

Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

Wendy Strangeway

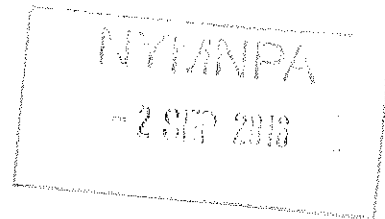
From: Hilary Saunders
Sent: 02 September 2016 15:52
To: Planning
Subject: FW: Rockhaven, Newlands Road, Cloughton - revision
Attachments: 1446 Rock Haven letter to NYMNP 11-07-16.doc; 1446 Rockhaven holiday cottages revised elevations Sept '16.pdf

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk



From: Alan Campbell
Sent: 02 September 2016 11:52
To: Hilary Saunders
Subject: Rockhaven, Newlands Road, Cloughton - revision

Alan Campbell Chartered Architect

To: Hilary

See attached letter and revised drawing re Rockhaven for your comments?

Alan C.



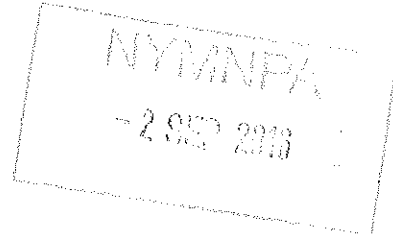
AMENDED
Notes

2nd September '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 a follow up to our recent correspondence, we have considered your comments and agree that the inclusion of some external timber shutters could be an interesting addition to the old stables part of the proposed scheme to create two holiday cottages.

I therefore enclose copies of an additional drawing no. 1446/21 showing the front elevation of the recently submitted scheme B with the shutters open and closed. This would maintain more of the original appearance of the building when the cottage is not in use.

In order to create the "5 Star" accommodation which the National Park encourages and which the owners want to provide, the smaller extension to cottage one is essential and we hope you will agree that this, with the additional shutters is a sensible solution.

I have already submitted the road front access changes which will meet the Highways Department's criteria and hope that you can continue to recommend the proposal for approval.

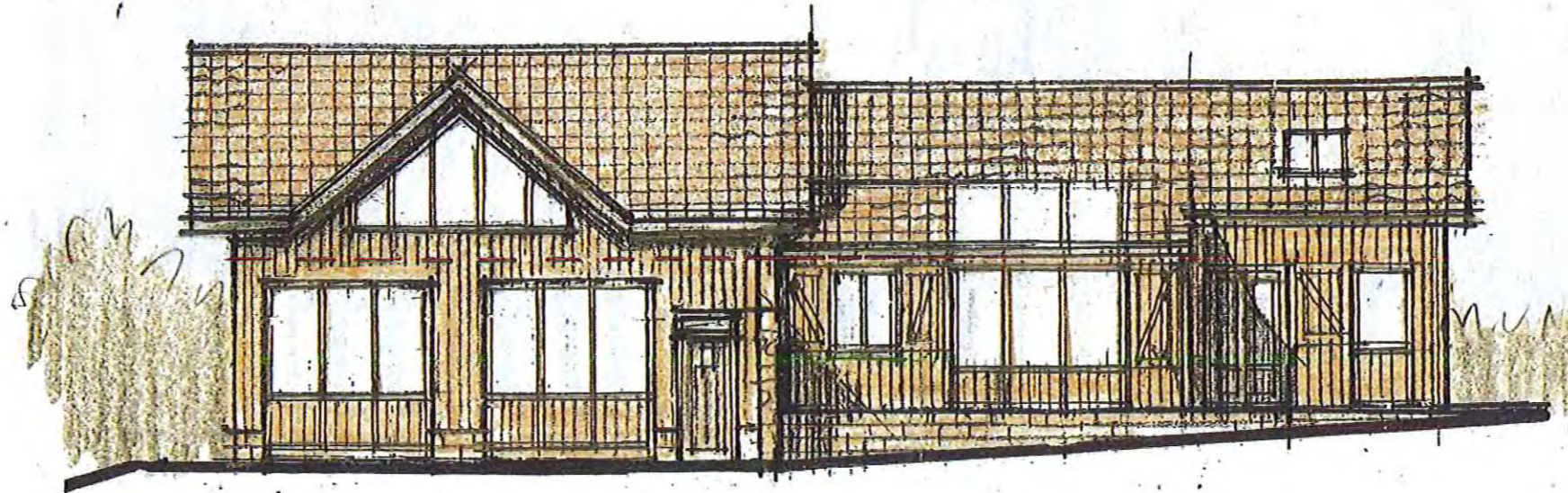
If you do have any queries or require any additional information please let me know.

