

From:
To:
Subject: RE: NYM/2023/0876, Raithwaite Estate, Sandsend Road, Whitby
Date: 27 February 2024 16:12:39

I confirm that the proposed revisions are satisfactory in terms of dark night skies considerations. It is still recommended that a condition be attached to any permission granted, requiring details of any external lighting to be agreed with the Local Planning Authority, to ensure it is dark skies compliant.

Kind regards

Rob Smith
Senior Minerals Planner

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

From:
To: [Planning](#)
Subject: Re: NYM/2023/0876, Raithwaite Estate, Sandsend Road, Whitby
Date: 02 February 2024 19:13:58

Dear Team

Planning Application NYM/2023/0876 - Hotel Facade was discussed at our recent parish council meeting and no objections were raised.

Kind regards

Connie

Connie Wiggins
Parish Clerk
Newholm cum Dunsley Parish Council
c/o Moorgarth, The Mill Green Way, Goathland, Whitby YO22 5LZ

From:
To: [Planning](#)
Subject: Re: NYM/2023/0876, Raithwaite Estate, Sandsend Road, Whitby
Date: 15 January 2024 18:01:44

Dear Planning

Our next council meeting is the 1st February, will this be ok to submit the councils thoughts following this.

Kind regards

Connie

From:
To:
Cc:
Subject: RE: NYM/2023/0876, Raithwaite Estate, Sandsend Road, Whitby
Date: 12 January 2024 15:26:26

Taken as a whole this development has a very substantial amount of glazing. However, it would appear that the net increase in glazing as a result of the additional development now proposed is quite limited. A specific potential concern however is the proposal to replace the existing and extensive heavily tinted glazing to the spa with transparent units. Although it is noted that the use of louvres in place of the current third tier of glazing would reduce the overall glazed area related to the spa, there could nevertheless be a significant overall increase in light spill from internal sources. It would be helpful if the applicant could be asked to consider this matter and suggest how effective mitigation could be achieved.

The use of low level bollard lighting in the entrance approach area, in place of existing high level post mounted units, is supported. It will nevertheless be important that dark skies compatible bollard units are installed to minimise impact as far as practicable. It is also recommended that a condition be imposed on any permission requiring the submission of full details of dark skies compatible lighting prior to installation of any new external lighting units at this development.

Kind regards

Rob Smith
Senior Minerals Planner

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

From:
To:
Cc:
Subject: NYM/2023/0876 Raithwaite Estate, Sandsend Road, Whitby
Date: 12 January 2024 15:12:03

Hi Hilary,

I've reviewed the documents submitted as part of this application. The existing building has a substantial amount of glazing already, but I note that the proposals are to change the currently dark glazing around the spa to clear glazing and install a rooflight above the bar. These could result in additional light spill into the surrounding area. The spa and bar appear to be directly adjacent to Newholm Beck and an area of woodland. Both the watercourse and the woodland edge are linear features that may be used by a number of commuting species including otters, bats, badger and more. Increasing the light spill in this area may have a detrimental impact on these species, and on the dark sky qualities of the National Park. From the plans it can be seen that there is already existing glazing on the roof of the bar, and therefore there may already be some upwards light spill from this roof already, but the roof lantern will increase the amount of sideways light spill which would further illuminate the watercourse and woodland adjacent. Additionally, switching to clear glazing in the spa area will increase the amount of light spill this area. I would welcome some modifications from the applicant to reduce the light spill, such as a reduction in the glazing, darker glazing, restriction on spa opening hours etc. to ensure that these adjacent habitats are not unduly illuminated.

Best wishes ,

Zara Hanshaw ACIEEM
Ecologist
[\(she/her\)](#)

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

To

Subject: Re: NYM/2023/0876, Raithwaite Estate, Sandsend Road, Whitby

Date 12 January 2024 12:10:16

Hello

We thank you for consulting the Ramblers Association - Cleveland Group in this proposal.

We have no objections to this application.

We ask that the adjacent public right of way is kept open/an alternative route is available whilst the works are carried out.

Bill Dell

For and on behalf of Ramblers Association-Cleveland Group

85 Farndale Drive, Guisborough, Redcar & Cleveland, TS14 8JX, UK

Ramblers, Cleveland group - Footpath Officer

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1093577, registered charity in Scotland: number: SC039799.