



PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK INK**

A. APPELLANT DETAILS

See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MALCOLM & PAULINE ARMSTRONG

Company/Group name (if applicable)

Address ROCK HAVEN NEWLANDSS ROAD CLOVEHTON
SCARBOROUGH NORTH YORKSHIRE Postcode YO13 0AR

Daytime phone _____ Fax _____

I prefer to be contacted by Post Email *

*Email address _____

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name ALAN CAMPBELL

Company/Group name (if applicable) ALAN CAMPBELL CHARTERED ARCHITECTS

Address 7 CLIFF BRIDGE TERRACE
SCARBOROUGH Postcode YO11 2HA

Your reference 1446

Daytime phone _____ Fax _____

I prefer to be contacted by Post Email *

*Email address _____



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA *NORTH YORK MOORS NATIONAL PARK*
 LPA's application reference number *NYM / 2016 / 0349 / FL*
 Date of the application *11 TH MAY 2016*
 Did the LPA validate and register your application? Yes No
 Date of the LPA's decision notice (if issued) *22 ND SEPT. 2016.*

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address *ROCK HAVEN, NEWLANDS ROAD CLOUGHTON*
SCARBOROUGH NORTH YORKSHIRE Postcode *YO13 0AR*

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

- 1 Is the appeal site within a Green Belt? Yes No
 2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No

CHANGE OF USE OF EXISTING STABLES PLUS ALTERATIONS TO FORM 2 NO. HOLIDAY UNITS.

Area of the whole appeal site (i.e. the boundary) in hectares

0.85 ha.

Area of floor space of proposed development in square metres

*86 m² (EXISTING) 8 m² (EXTENSION)***F. REASON FOR THE APPEAL**

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

- 1 Refused planning permission for the development described in Section E. 1 ✓
 2 Granted planning permission for the development subject to conditions to which you object. 2
 3 Refused approval of the matters reserved under an outline planning permission. 3
 4 Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. 4
 5 Refused to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). 5
 Or
 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. 6

G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE W * *

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions and changes of use).

*

- a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet. Yes No

SITE CANNOT BE SEEN FROM PUBLIC HIGHWAY.

2 THE HEARING PROCEDURE H

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate sheet why you think a hearing is necessary.

- a) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below. Yes No

3 THE INQUIRY PROCEDURE I

This is the most formal of the procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

- a) How long do you estimate the inquiry will last? No. of days
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)
- b) How many witnesses do you intend to call? No. of witnesses
- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. Yes No

H. GROUNDS OF APPEAL

See section H of the guidance leaflet to help you decide what to include in your grounds of appeal.

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes

No

Proposed Change of Use of Existing Stables plus Alterations to form 2 No. Holiday Units, Rock Haven, Newlands Road, Cloughton, Scarborough YO13 0AR

Subsequently changed by planning Authority to:

Conversion of and Extension to Stable/Garage/Studio to form 2 No. Holiday Letting Cottages with associated landscaping works.

Grounds for Appeal

Background - The owners of Rock Haven, Malcolm and Pauline Armstrong were both very keen horse riders and, since there was sufficient land available decided to have their own stables. An application ref. NYM/2009/0295/FL for the construction of a stables and garage building was approved in June 2010 and the building constructed that year. Unfortunately, before they had really had time to enjoy the facility both were diagnosed with medical conditions and were advised to give up horse riding – immense bad luck.

In 2013, realising that they would never be able to use the stables an application Ref. NYM/2013/0279/FL, was made to convert the stables into a permanent residence but this was refused by the North York Moors National Park and also at appeal.

Mr and Mrs Armstrong have been investigating possible uses for the building including its possible use by others as a stable but decided that this would not work in such close proximity to the house and utilising Rock Haven's grounds, but the stables could not just be left unused.

The application therefore was for the following:

The conversion of the existing stables into 2 no holiday units.

This can be achieved fundamentally within the footprint of the existing buildings with the exception of a "verandah" extension along the frontage of cottage 2 but even this is within the original stables terrace area.

The materials for the proposed alterations are intended to match the existing using natural stone for the plinth with stained timber boarding and glazing in stained timber frames with natural clay pantile roofing. There are two additional windows to bedrooms where the intention is to fit these with shutters to echo the original stables.

The existing mature landscaping and planting is not affected by the proposal with the only minor alteration being the addition of a small terrace outside cottage 2.

The planning officers dealing with the application were in favour and it was recommended for approval but there were objections from a neighbour and from the Parish Council which necessitated the application being referred to the Planning Committee. The application was deferred for consideration of the Committee's comments and revised versions submitted. These addressed the two points raised by the committee as follows:

1. They were unhappy with the amount of glazing – our first attempt at this reduced the number of full height glazed panels, the second, reduced by half the size of the extension and the third introduced timber shutters to help to conceal some of the glazing. I think that it is very significant that the planning officers dealing with the application did not agree with these changes and were happy with both the original application design and also the reduced version.

H. GROUNDS OF APPEAL (continued)

2. The Highways comments: In the initial scheme we proposed retaining the existing wall along the roadside and fitting remote control opening devices to the gates to make access more convenient. Although realising that this was not an ideal conclusion, the planning department were prepared to agree as it retained the gates and boundary wall which are significant in the appearance of the road. The Highways were happy with the use of the access when the stables were approved and I don't think that the holiday cottages will create a significant increase in traffic. For most of the time the gates will remain open and only closed when needed for security.

We are of the opinion that this appeal against the planning committees decision should be granted on the following grounds:

1. The planning officers delegated to oversee the application saw no faults with the original application and recommended its approval.
2. Although we felt that the committee's initial requirements were unreasonable, in the interests of compromise some changes were made to the design, as noted above, but these were also rejected by the committee.
3. Despite the fact that the application was presented to the committee on two occasions with the Planning Department's recommendation for approval it was subsequently refused. There appear to be no planning grounds for this refusal and that the committee were simply reacting to earlier comments from the Parish Council which were groundless.
4. Although we appreciate that any decision must be made on the very latest drawings submitted, the applicants would prefer to revert to the designs illustrated in the original application which were recommended for approval.

Alan Campbell
18th November '16

Please continue on a separate sheet if necessary.

**I. (part one) APPEAL SITE OWNERSHIP
DETAILS**

This must be completed for all appeals.
See section I of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A

A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

OR

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

C/D

**I. (part two) AGRICULTURAL HOLDINGS
CERTIFICATE**

This must be completed for all appeals.
See section I of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding.
Please tick either (a) or (b).

Please tick **ONE** box only ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

A

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive ALL your appeal documents by the end of the appeal period we will not accept your appeal.

You **must** send the documents listed 1-7 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- 1 A copy of the original **planning application** sent to the LPA. 1 ✓
- 2 A copy of the **site ownership certificate** and **agricultural holdings certificate submitted** to the LPA at application stage (these are usually part of the LPA's planning application form). 2 ✓
- 3 A copy of the **LPA's decision notice** (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. 3 ✓
- 4 A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. 4 ✓
- 5 Copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. 5 ✓

Please number them clearly and list the numbers here or on a separate sheet:

SEE SEPARATE DOCUMENT LIST

- 6 Copies of any **additional** plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). Please number them clearly and list the numbers here or on a separate sheet: 6 ✓

SEE SEPARATE DOCUMENT LIST

- 7 A copy of the **design and access statement** sent to the LPA (if required). 7 ✓

You **must** send copies of the following, if appropriate:

- 8 Additional plans, drawings or documents relating to the application but **not previously seen by the LPA**. Acceptance of these will be at the Inspector's discretion. Please number them clearly and list the numbers here or on a separate sheet: 8 ✓

PHOTOS NOS. 1446/22, 23 AND 24.

- 9 Any relevant **correspondence** with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. 9 ✓
- 10 If the appeal is against the LPA's refusal or failure to approve the **matters reserved under an outline permission**, please enclose:
 - a) the relevant outline application; 10a
 - b) all plans sent at outline application stage; 10b
 - c) the original outline planning permission. 10c
- 11 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. 11
- 12 A copy of any **Environmental Statement** plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). 12

K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

L. CHECK SIGN AND DATE

See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

- 1 I have completed all sections of the form and the details of the ownership (sections I one and two) are correct to the best of my knowledge. ✓
- 2 I have enclosed **all** the essential supporting documents listed in section J. ✓
- 3 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal). ✓
- 4 I have signed and dated the form (unsigned forms will be returned to you). ✓

Signature

Date 23/11/16

Name
(in capitals)

ALAN CAMPBELL

On behalf of
(if applicable)

M. & P. ARMSTRONG



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

Remember, it is your responsibility to make sure that we RECEIVE your appeal form and ALL supporting documents within the time limit. See section M of the guidance leaflet

**Send THIS form
(not a photocopy of
it) to us at:**

Initial Appeals
PO Box 3035
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 9FG

Helpline: 0303 444 5000

Send a copy to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

**You may wish to keep a copy of
the completed appeal form for
your records**

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

1446



22nd November '16

Proposed Change of Use of Existing Stables plus Alterations to form 2 No. Holiday Units, Rock Haven, Newlands Road, Cloughton, Scarborough YO13 0AR

Planning Application ref: NYM/2016/0349/FL

Planning Appeal – List of Documents

1. Original Planning Application drawings, letter, forms and Design Statement 30th April '16
2. NYMNP Planning acknowledgement of receipt of application 23rd April '16
3. Parish Council objection email to NYMNP 7th June '16
4. North Yorkshire Highways report on access 4th June '16
5. Letter from NYMNP confirming that application will be referred to the Planning Committee 11th June '16
6. NYMNP Planning Officer's report confirming recommendation for approval 21st June '16.
7. Letter and plans/photographs to NYMNP regarding access from Newlands Road. 11th July '16
8. Letter from NYMNP planners with committee comments 2nd August '16
9. Email and revised drawings with suggested amendments to NYMNP 15th August '16
10. Email and drawings with further suggested revisions to NYMNP 26th August '16
11. Email to NYMNP planners with comments on the committee position 31st August '16
12. Letter and additional drawing to NYMNP planners 2nd September '16
13. Letter from NYMNP confirming that application will be referred again to the Planning Committee 5th September '16.
NB Revised scheme was presented to the committee once again with Planning Officers recommendation for approval.
14. Planning Decision Notice for refusal of application 22nd September '16
15. Email to NYMNP planners with comments on refusal 26th September '16.

Additional information – not part of planning application

16. Additional photographs ref 1446/22, 23 and 24 to respond to the main reason for refusal

①



30th April '16

Ref: 1446

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

For the attention of Hilary Saunders

Dear Mrs Saunders

**Proposed alterations to existing redundant stables at Rock Haven, Newlands Road, Cloughton, Scarborough, to form 2 No Holiday Cottages
For: Malcolm and Pauline Armstrong**

As we discussed, I enclose the appropriate drawings, forms and Design Statement to make a planning application for the above. I understand that the planning fee will be £770.00 (£385 per unit) which I will pay by BACS when the application has been received by yourselves.

If you then have any queries or need any additional information please let me know.

Yours sincerely

Alan Campbell



Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

CHANGE OF USE OF EXISTING STABLES
 PLUS ALTERATIONS TO FORM 2 NO
 HOLIDAY UNITS.