Yours sincerely

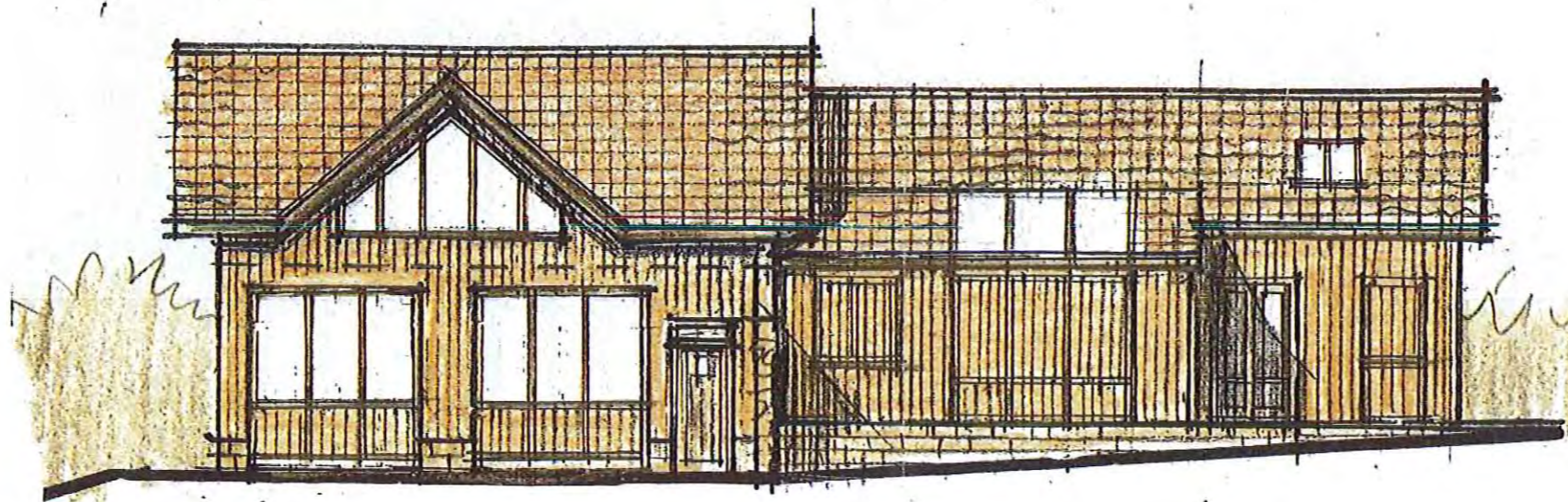
Alan Campbell

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

NYMNPA
- 2 SEP 2013



south elevation - shutters open



south elevation - shutters closed

AMENDED

Notes

South Elevation as Proposed - Revised Scheme

scale 1:100 (at A3)

