

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:**

**NYM23/0727**

**Proposed Development:**

change of use of two local occupancy dwellings to dual use of either holiday letting accommodation or principal residence dwellings (no external alterations) (part retrospective) (revised scheme following refusal of NYM/2023/0368)

**Location:**

South Cheek and Old Peak, Raven Hall Road, Ravenscar

**Applicant:**

Mr John Gordon Cordukes

**CH Ref:**

**Case**

Kay Aitchison

**Officer:**

**Area Ref:**

4/27/209A

**Tel:**

**County Road No:**

**E-mail:**

**To:**

North York Moors National Park  
Authority

**Date:**

1 December 2023

**FAO:**

Hilary Saunders

**Copies to:**

There are **no local highway authority objections** to the proposed change of use on the clear understanding that areas to the rear of the properties which were previously conditioned as open parking spaces are re-instated and kept clear for original conditioned 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:** Mrs J. Marley, Clerk to Staintondale Parish Council  
**Sent:** 28 November 2023 16:14  
**To:** Planning  
**Subject:** Re: NYM/2023/0727, South Cheek and Old Peak, Raven Hall Road, Ravenscar

This application has been considered by Staintondale Parish Council and in exercise of my delegated powers I would confirm there are very strong objections to this proposal. Reducing the number of properties from four to two is merely an artifice in an attempt to achieve the applicant's aims. Council can see no valid reason for this application to be granted. The reasons for refusal given by NYMNP officers in the decision notice for NYM/2023/0368 hold good.

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J Marley (Mrs) CiLCA  
Clerk to Staintondale Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough  
YO13 0HN



**FAO: Mrs Hilary Saunders**  
Development Management  
North York Moors  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

**Your Ref:** NYM/2023/0727  
**Our Ref:** 23/03142/EHC100  
**Please ask for:** Jack Hopper

Monday 20 November 2023

Dear Sir or Madam,

**Application No:** NYM/2023/0727  
**Address:** South Cheek and Old Peak, Raven Hall Road, Ravenscar  
**Proposal:** Application for change of use of two local occupancy dwellings to dual use of either holiday letting accommodation or principal residence dwellings (no external alterations) (part retrospective) (revised scheme following refusal of NYM/2023/0368)

Further to your consultation dated 13 November 2023, I have considered the information provided by the applicant and would make the following comments.

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

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, landlords should have sufficient control and monitoring arrangement 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.

Should consent be granted, I would recommend the following matters are secured by condition:

1. The requirement for a noise management plan for the site, to be approved by the planning authority prior to commencement, and
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.

***Reason:*** to protect the amenity of the area from noise

Yours faithfully

**Jack Hopper MSc MCIEH AMIOA**  
**Senior Environmental Health Officer**  
**Regulatory Services**

**From:**

**Subject:** South Cheek and Old Peak, Raven Hall Road, Ravenscar - Change of use of two local occupancy dwellings to dual use etc.

**Date:** 13 November 2023 12:10:30

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FAO Mrs Hilary Saunders

**South Cheek and Old Peak, Raven Hall Road, Ravenscar - Change of use of two local occupancy dwellings to dual use etc.**

I refer to your e-mail of the 13<sup>th</sup> November 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