Has building or works already been carried out or use of land already started? Yes No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): (date must be pre-application submission)

Have the works been completed or change of use already occurred? Yes No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No Unknown

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE PLINTH TIMBER BOARDING	AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	CLAY PANTILES	" "	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	STAINED TIMBER FRAMED	" "	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	STAINED TIMBER	" "	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	N/A	" "	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	ROLLED STONE	" "	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	ATTACHED TO BUILDINGS	" "	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	/	/	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS NOS. 1446/10 to 17

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	/
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	NOT RESTRICTED		
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant Unknown

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

EXISTING

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No Unknown

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer Unknown

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

STABLES & GRAZING

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

USED AS STORAGE

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							A

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							C

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							B

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							F

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							C

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							G

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							D

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							H

Total existing residential units (A+B+C+D) =

Total proposed residential units (E+F+G+H) =

Total net gain / loss of residential units

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not appl	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input checked="" type="checkbox"/>				
	Net tradable area:	<input checked="" type="checkbox"/>				
A2	Financial and professional services	<input checked="" type="checkbox"/>				
A3	Restaurants and cafes	<input checked="" type="checkbox"/>				
A4	Drinking establishments	<input checked="" type="checkbox"/>				
A5	Hot food takeaways	<input checked="" type="checkbox"/>				
B1 (a)	Office (other than A2)	<input checked="" type="checkbox"/>				
B1 (b)	Research and development	<input checked="" type="checkbox"/>				
B1 (c)	Light industrial	<input checked="" type="checkbox"/>				
B2	General industrial	<input checked="" type="checkbox"/>				
B8	Storage or distribution	<input checked="" type="checkbox"/>				
C1	Hotels and halls of residence	<input type="checkbox"/>				
C2	Residential institutions	<input type="checkbox"/>				
D1	Non-residential institutions	<input checked="" type="checkbox"/>				
D2	Assembly and leisure	<input checked="" type="checkbox"/>				
OTHER	Please specify	<input type="checkbox"/>				
	HOLIDAY UNITS.	<input type="checkbox"/>	134 m ²	/	151 m ²	17 m ² .
Total						

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (kilograms):

Amount (kilograms):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30/04/16

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
/		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | |
|--|---|
| 3 copies of a completed and dated application form: <input checked="" type="checkbox"/> | The correct fee: BY BACS. <input checked="" type="checkbox"/> |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> | 3 copies of a design and access statement: <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): <input checked="" type="checkbox"/> |

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30/04/16 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



30th April '16

Ref: 1446

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

Design and Access Statement

**Proposed alterations to existing redundant stables at Rock Haven, Newlands Road, Cloughton, Scarborough, to form 2 No Holiday Cottages
For: Malcolm and Pauline Armstrong**

1 Design Statement

- 1.1 Background - The owners of Rock Haven, Malcolm and Pauline Armstrong were both very keen horse riders and, since there was sufficient land available decided to have their own stables. An application ref. NYM/2009/0295/FL for the construction of a stables and garage building was approved in June 2010 and the building constructed that year. Unfortunately, before they had really had time to enjoy the facility both were diagnosed with medical conditions and were advised to give up horse riding – immense bad luck.
In 2013, realising that they would never be able to use the stables an application Ref. NYM/2013/0279/FL, was made to convert the stables into a permanent residence but this was refused by the North York Moors National Park and also at appeal.
- 1.2 Mr and Mrs Armstrong have been investigating possible uses for the building including its possible use by others as a stable but decided that this would not work in such close proximity to the house and utilising Rock Haven's grounds, but the stables could not just be left unused.
This application therefore is for the following:
The conversion of the existing stables into 2 no holiday units.
- 1.3 This can be achieved fundamentally within the footprint of the existing buildings with the exception of a "verandah" extension along the frontage of cottage 2 but even this is within the original stables terrace area.
- 1.4 The materials for the proposed alterations are intended to match the existing using natural stone for the plinth with stained timber boarding and glazing in stained timber frames with natural clay pantile roofing. There are two additional windows to bedrooms where the intention is to fit these with shutters to echo the original stables.
- 1.5 The existing mature landscaping and planting is not affected by the proposal with the only minor alteration being the addition of a small terrace outside cottage 2.

- 1.8 National Park Planning Policies which have been considered in the design of the proposals are:-

DP3

It was agreed that the original design of the stables met the criteria that the building did not damage the amenity of immediate site or of the wider context of the National Park and it is considered that the proposed alteration to the building continue to achieve this.

DP19

This policy concentrates more on the specific guidelines for the design and, as above, it is considered that the proposed alterations continue to achieve the objectives of this policy.

2. Heritage Statement

With the stable building being of relatively recent construction, there are no specific heritage considerations.

3 Access Statement

3.1 There are no intended alterations to the vehicle or pedestrian accesses to the property which is by means of the existing access from Newlands Road

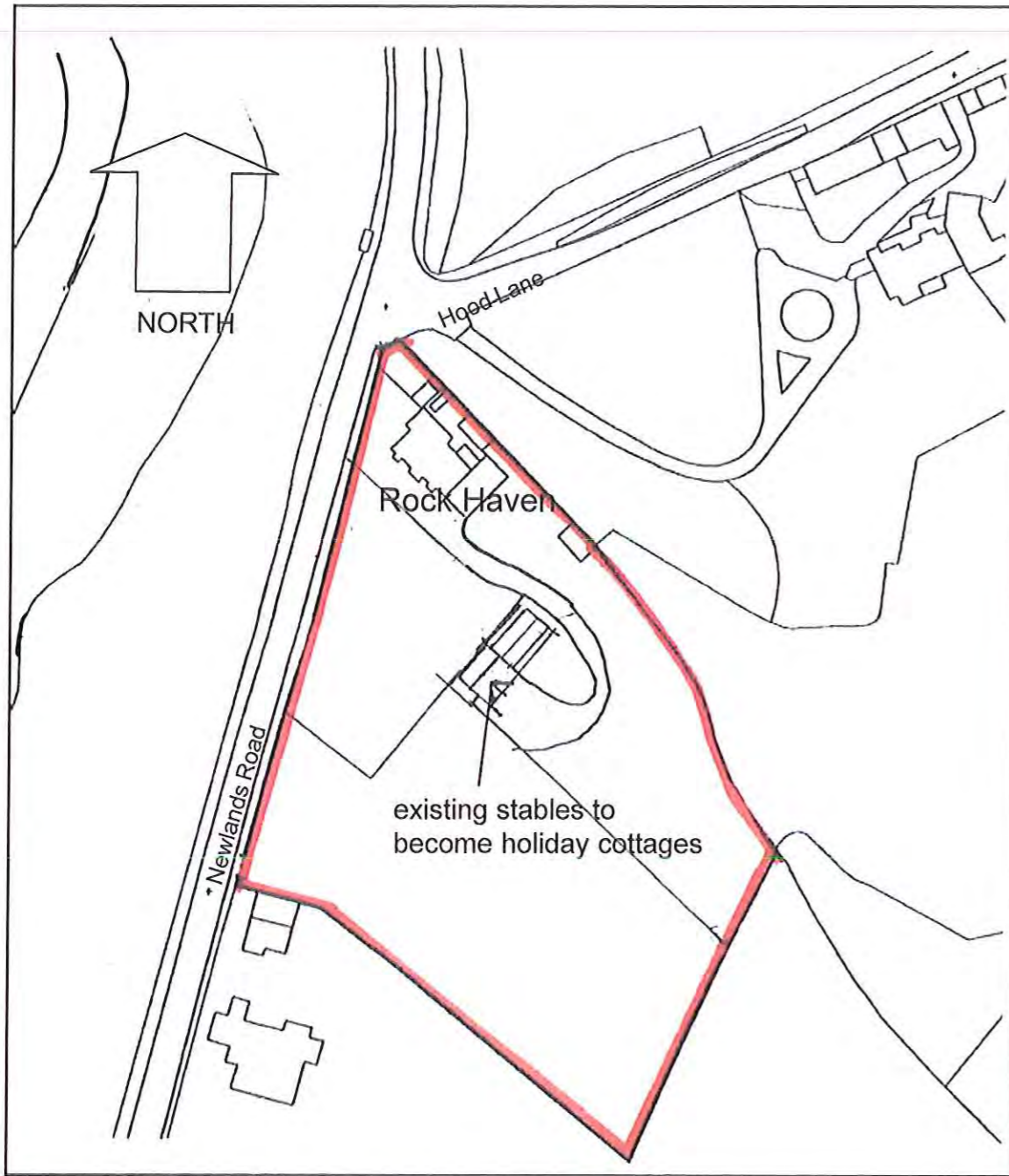
2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

3. Conclusion

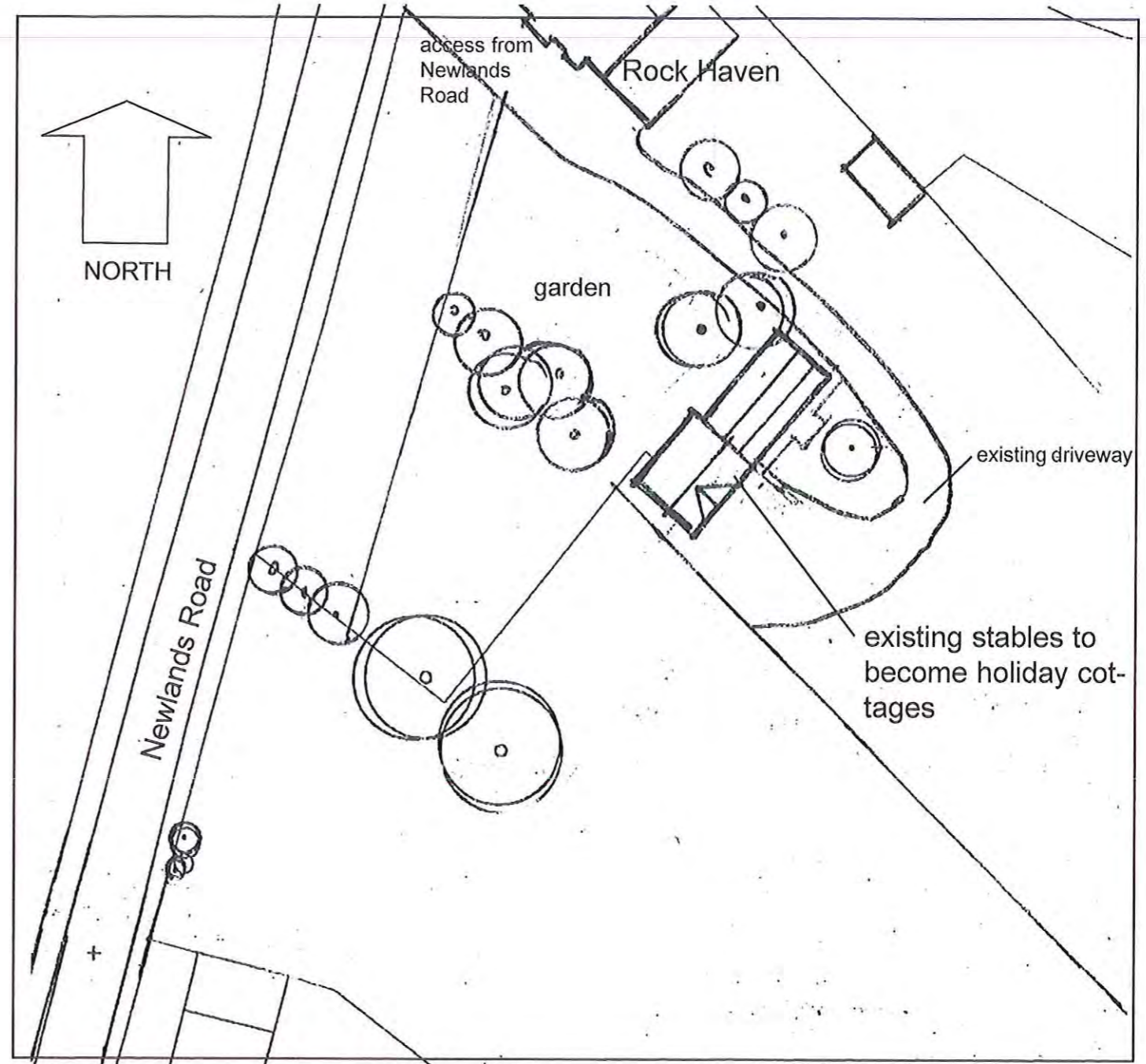
We believe that the proposed change to holiday use, coupled with the sympathetic alterations and extensions to the existing building is a suitable and sensible use for the redundant stables and hope that it can be recommended for approval.