date - Apr '16

ref. 1446/21

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

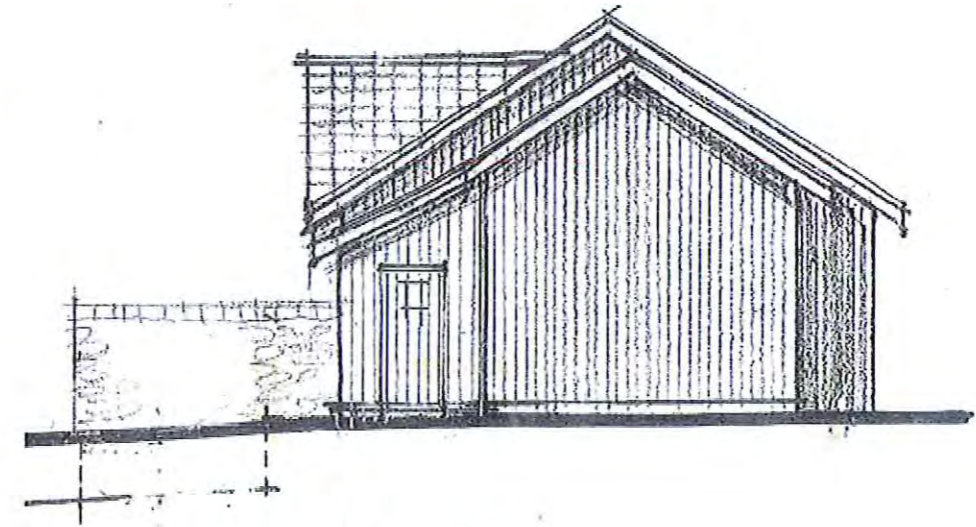


Proposed Alterations to Existing Stablest o form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

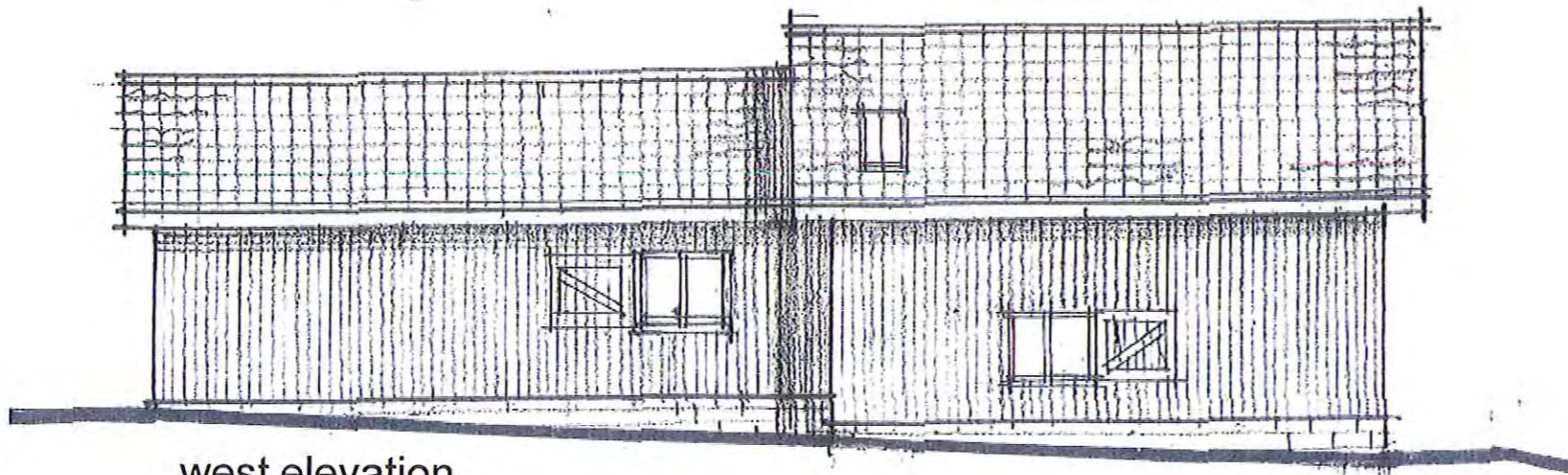
Materials:
natural stone, pantiles stained timber
boarding, glazing in stained timber frames
- all to match existing.



