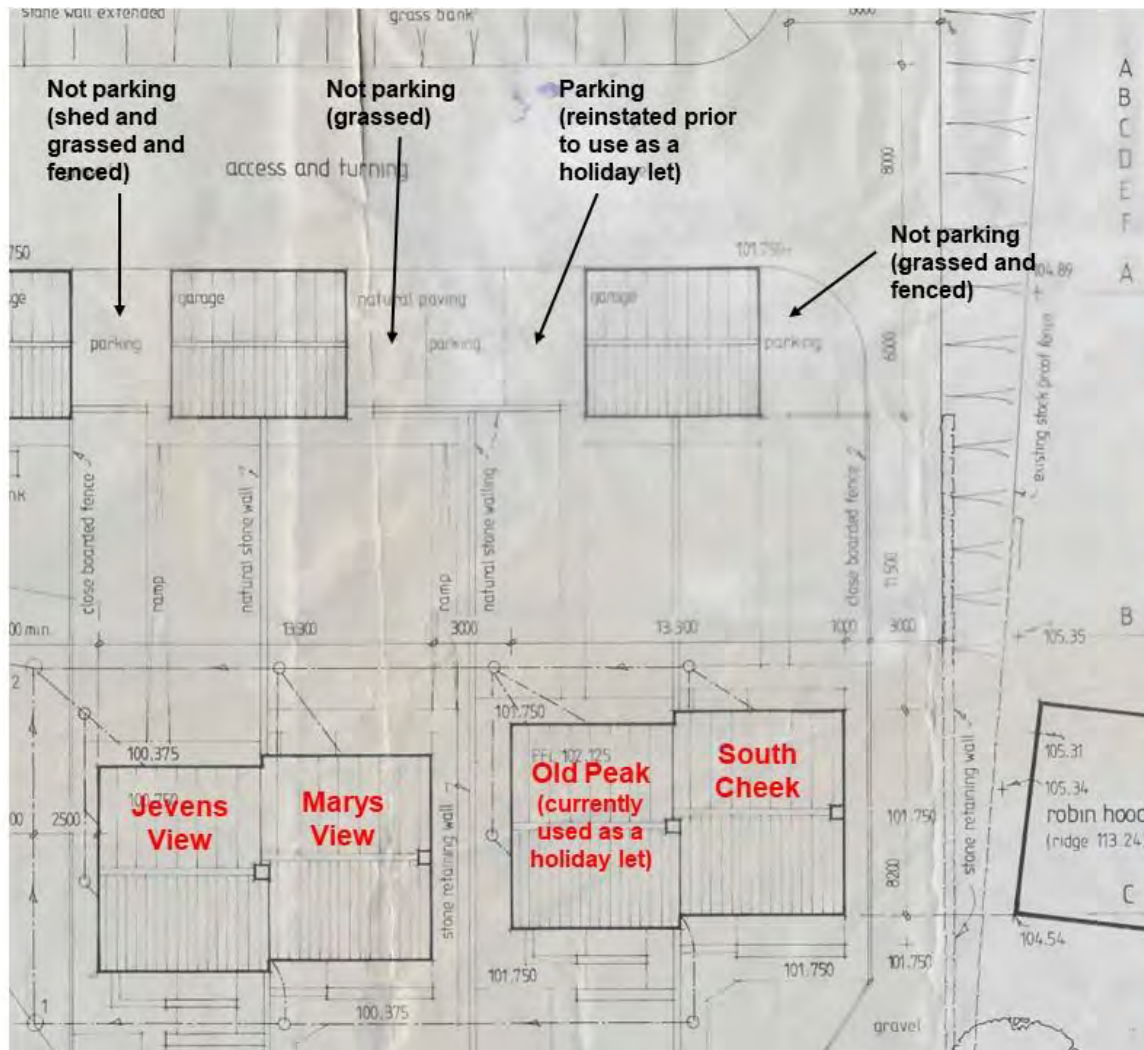


21st June 2023, around 13.00 pm



21st June 2023, around 19.00 pm

Appendix 6. Site plan and photographs of the rear of the four dwellings



Rear of Jevens View showing shed and fence at location of parking area



Rear of Marys View showing grassed area at location of parking area



Rear of Old Peak showing reinstated parking area



Rear of South Cheek showing grassed and fenced area at location of parking area

Appendix 7. Photograph of the access and turning area to the rear of the dwellings



Gap between side of car shown to edge of access and turning area is circa 4.9 metres (measured using a laser measure). The average length of the top five selling cars in 2020 was 4.3 metres (source RAC Foundation), leaving only 60 cm (2 feet) space to manoeuvre and turn the average car