Alan Campbell

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rock Haven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong



Location Plan

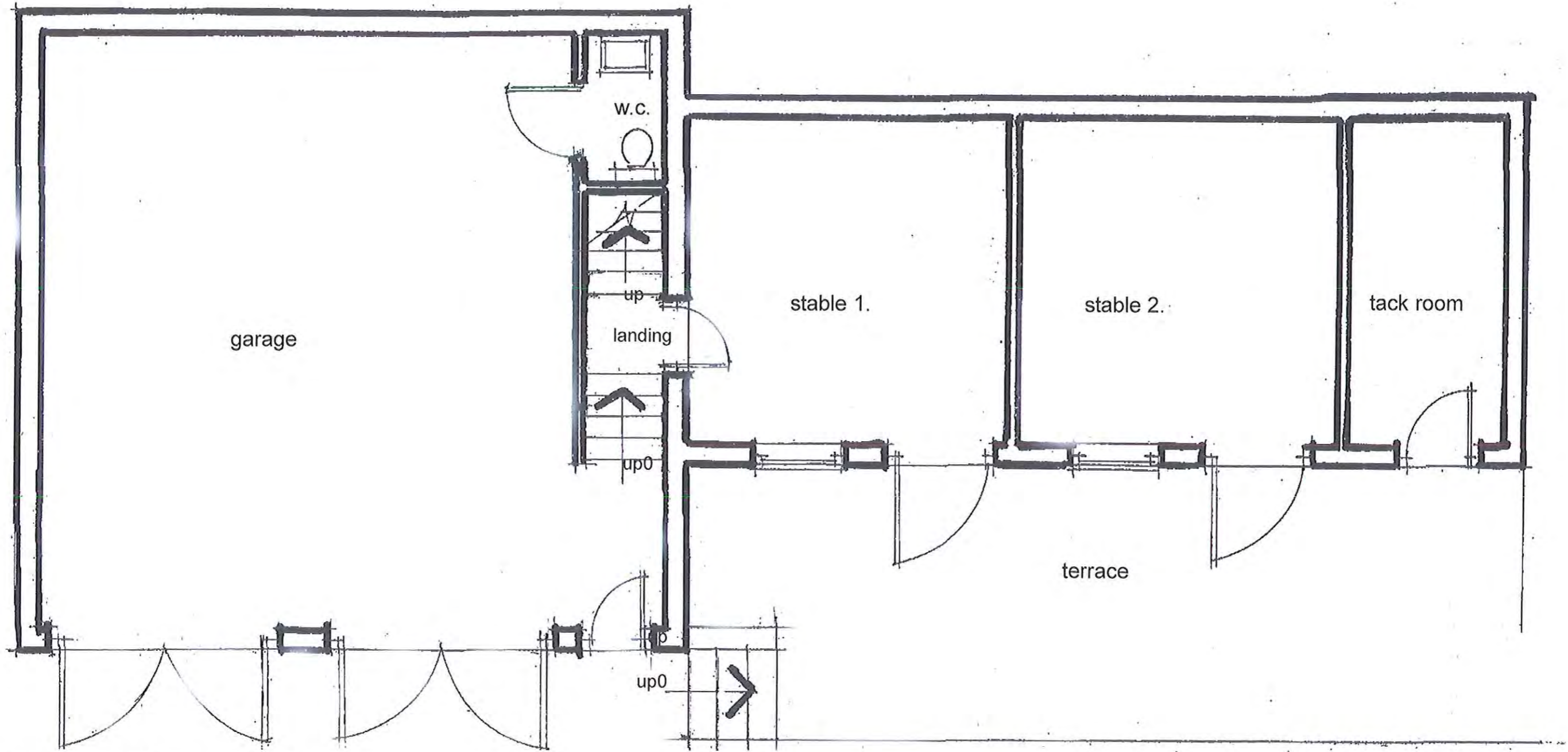


Site Plan

Site & Location Plans

scale 1:1250 & 1:500
date - Apr '16
ref. 1446/10

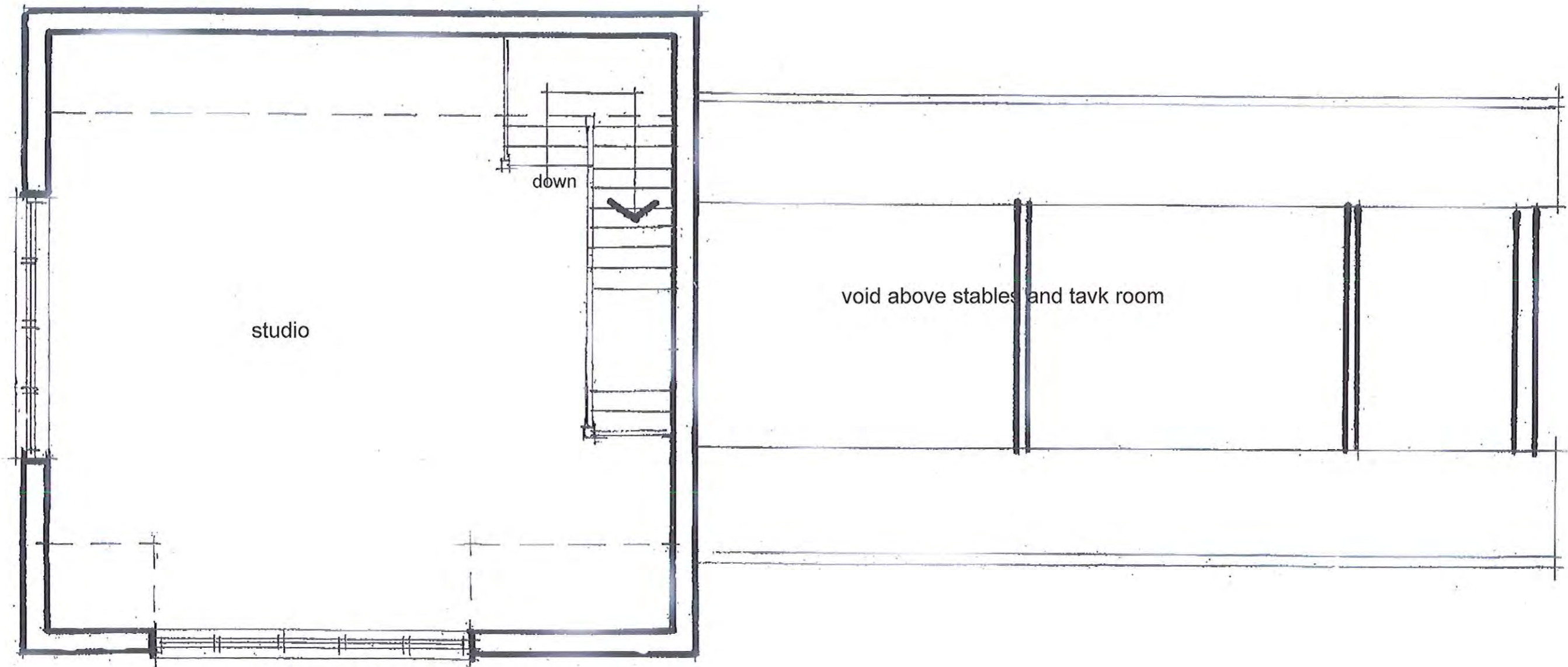
Proposed Alterations to Existing Stablest o form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong



Ground Floor Plan as Existing

scale 1:50 (at A3)
date - Apr '16
ref. 1446/11

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong



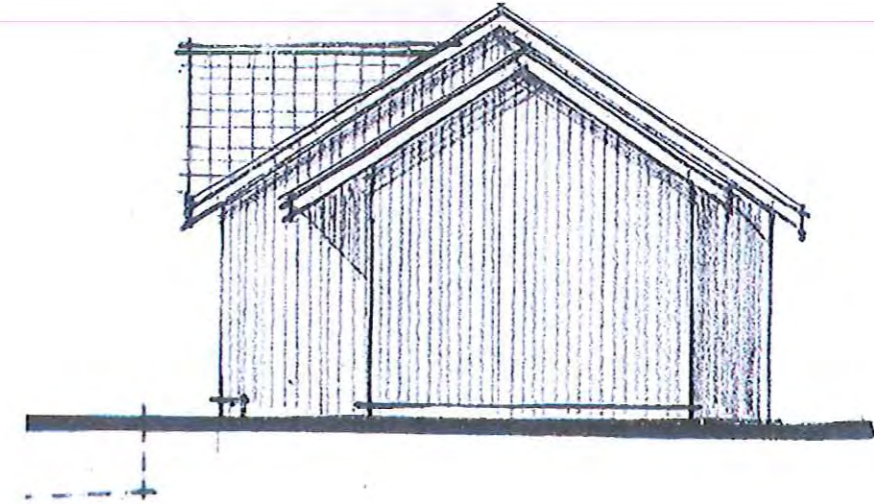
First Floor Plan as Existing

scale 1:50 (at A3)
date - Apr '16
ref. 1446/12

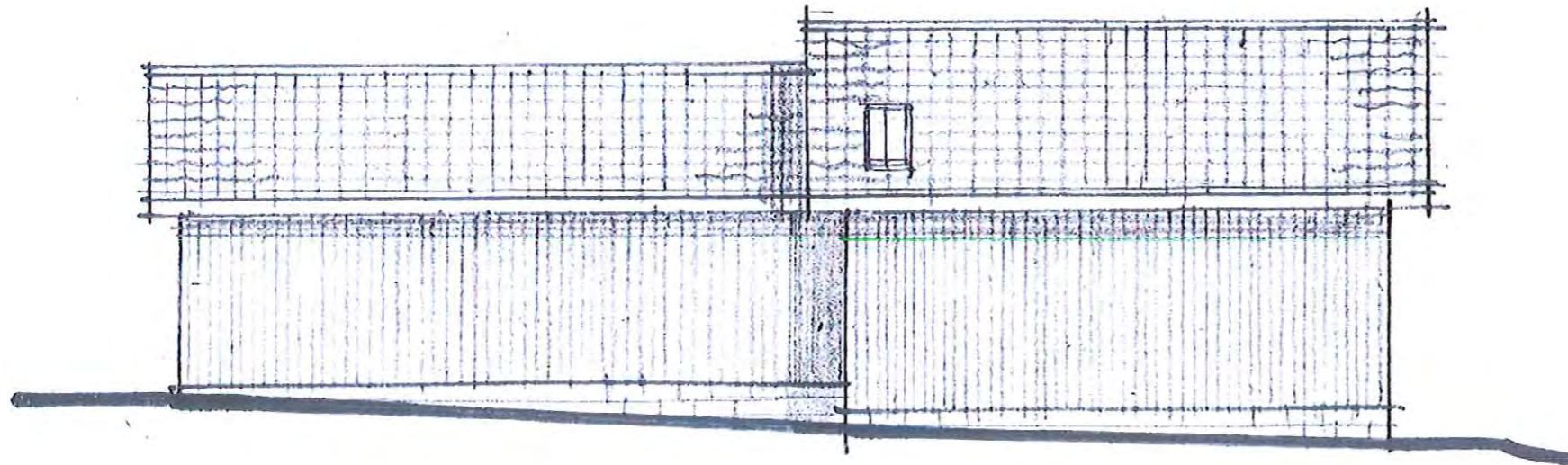
Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & pauline Armstrong