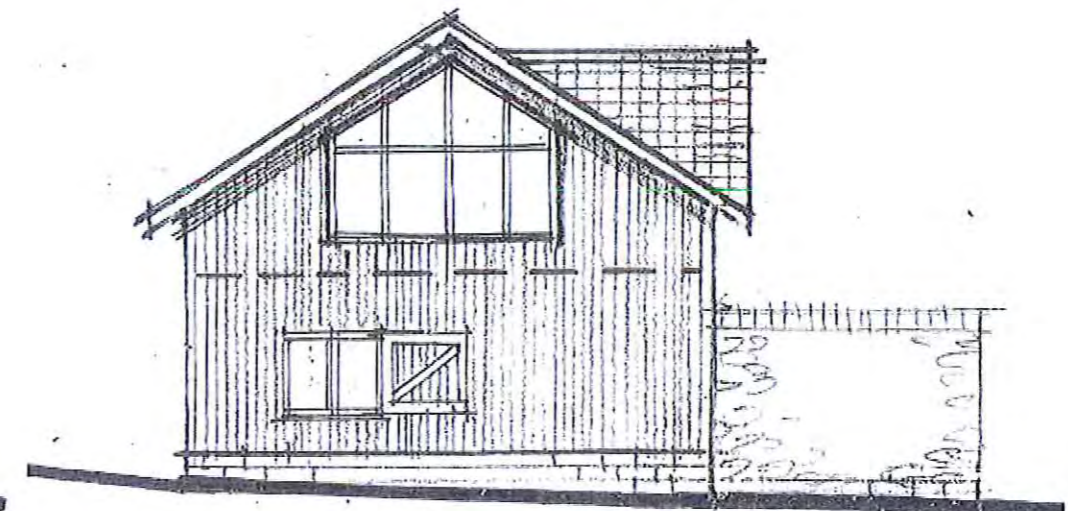
east elevation



north elevation



west elevation



south elevation

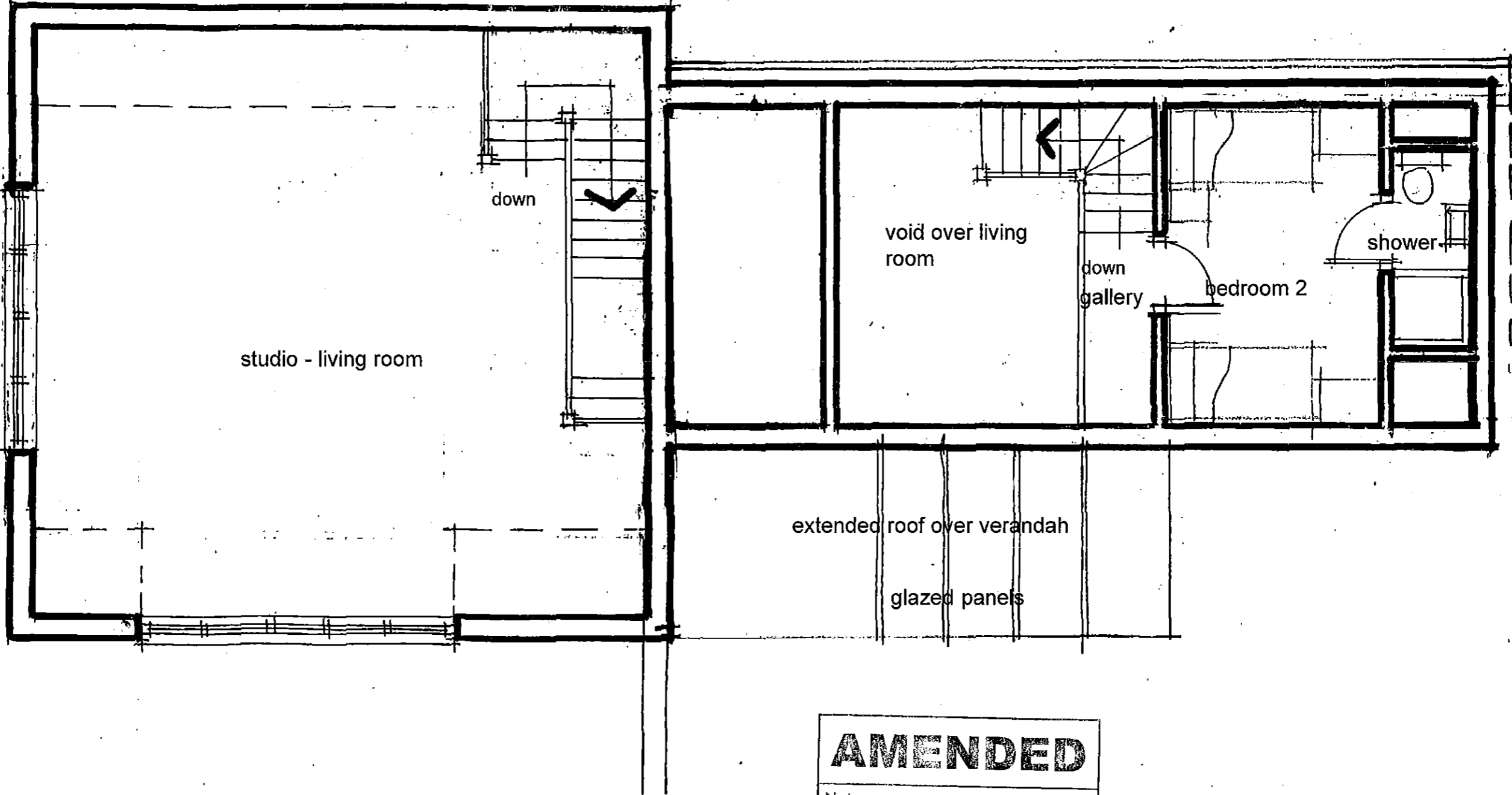
Elevations as Proposed - Alternative Scheme B