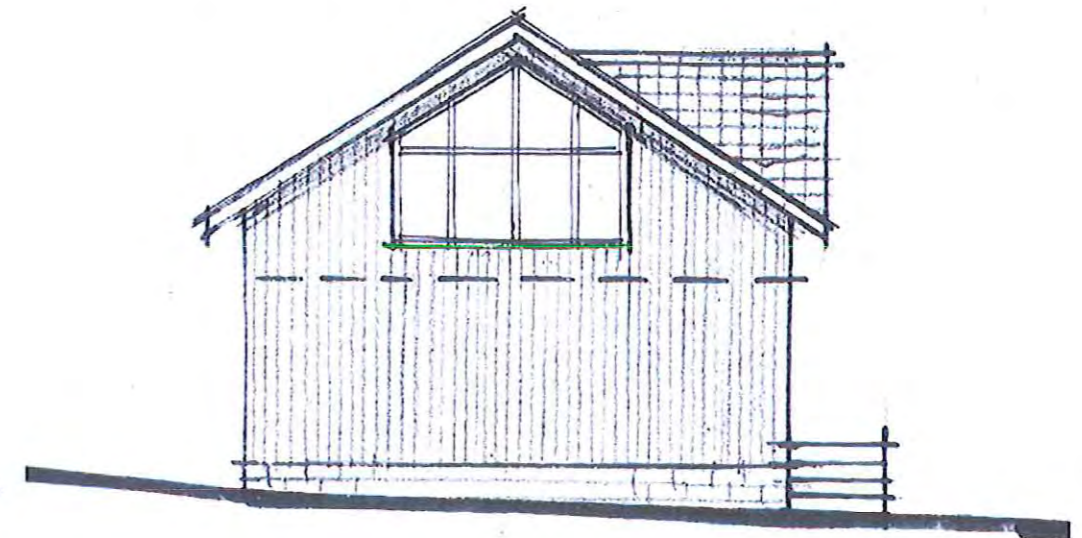
east elevation



north elevation



west elevation

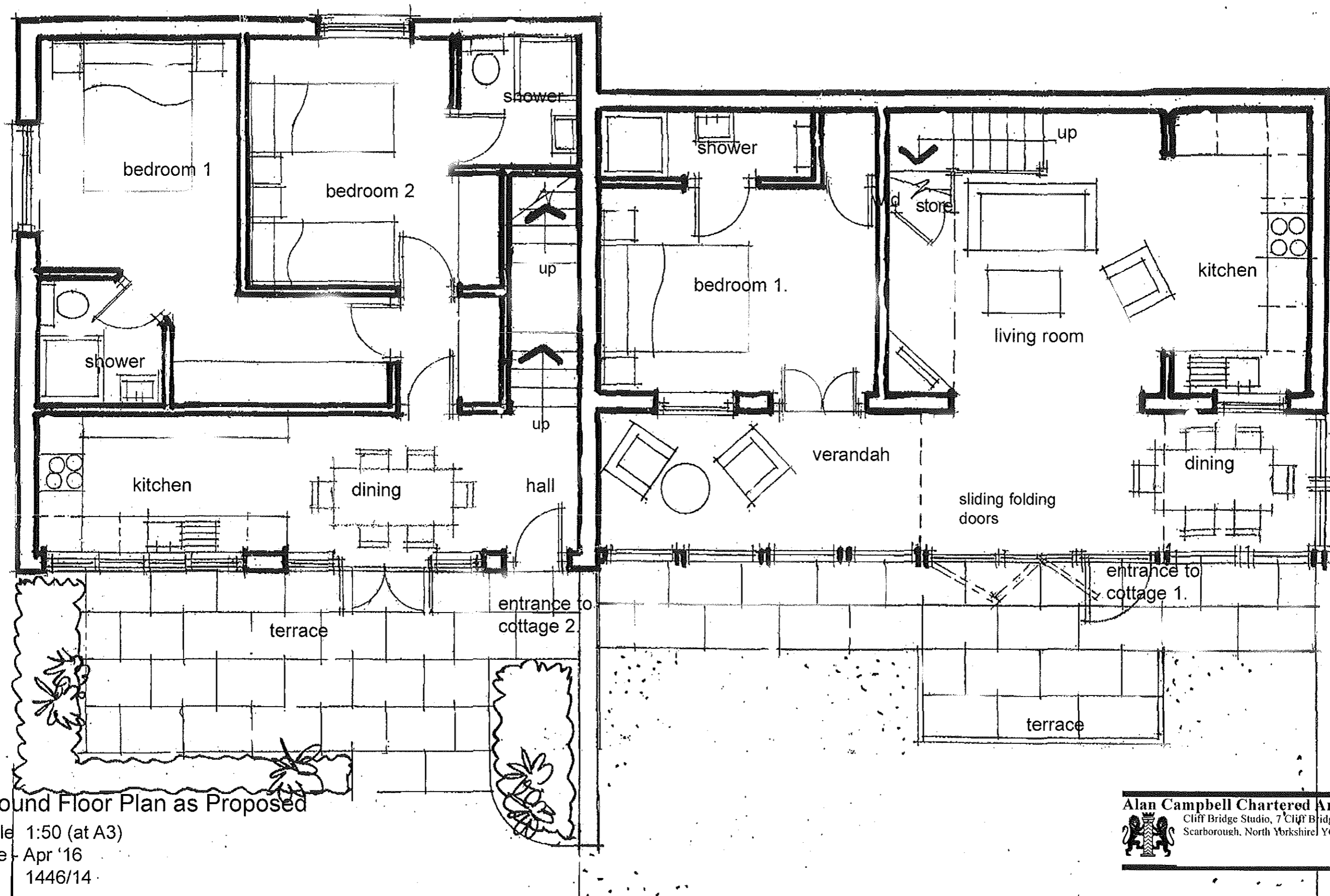


south elevation

Elevations as Existing

scale 1:100 (at A3)
date - Apr '16
ref. 1446/13

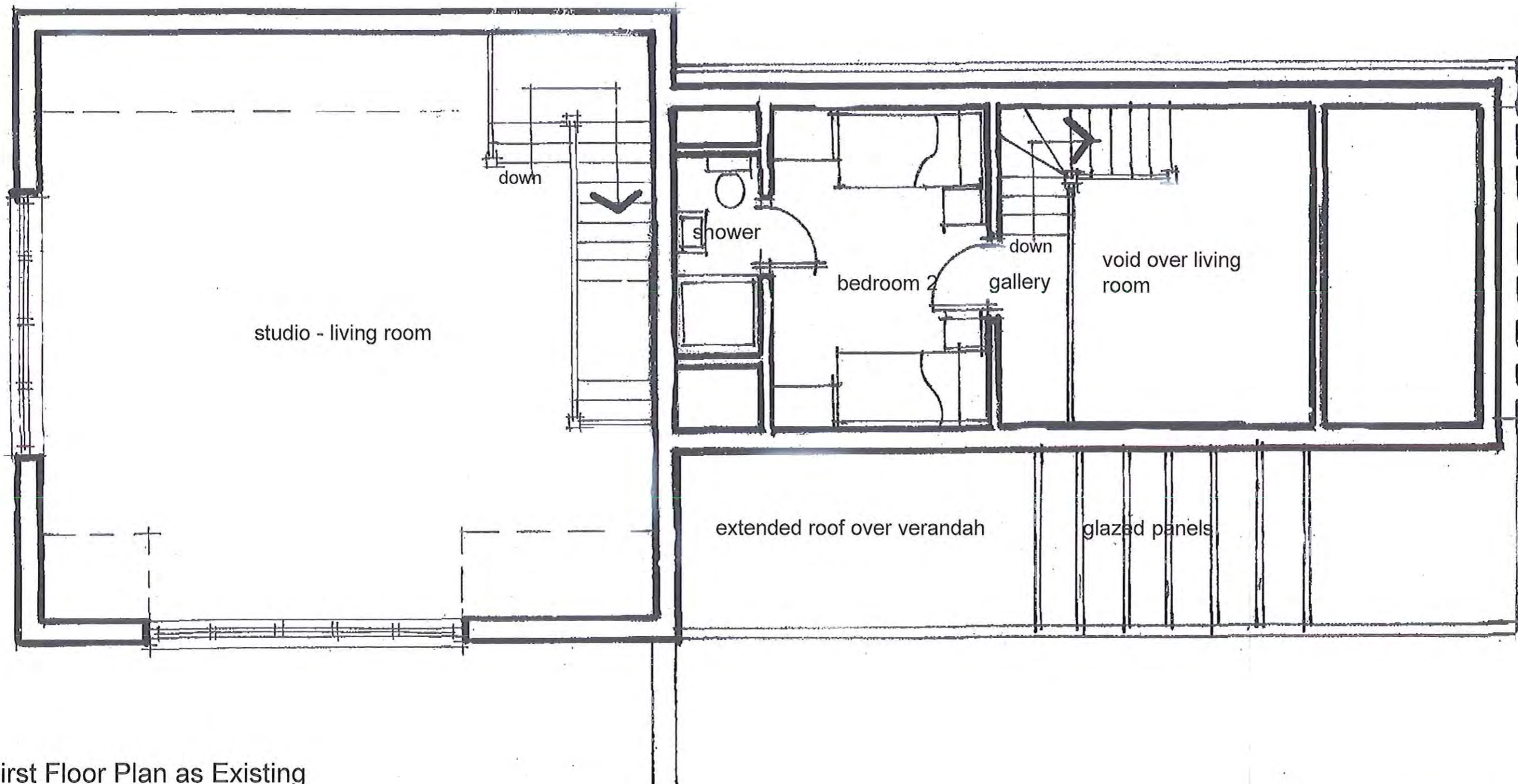
Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
 Rockhaven, newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong



Ground Floor Plan as Proposed

scale 1:50 (at A3)
 date Apr '16
 ref. 1446/14

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

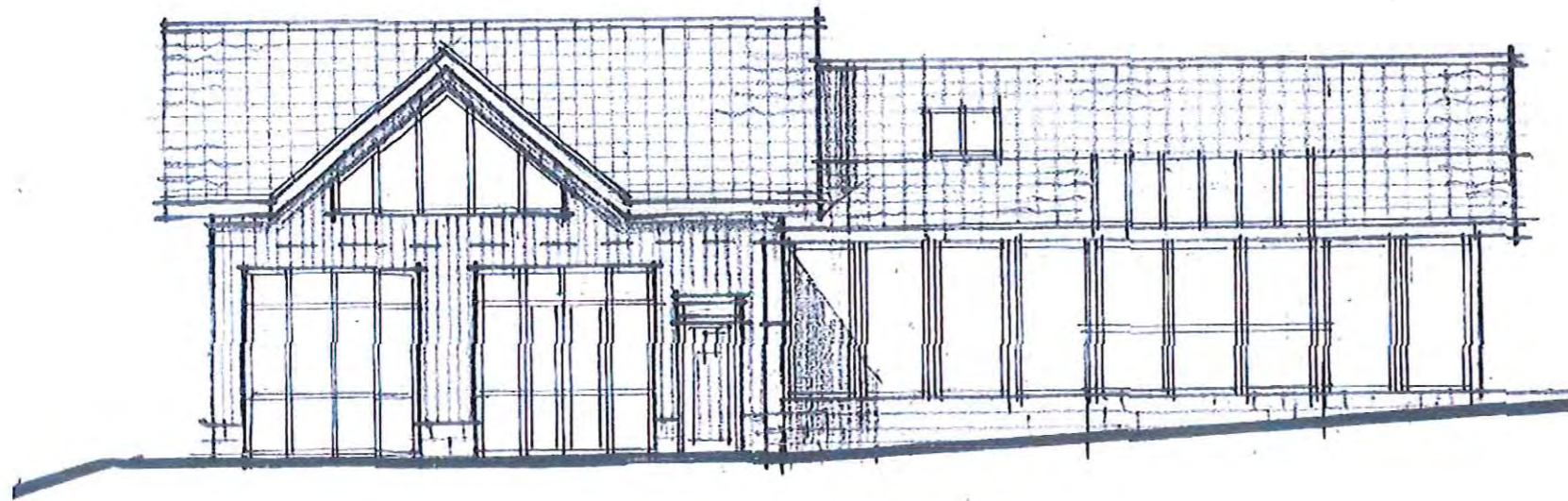


First Floor Plan as Existing

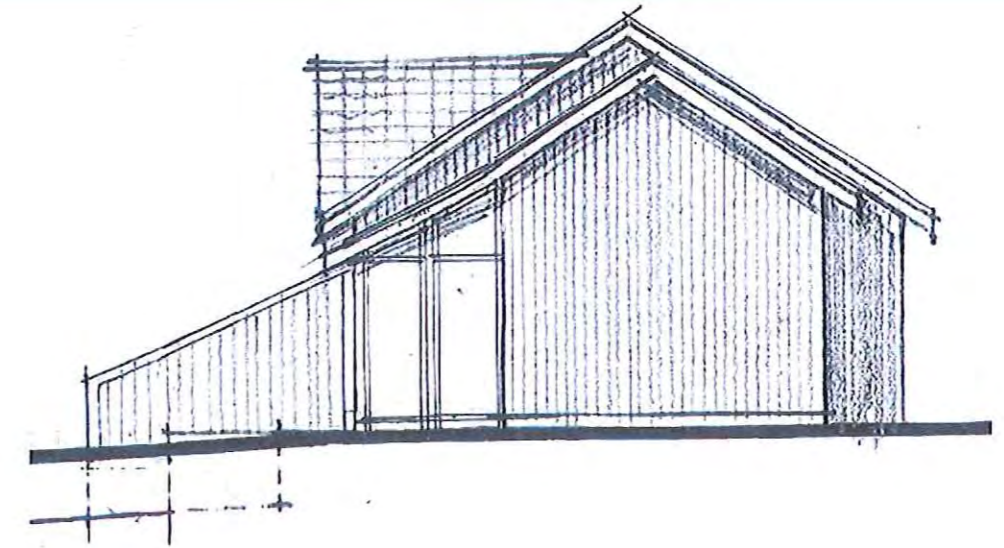
scale 1:50 (at A3)
date - Apr '16
ref. 1446/15

Proposed Alterations to Existing Stablest o form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

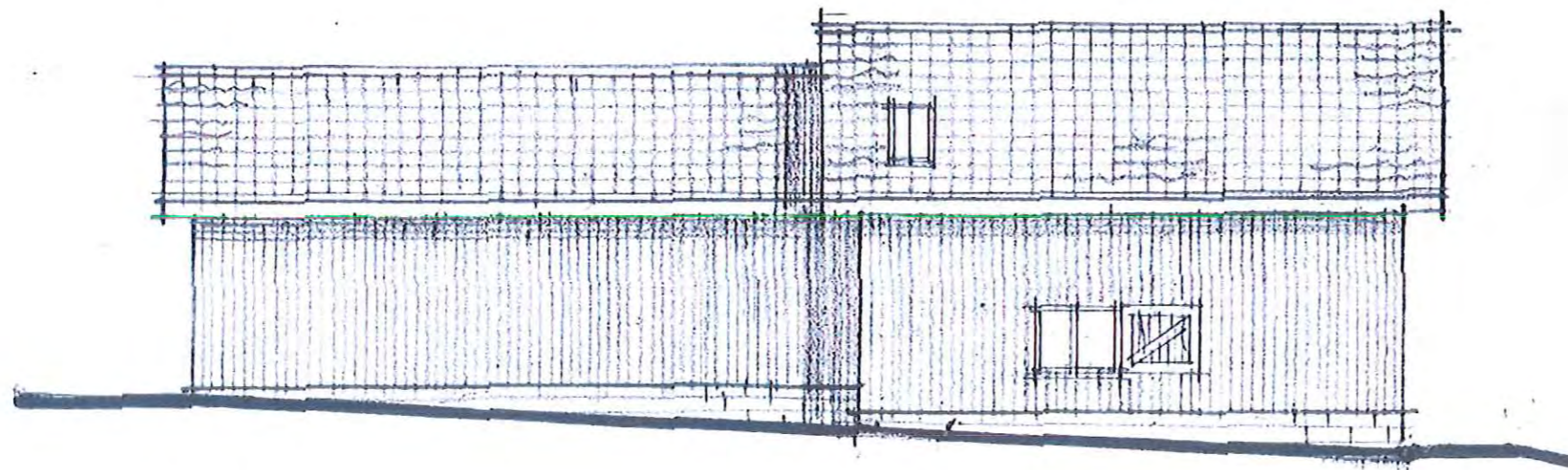
Materials:
natural stone, pantiles stained timber
boarding, glazing in stained timber frames
- all to match existing.



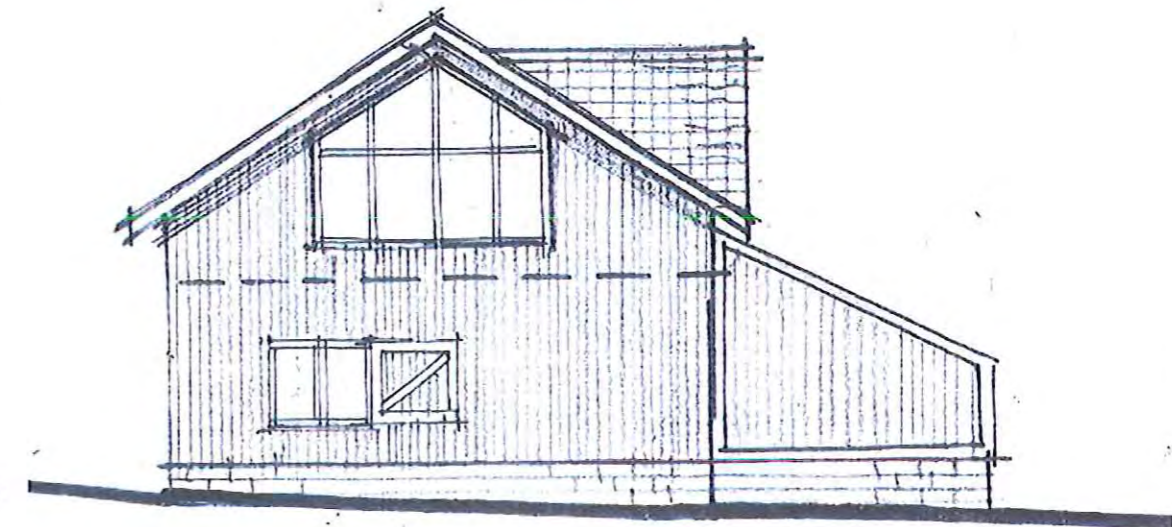
east elevation



north elevation



west elevation



south elevation

Elevations as proposed

scale 1: 100 (at A3)
date - Apr '16
ref. 1446/16

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & pauline Armstrong



Sketch from South

scale n.t.s.
date - Apr '16
ref. 1446/17

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Andy Wilson
Chief Executive

Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

Your ref:

Our ref: NYM/2016/0349/FL

Date: 23 May 2016

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

**Application for conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton
Grid Reference 501123 495315**

Thank you for your application which I received on 11 May 2016 which is being progressed. A receipt for the fee paid has been attached to this letter. The statutory date for determination of your application is 07 July 2016, however I have completed a preliminary check of the documentation and plans submitted and regret to inform you that I require the following information prior to a decision being made on the application:

1. As the proposal is not going to be connected to the mains sewer please complete the attached Non Mains Drainage form and return to the Authority at your earliest convenience. Please note this form is not required for validation purposes but will be required before a decision is made on the application.

I would be pleased to receive the documentation within **10 working days of the date of this letter** to assist the Officer in determining your application within the statutory determination period. If this timeframe is unachievable or you wish to discuss the request further, please contact the Officer set out above who is dealing with this matter.

The description of the development given above may differ from the wording you provided on the submitted forms, the intention being to clarify the nature of the development. I will assume the description is acceptable to you unless informed otherwise within seven days of the date of this letter.

A range of consultations is now being carried out with bodies such as the Parish Council and we may contact you should these consultations raise issues that can be addressed. However if you wish to submit any further information in support of your proposal you are advised to do so as soon as possible so that we, and other relevant consultees, can take full account of this.

Continued.



Many straight forward and non-controversial applications are determined under a Scheme of Delegation agreed by the National Park Authority. If you wish to view the provisions of the Scheme of Delegation this is available to view on the Authority's website using the following link:
<http://www.northyorkmoors.org.uk/about-us/how-the-authority-works/Scheme-of-Delegation.pdf>

If your application falls outside this scheme and is one to be determined by the Planning Committee we will inform you of this and the date of the Committee Meeting approximately one week prior to that Meeting. You will then be given details of the opportunity to speak at the Meeting and how to submit any further written comments you wish to be considered by the Planning Committee Members.

A Planning Officer will be visiting the site to inspect it and take photographs, and during the course of that visit will, if necessary, contact the applicant(s) or other person(s) residing on the site to inform them of the purpose of the visit. A notice will be posted on or near the site as a means of publicising the proposed development. It would be appreciated if you could make arrangements for the notice to be removed when you have received the decision.

Every effort will be made to deal with your application quickly. However, if you have not received a decision within the statutory timescale or have not been notified of one of the following:

- a) been told that your application is invalid
- b) been told that your fee cheque has been dishonoured
- c) been given a decision in writing
- d) agreed in writing to extend the period in which the decision may be given

then you can appeal to the Secretary of State under Sections 78 (1) and 78 (2) or Section 195 of the Town and Country Planning Act 1990. You should appeal within six months and you must use a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. This does not apply if your application has already been referred to the Secretary of State.

If you require any further information or wish to check on the progress of your application at any time during its processing please contact either the Planning Officer named above who is dealing with this matter, or a member of the Planning Administration Team.

Yours faithfully

Mark Hill

Mr M Hill
Head of Development Management

3 HS

Andy Strangeway

From: Mrs J. Marley, Clerk to Cloughton Parish Council
Sent: 07 June 2016 21:08
To: Planning
Subject: Comments on NYM/2016/0349/FL



In May 2010 Cloughton Parish Council objected to the original application (NYM/2010/0195/FL) to erect this building (when it was described in the officer's report to planning committee as a double garage, studio and two stables). In fact, Council's objection specifically stated

"Council is concerned that this building (if approved) will result in a future application to convert the building to residential, office or holiday accommodation. This view is reinforced by the inclusion of a WC within the garage."

Three years later in July 2013 an application was submitted to convert this building into a residential annexe (NYM/2013/0279/FL. Convert/alter stable/studio building to form residential annexe accommodation with glazed corridor, form access and utilise existing turning area in front of the building at Rockhaven, Newlands Road). The application was refused and the subsequent appeal dismissed.

Another three years has passed and an application to convert and extend the stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works is before Council for comment. Clearly Council's suspicions of 2010 have come to pass. The building is already highly visible from the Cinder Track (Scarborough to Whitby Trailway national cycle route) and the addition of yet more glass will only serve to further increase visual intrusion.

It is difficult to understand why the applicants consider the noise from people using two holiday cottages would not cause a problem to the occupants of Rockhaven, yet using the building for its intended purpose of stables would be problematic due to proximity to the house. The building was originally built by the occupants as stables, therefore they purposely built them near to the house - they cannot now complain that the use of the buildings as stables by others is impractical. Vehicle movements will all go past the main house in order to reach the only highway access and inevitably will increase considerably regardless of whether the building is used as holiday accommodation or livery.

Council objects to the application as submitted.

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

WARNING

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM16/349/FL
Proposed Development:	conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works
Location:	Rock Haven, Newlands Road, Cloughton
Applicant:	M & P Armstrong

CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/24/186	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	4 July 2016
FAO:	Hilary Saunders	Copies to:	

Note to the Planning Officer:

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

As Rock Haven is outside the speed restriction for Cloughton village the design standard for the required visibility splay is 160metres by 2.0metres. There is an existing access to the main property whose available visibility to the north does not meet the current requirements falling some 40m short. Visibility to the south exceeds the required standard.

A previous application for a conversion of the stables to a single residence proposed a new access which would have complied with the requirements for the visibility, however this was unacceptable to the planning authority.