scale 1: 100 (at A3)
date - Aug '16
ref. 1446/20

AMENDED
NOTES
Received 26 Aug 2016

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

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

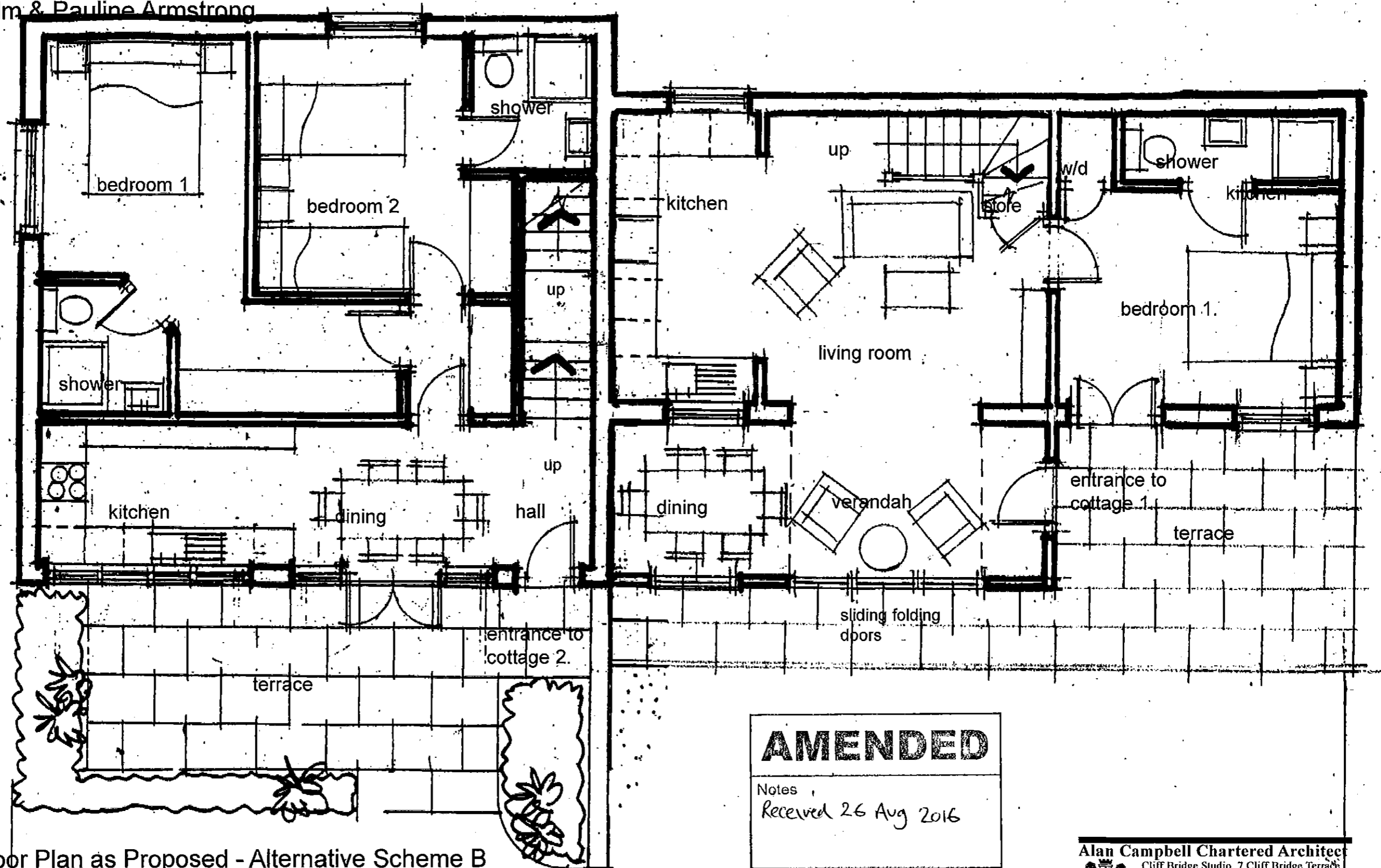