Given that the current proposal is to convert the stable building into two holiday cottage properties which will intensify the use of this sub-standard access, the highway authority would therefore require modification to the existing access to improve the existing visibility. This would involve the lowering or setting back of the current gates and the wall to either side allowing vehicles to see and be seen when looking north. Setting the gates back from

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM16/349/FL

the highway boundary would also allow vehicles to pull off the carriageway whilst the gates are opened, improving the safety of all highway users.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-07 Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

e. Any gates or barriers shall be erected a minimum distance of **6 metres** back from the **carriageway** of the existing highway and shall not be able to swing over the existing or proposed highway.

h. The final surfacing of any private access within **5 metres** of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

2. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of **160 metres** measured along both channel lines of the major road **Newlands Road** from a point measured **2 metres** down the centre line of the access road. The eye height will be **1.05 metres** and the object height shall be **0.6 metres**. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM16/349/FL

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.

3. HC-14a DETAILS OF the amended ACCESS, TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements

HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

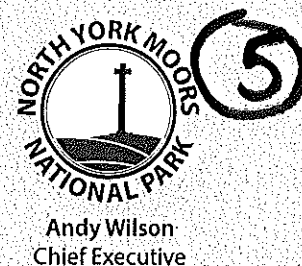
REASON

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

<p>Signed:</p> <p style="text-align: center;"><i>Kay Aitchison</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail:</p>
---	---

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

Your ref:
Our ref: NYM/2016/0349/FL
Date: 11 July 2016

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Application for conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton

You recently submitted the above planning application and I noted in my acknowledgement letter that I would let you know if the matter was to be considered by the Planning Committee and how you could attend the Meeting or/and submit further views. The application has been placed on the agenda for the next Planning Committee Meeting which will take place on Thursday **21 July 2016 at 10.00am** in the Committee Room at The Old Vicarage, Helmsley. You will be able to read the Officer's report and full agenda five working days before the Meeting either via our website (www.northyorkmoors.org.uk) or at the National Park Offices in Helmsley.

The enclosed leaflet gives details of your or your client's opportunity to speak at the Committee Meeting. If you wish to speak you must register this by telephoning a member of our Development Management Administration Team on 01439 772700 **before 12 noon on the day before the Committee Meeting** or via email (planning@northyorkmoors.org.uk). Alternatively you may decide to submit further written comments that can be brought to the attention of the Planning Committee. These must be received via fax, letter or email **by 12 noon on the day before the Meeting**, but you should note that further correspondence that repeats points you have already made may not be brought to the attention of the Planning Committee. If you have any questions concerning the above Committee procedure or need to identify any special arrangements you may require to provide a fair hearing please do not hesitate to contact either a member of our Development Management Administration Team or the Planning Officer named above who is dealing with this matter. Please also note that the Planning Committee deals with other aspects of planning in addition to determining planning applications and the agenda may include planning policy reports and other planning related matters in advance of the planning application list. Unfortunately due to the shortage of space at these offices parking is not available, except for disabled persons who will be allocated a parking space if requested in advance of the Meeting.

Yours faithfully

Mark Hill

Mr M Hill
Head of Development Management

Enc



21 July 2016

List Number 2

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Cloughton	App No. NYM/2016/0349/FL
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Proposal: conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works

Location: Rock Haven, Newlands Road, Cloughton

Applicant: M & P Armstrong, Rock Haven, Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 0AR

Agent: Alan Campbell Architects, 7 Cliff Bridge Terrace, Scarborough, YO11 2HA

Date for Decision: 07 July 2016

Grid Ref: SE 501123 495315

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. RSU011 Use as Holiday Accommodation Only - Outside Villages
4. RSU014 Holiday Unit Not Sold or Leased Separately - Outside Villages
5. GACS07 External Lighting - Submit Details
6. GAC00 No external paraphernalia shall be installed in the development hereby permitted until details of paraphernalia have been submitted to and approved in writing by the Local Planning Authority. The external paraphernalia shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. MATS03 Stonework to Match
8. MATS60 Windows and Doors - Timber
9. MATS00 The external face of the glazing in the veranda extension shall be set back in a reveal of a minimum of 20mm from the front face of the adjacent window/door frame and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. HWAY00 Prior to the development hereby approved being first brought into use, automatically opening mechanisms for the entrance gates shall be installed details of the means of opening the entrance gates shall be submitted to the Local Planning Authority for approval and thereafter shall be so maintained.
11. DRGE12 Foul Drainage to Private Treatment Plant
12. HWAY07 Private Access/Verge Crossings: Construction Requirements
13. HWAY10 Visibility Splays
14. HWAY14 Details of the Access, Turning And Parking (Amended)

Informatives

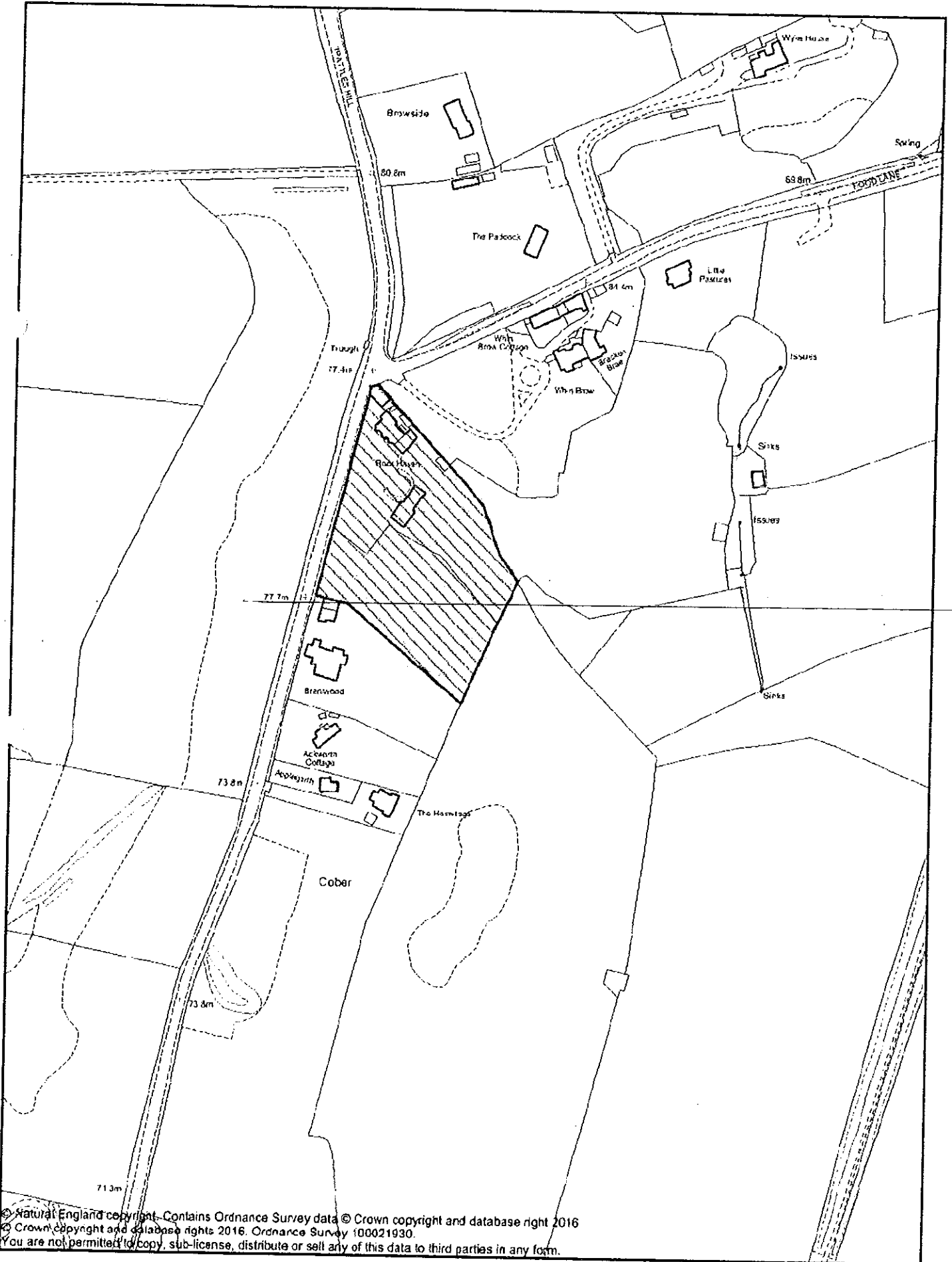
1. MISCINF01 Bats



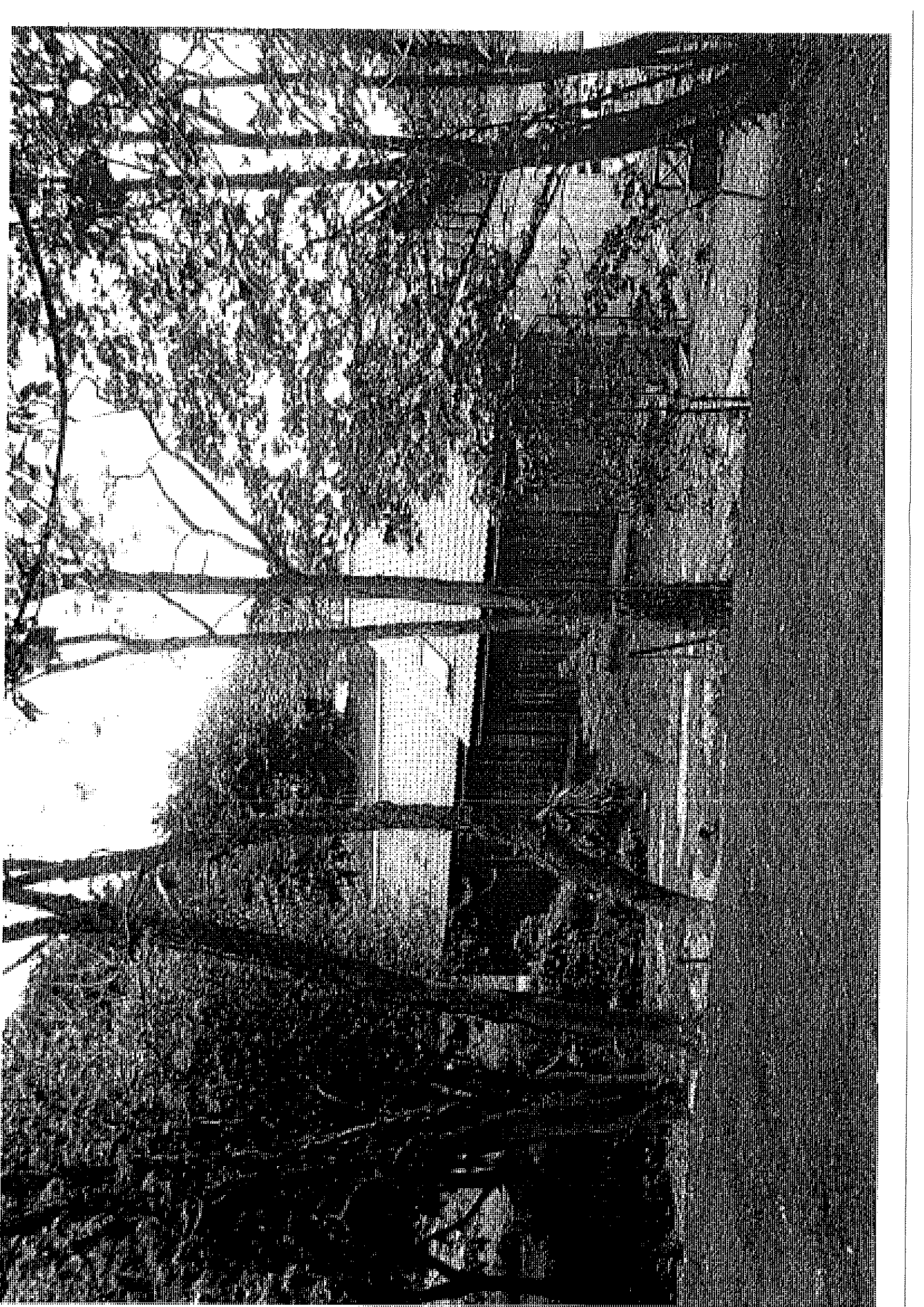
North York Moors National Park
 Authority
 The Old Vicarage
 Bondgate
 Helmsley YO62 5BP
 01439 772700

Application Number: NYM/2016/0349/FL

Scale: 1:2500



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Application No: NYM/2016/0349/FL

Informatives continued

2. MISCINF00 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
3. MISCINF00 The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

Consultations

Parish – Object - Clearly the Parish Councils concerns that the original intention was to use this building for residential purposes were valid. The building is already highly visible from the Cinder Track and the addition of yet more glass will only serve to further this.

Do not understand why the applicants consider that the noise from holiday cottages wouldn't be a problem in such close proximity to their house, but that the use as stables by others would be problematic. Vehicle movements will all go past the main house in order to reach the only highway access and traffic will increase considerably.

Highways - In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

As Rock Haven is outside the speed restriction for Cloughton village the design standard for the required visibility splay is 160metres by 2.0metres. There is an existing access to the main property whose available visibility to the north does not meet the current requirements falling some 40m short. Visibility to the south exceeds the required standard. Given that the current proposal is to convert the stable building into two holiday cottage properties which will intensify the use of this sub-standard access, the Highway Authority would therefore require modification to the existing access to improve the existing visibility. This would involve the lowering or setting back of the current gates and the wall to either side allowing vehicles to see and be seen when looking north. Setting the gates back from the highway boundary would also allow vehicles to pull off the carriageway whilst the gates are opened, improving the safety of all highway users.

Environmental Health - No objections

Advertisement Expiry Date - 14 June 2016

Others –

Dr J A Brace, Whin Brow, Hood Lane, Cloughton – Object. This building was built in 2010 following grant of permission for stables. The Parish Council objected at that time on many grounds. A further application was refused in 2013 to convert it into a residential annex and the Parish Council again objected. Those objections raised are still applicable. The proposal is contrary to Development Policy 8 as the building is not of architectural or historic importance and it is contrary to Core Policy J as the building is outside the built up limits of a village.

Application No: NYM/2016/0349/FL

Consultations continued

In terms of the local environment, the application forms give no details about the current capacity of the existing system or whether it has been enlarged or updated. If it has not been updated, it may not have the capacity to handle the effluent and will discharge foul water into the surrounding water courses.

In terms of traffic, the road is very fast and buses and coaches turn regularly. The entrance to Rock Haven is hidden by the brow of the hill and this is made worse by the gates being closed, so cars have to stop in the road to open them. Also, at the junction with Hood Lane, the footpath changes from east side to west side so pedestrians have to cross further exacerbating the traffic hazard. Inadequate parking is also proposed. If approved these traffic hazards will be exacerbated.

Rosemary March, The Haycorns, Stillington Road, Sutton on the Forest – Object. The building is very recently constructed and does not show any features which link it to the landscape, and the large amounts of glazed frontage proposed does not match the main house which is Victorian. This development will also be viewed by many walkers who use the Old Railway Line and will therefore spoil the countryside vista,

The original permission was for stables and storage and the 2013 refusal reinforced that it should not be used for domestic/holiday use.

Also have concerns about highway safety as many accidents have happened at this point, including two fatalities. The gateway to Rock Haven is blind and the solid gates restrict views further.

Julia Read, Bracken Brae, Hood Lane, Cloughton – Highway safety is an issue. I frequently walk past with my husband who is in a wheelchair, and often have to bypass the pavement when walking by as cars are blocking it in front of the gates and often I can't get back onto the footpath until several hundred yards further down the road on the brow of the hill. The other side of the road is too dangerous. This is the only walk from my house where I can push my husband to the Cober Hill duck pond as everywhere else is too hilly.

Ronald & Joan Greenfield, Little Pastures, Hood Lane – Object. This is nothing but a ploy to get an extra dwelling in this beautiful part of the National Park. If permission is granted then a precedent will be set for anyone else wishing to get around the planning laws.

Mr & Mrs Blasdale, Trattles Hall, Newlands Lane, Cloughton – Object as it is doubtful that the entrance/exit is adequate, due to the 60mph speed limit, high wall and access gates. and proximity to Hood Lane junction.

Background

Rock Haven is a substantial and attractive Edwardian style property set in extensive grounds lying to the north of Cloughton on Newlands Road. The site is situated approximately one mile from the centre of the village and has no immediate neighbours. The grounds at Rock Haven have been, in part, heavily landscaped to create a formal garden but a good mix of woodland and pasture still exist at the site. A belt of mature and dense woodland splits the formal garden (in front of the house) from the informal garden and pasture to the east.

In 2010, planning permission was granted at Committee for the erection of a double garage and stabling for two horses, together with associated tack and feed storage and first floor studio space for hobbies and crafts. Pre-application advice had been sought for that application and following Officer negotiations, the overall size was reduced and the balcony

Application No: NYM/2016/0349/FL

Background continued

removed on account of its overly domestic character and appearance. The application as submitted originally included a large dormer on the east elevation and this was also negotiated out of the scheme before it was approved. The garage/stable development has now been completed.

The Parish Council objected to that application on the basis that it was not close to the main house and the garage/studio element was considered to be excessive. They also expressed concerns that there would be a future application to convert the building into residential, office or holiday accommodation.

In addition to the host dwelling and newly built stable/garage building, there is also a two storey stone and slate building set immediately to the north-west of the house, which comprises garaging at ground floor and contains residential accommodation at first floor.

Planning permission was sought in 2013 for the conversion of the building to residential annexe accommodation, set within its own curtilage and own separate access taken from an existing field gate and across a grass verge, at the southern end of the site, across open paddock land. This application was refused on the basis that it was contrary to Development Policy 19, Development Policy 8, Development Policy 3 and Core Policy J, because the proposed annexe would be created through the conversion of a new building along with the creation of a separate domestic curtilage and new vehicular access across an open field, resulting in a harmful and urbanising form of development, and effectively comprising a new independent dwelling. Also because the engineering works required enabling the proposed new access to meet highway safety standards would have a significant impact on the rural character of the locality.

Following the refusal of this application the proposal was subsequently dismissed at appeal, for the reasons that the application was originally refused.

Permission is now sought to convert the garage and stables into two holiday units. It is proposed to retain the existing footprint but to extend the existing canopied area over the stables and tack room with a glazed veranda area.

The road facing elevation would remain unchanged, other than the insertion of a small window at ground floor and a ground floor window on the south facing gable end.

In terms of accommodation it is proposed to create two bedrooms, kitchen and dining room with studio/living area above in the existing garage/studio part of the building and to provide one bedroom and living/kitchen area with second bedroom above in the stable area.

The applicants agent has written in response to the objections received and makes the following comments:

- The access – the existing wall and gate are attractive features and need to be maintained and it is proposed to fit automatic controls so that they can be opened with a remote control thus avoiding vehicles parking on the main road. We are not aware of any accidents directly related to the access and feel that the gates themselves and any emerging vehicles are fairly prominent.
- Environmental Health - We would comply with the normal highways regulations about the protection of the highway from mud and debris being tracked on to the main road and are happy to agree to the restrictions on working hours as proposed.

Application No: NYM/2016/0349/FL

Main Issues continued

- Parish Council comments - We are dismayed and a bit concerned that the Parish Council should, once again, suggest that there were ulterior motives in the original planning application for stables. This objection was, apparently, initially provoked by the inclusion of a WC in the garage, which was entirely reasonable as the stables are at some distance from the main house. The building was originally built to a high standard as stables with the garage big enough for a horsebox as both Mr and Mrs Armstrong were extremely keen horse riders. The unfortunate fact that both of them were prevented by illness in taking part in their favourite activity should, in fact, be a matter for sympathy, not for the casting of aspersions. The suggestion that anyone would go to such extremes to then have to seek ways of making use of the buildings must be refuted.

Under the circumstances I think it is perfectly understandable that the owners don't want an outside party using the stables when they can't. Regarding the appearance, we feel that the use of glass on the frontage is a way of retaining the overall appearance of the original buildings behind a transparent frontage.

From the point of view of traffic the occasional passing of a holiday visitor's car will be less intrusive than the more intensive activity that one would expect for a commercial stables operation.

Main Issues**Policy Context**

Rock Haven is located to the north of the village of Cloughton, but as it is well outside the main built up area, in policy terms is considered as open countryside.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 8 says that outside the settlements identified in the settlement hierarchy the conversion of traditional unlisted rural buildings for short term self-catering holiday accommodation will be permitted where the building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.

Development Policy 14 seeks to ensure that new tourism development will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings. New buildings are expected to demonstrate why the facility cannot be accommodated in the existing building.

Material Considerations

The original proposal for the building was for garaging, stabling and a studio, required to serve a substantial property with substantial grounds including paddocks. Consequently, it

Application No: NYM/2016/0349/FL

Main Issues continued

was considered reasonable when considering the original application, that such size of ancillary building would be required to serve the needs of the host dwelling and its associated land.

The subsequent application was to convert the building into a residential annexe and consequently this was considered under Development Policy 8, Development Policy 19 and Core Policy J of the NYM Local Development Plan and was considered to be unacceptable.

This current application seeks consent for holiday form of residential accommodation development associated with fostering the rural economy in the form of accommodation and hence Development Policy 19 and Core Policy J are not relevant policies, instead the proposal needs to be considered under Development Policy 3 and 14.

Development Policy 14 allows the re-use of existing buildings, without the requirement for them to be buildings of historical merit. This proposal is considered to meet all the requirements of Development Policy 14, as it is situated close to a number of bridleways, footpaths and the Cinder Track and therefore in a location where visitors have opportunities to increase their awareness, understanding and enjoyment of the special qualities of the National Park.

It is not considered that the levels of activity generated by this use would have a detrimental impact on the amenities of nearby residents compared to existing ancillary levels of use and separation distances to neighbours.

Impact of Physical Alterations

There are considered to be significant differences with this proposal to the previous residential refusal. No new access is proposed which was previously considered to have a significant detrimental impact on the character of the locality as it would have cut across open paddock land. Also no separate domestic curtilage is proposed.

The proposed extension is light weight and infills an existing canopied area without significantly altering the size or scale of the building. Whilst not a historical building, it is considered to be a building of good quality materials and design which does not detract from the character of the locality and is therefore in accordance with Development Policy 3. Some Members will recall the proposed conversion of a timber workshop at Orchard Farm, Goathland in 2013 to holiday letting accommodation which the Authority resisted but was subsequently allowed on appeal. In that case the Inspector found that retaining the building with a new use would not be visually harmful and the holiday use would not be likely to be so continuous or intensive to be harmful to the amenities of neighbours.

Management Plan

The proposed development helps to meet the National Park Management Plan target set out in Policy B3 & B4 which seek to promote overnight tourism and the variety and quality of accommodation, in and around the National Park.

Conclusion

The proposal is considered to be in accordance with Development Policies 3 and 14 of the North York Moors Local Development Plan and approval is recommended.