First Floor Plan as Proposed - Alternative Scheme B

scale 1: 50 (at A3)
date - Aug '16
ref. 1446/19

AMENDED
Notes
Received 26 Aug 2016

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



Ground Floor Plan as Proposed - Alternative Scheme B

scale 1: 50 (at A3)
 date - Aug '16
 ref. 1446/18

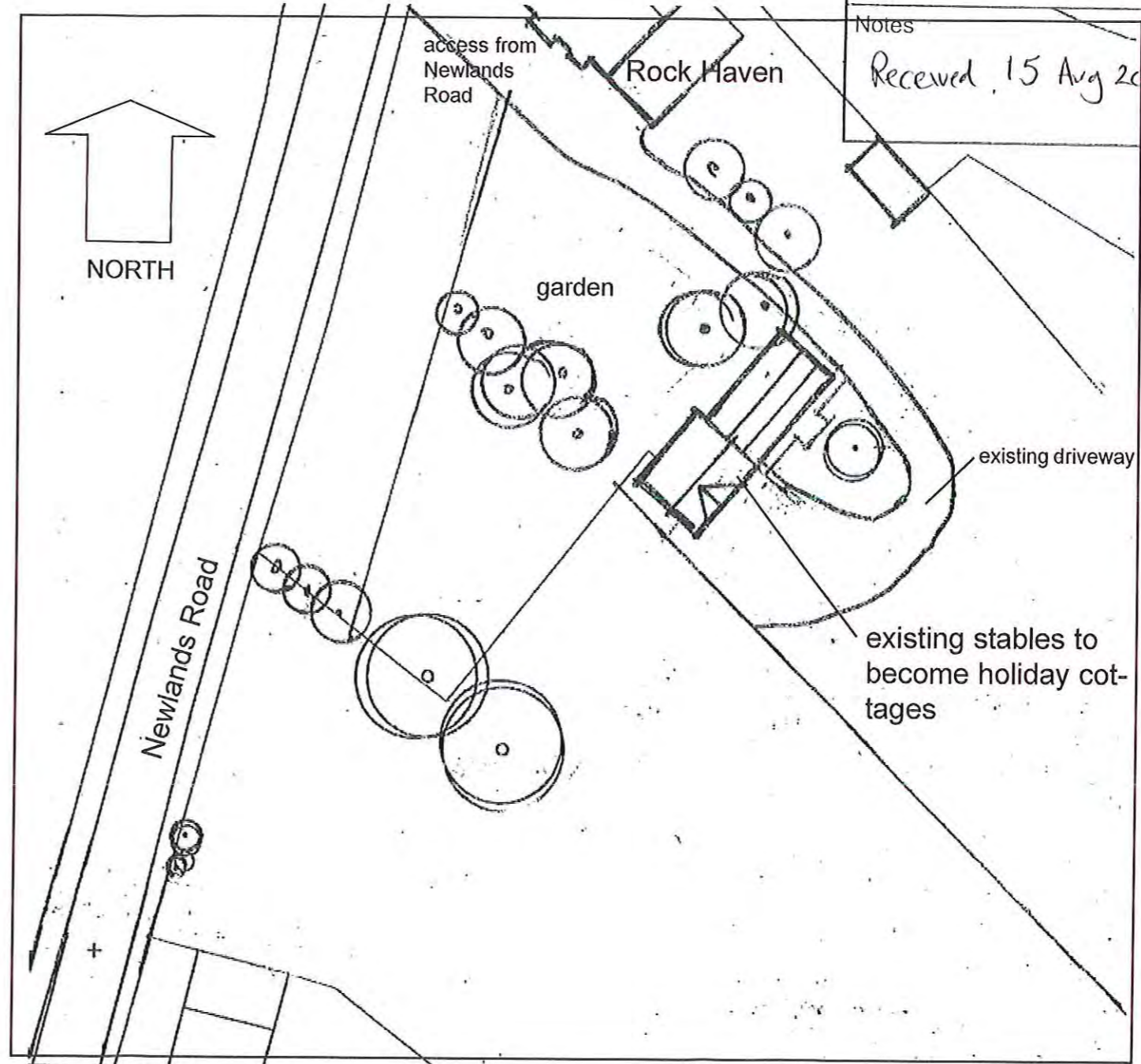
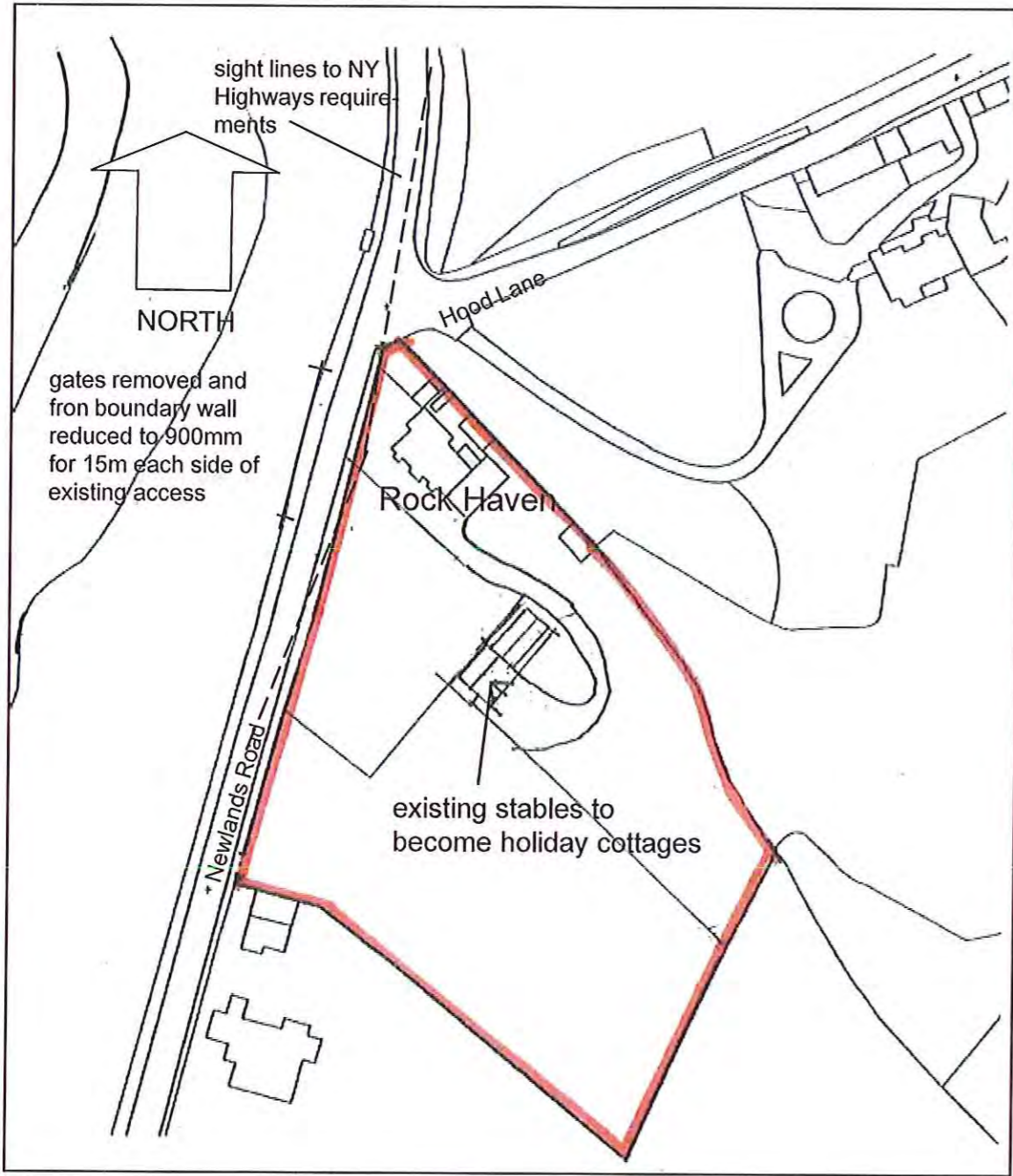
AMENDED
 Notes
 Received 26 Aug 2016