Application No: NYM/2016/0349/FL

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

7



11th July '16

Ref: 1446

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

For the attention of Hilary Saunders

Dear Mrs Saunders

**Proposed alterations to existing redundant stables at Rock Haven, Newlands Road, Cloughton, Scarborough, to form 2 No Holiday Cottages
For: Malcolm and Pauline Armstrong**

In response to the observations received from the Highways Department I would like to make the following comments regarding the existing access

1. We feel that the Highways Dept's requirements on the alterations to the access are excessive and that the small amount of additional traffic likely to be generated by the proposed for two holiday cottages does not justify the detrimental effect of removing or reducing the height of the existing stone boundary wall. This would affect the privacy and security of the house and also affect the appearance both from inside and from out where the rather fine wall and gates look good within the National Park setting. See attached Photo A.
2. Photographs B and C on the attached information show that, from the gate, there are clear sightlines in both directions – these are in fact clearer than the sightlines from adjoining properties which are obscured by both walls and trees. There is an existing "early warning" mirror mounted on a tree opposite the Rockhaven entrance (photograph D) which is useful when emerging. As noted previously we intend to install automatic gates which will allow regular users to open them without the necessity to park and then open them manually.
3. The requirements are excessive in relation to the adjoining properties and others on Newlands Road. Rockhaven has the space for vehicles to turn within the curtilage whereas several of the other properties on the Road have to either reverse in or out. See attached photographs E and F.
4. Visitors tend to be more cautious but locals who know the road are aware of the necessity to take care, particularly in this area, where, every 30 minutes the No. 15 bus stops on Newlands Road, reverses into Hood Lane then re-emerges, taking the whole width of the road in both directions – see photographs G and H.

Page 2.

5. In conclusion, we are aware that the existing access to Rockhaven does not meet the current Highways requirements which would be applied to a new access. We feel however that the current situation coupled with the automatic gate solution produces a scheme that is at least as good, if not better than the current access ways to many of the properties on Newlands Road and in many rural areas. We hope that the planning authority will agree with these observations and support the application.

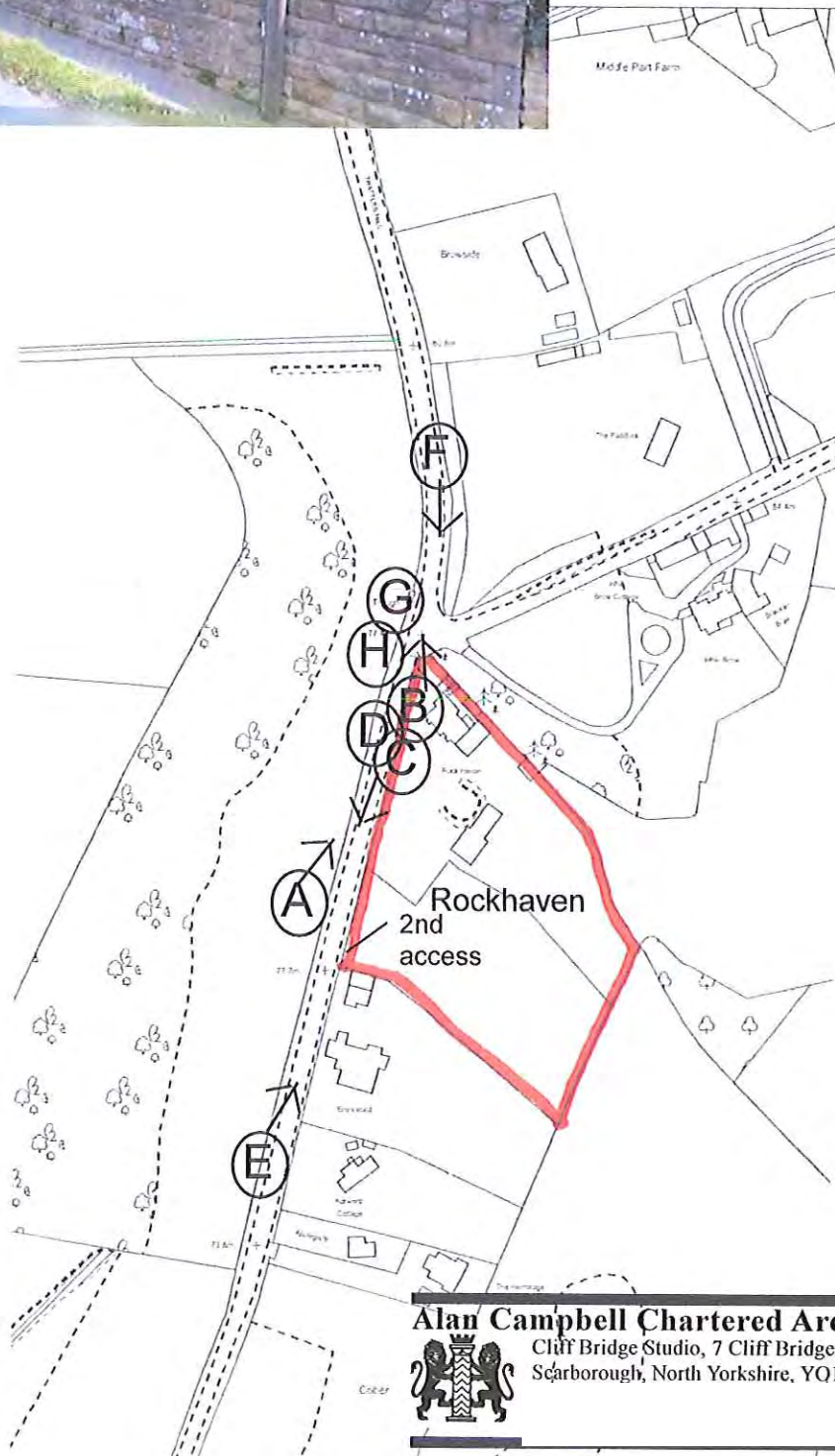
Yours sincerely

Alan Campbell

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
 Rock Haven, Newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong



A



Location Plans

scale 1:2500
 date - July '16
 ref. 1446/18

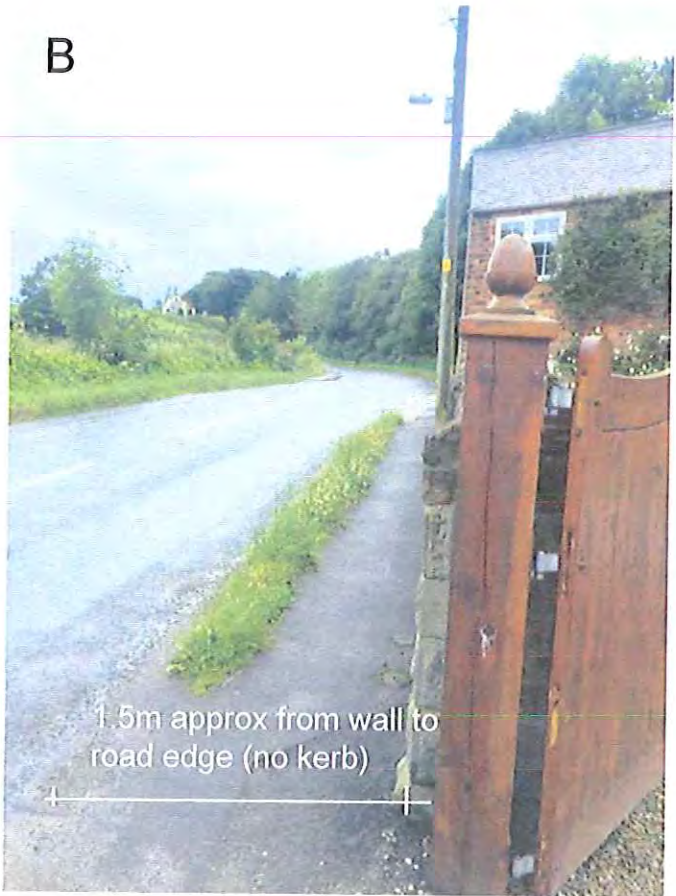
Alan Campbell Chartered Architect
 Cliff Bridge Studio, 7 Cliff Bridge Terrace
 Scarborough, North Yorkshire, YO11 2HA



Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rock Haven, Newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

View Looking North

B



C



View Looking South

D



Advance warning mirror on tree opposite Rockhaven entrance

Rockhaven - Sightlines from Gateway

scale n.t.s.
date - July '16
ref. 1446/19

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
 Rock Haven, Newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong



Newlands Road looking north



Newlands Road looking south

Rockhaven - Vision from Approches

scale n.t.s.
 date - July '16
 ref. 1446/20

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rock Haven, Newlands Road, Cloughton, Scarborough

For: Malcolm & Pauline Armstrong

Cloughton to Scarborough No. 15
Bus Service - every 30 minutes
Monday to Saturday

G



Bus service reversing into Hood Lane

Bus Rockhaven gates visible from service
emerging from Hood Lane

H

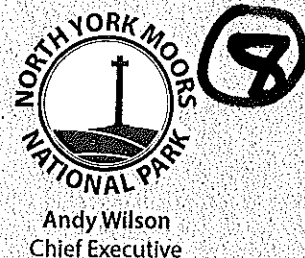


Local Bus

scale n.t.s.
date - July '16
ref. 1446/21

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

Your ref:

Our ref: NYM/2016/0349/FL

Date: 2 August 2016

Dear Mr Campbell

Proposed conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton

As advised in my email of 21st July, the Planning Committee deferred the application at Rockhaven, in order to seek the following amendments:

- Removal of the veranda/living room extension and reduction in the amount of glazing.
- Use of deep recess of large windows (which you have already agreed), with possible use of non-reflective glass, or other means of disguising glazing, such as vertical shutters.

The Highway Authority has also commented further on the application, as follows:

"Although the applicant has offered to have the gate controlled electronically this would still result in all new users, customers for the holiday cottage, waiting in the carriageway for the gates to be opened. The applicant has also offered to locate a mirror opposite the access, this solution again only caters for regular users of the access. New users i.e. holiday makers visiting the holiday cottage, are not familiar with using a mirror and can miss highway users, their speed or proximity. Mirrors are not a prescribed traffic sign and as such have to be approved by the Department of Transport if situated on the highway, a mirror would not be granted permission for a private access. Any mirror would therefore have to be located on private land. The applicant would have to consider the safety implications of placing a mirror on private land as they themselves could be liable in the event of a collision caused by its location. Glare from headlights, or the sun, reflected in a mirror can dazzle or disorientate drivers. It is also difficult to judge the speed and distance of approaching vehicles from the image seen in a mirror. Road users such as motorbikes or bicycles can be missed. Mirrors are also difficult to keep clean and free from damage."

Continued...



Ref No



Our Ref: NYM/2016/0349/FL

2

Date: 2 August 2016

In view of the above, I would be grateful for receipt of amended plans before 31st August, in order that I can put the application back on the agenda for Committee on Thursday 15th September.

I trust that the above advice is of assistance, but if you have any further queries, please don't hesitate to contact me again at the above address.

Yours sincerely



Mrs Hilary Saunders
Planning Team Leader
Development Management

e-mail: h.saunders@northyorkmoors.org.uk



alan@alan-campbell.co.uk

From:
Sent: 15 August 2016 16:47
To: Hilary Saunders (h.saunders@northyorkmoors.org.uk)
Subject: Rockhaven, newlands Road, Cloughton
Attachments: 1446 Rockhaven holiday cottages revised August '16.pdf; 1446 Rockhaven holiday cottages site & access revised August '16.pdf

Alan Campbell Chartered Architect

Cliff Bridge Studio, Cliff Bridge Terrace, Scarborough, YO11 2HA. Telephone:
VAT Reg No 499 5279 70

To: Hilary Saunders

Proposed conversion of the disused stables at Rockhaven, Newlands Road, Cloughton into 2 no holiday cottages

As a follow up to the committee comments on the above application we would like to make the following proposals.

1. The appearance of the buildings -- we have looked again at the external appearance of the converted buildings and have concluded that the amount of glazing can be substantially reduced at no detriment to the buildings and enclose copies of drawings nos 1446/14, 15A and 16 which illustrate the proposed changes. In order to achieve the target of producing top quality "5 Star" holiday accommodation we would prefer not to reduce the footprint of the original proposal and hope you will agree that the changes to the external glazing are sufficient.
2. The access - The owners have agree to remove the gates and to reduce the height of the front boundary wall as far as the existing outbuilding to the north and for approximately 15m to the south of the present access to improve the sightlines. See attached drawing no 1446/10A

Alan Cambell