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

NYMNP
 15 AUG 2016

AMENDED
 Notes
 Received 15 Aug 2016,



Location Plan

Site Plan

Site & Location Plans

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

Rev A - sightlines indicated 13-08-16

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

Andy Strangeway

From: Hilary Saunders
Sent: 31 August 2016 12:02
To: Planning
Subject: FW: Rockhaven, Newlands Road, Cloughton

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

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From:
Sent: 31 August 2016 11:52
To: Hilary Saunders
Subject: Rockhaven, Newlands Road, Cloughton

Alan Campbell Chartered Architect

To: Hilary Saunders

I am totally nonplussed by your expectations of the planning committee's position on the Rockhaven application. There seem to be no planning grounds for their conclusion that the stables building should not be extended in any way.

It doesn't make sense and seems to have been provoked by comments from objectors who don't want the scheme to happen at all?

On the planning side it goes completely contrary to your positive recommendation that the scheme as submitted should be approved and has no planning basis for a contrary opinion.

We have agreed that reducing the amount of glazing does not adversely affect the scheme and agreed to expensive alterations to the entrance

which, once again, you did not think necessary in the original application.

I think that the scheme B which I sent to you goes a long way towards meeting their irrational opinions and that, in the light of your original report, you should be able to support.

Alan C.

From:
Sent: 26 August 2016 10:05
To: Hilary Saunders
Subject: RE: Rockhaven, Newlands Road, Cloughton
Attachments: 1446 Rockhaven holiday cottages Scheme B August '16.pdf

Alan Campbell Chartered Architect

To: Hilary

I don't think I quite believed that the committee would be so intransigent on this point – there seems to be no rhyme or reason for it?

The existing building consists of the large 2 storey garage end and the much smaller stables wing and to convert the latter into the high standard of accommodation that the owners want and that the building deserves, the stables end really needs a bit more space.

How about Plan B. that partially extend the building forward onto the existing terrace.

Without a little bit more space for cottage 1. The scheme doesn't really work.

I think that this solution should be an acceptable compromise?

Alan

Sent: 26 August 2016 09:20
To:
Subject: RE: Rockhaven, Newlands Road, Cloughton

Dear Alan,

Thank you for your email.

I've now had the opportunity to look at your earlier email and would advise you that when Members discussed the application at Committee in July, they were strongly of the view that the extension to the building should be removed and it is likely that the application would be refused if it is taken back to Committee without that element omitted.

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

Kind regards

Hilary

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley

York
YO62 5BP

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk

From: {
Sent: 25 August 2016 11:39
To: Hilary Saunders
Subject: Rockhaven, Newlands Road, Cloughton

Alan Campbell Chartered Architect

To: Hilary

Any news/thoughts on the revisions to the Rockhaven scheme that I submitted?

Alan C.

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www.northyorkmoors.org.uk

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N **Andy Strangeway**

From: Hilary Saunders
Sent: 25 August 2016 15:55
To: Planning
Subject: FW: Rockhaven, newlands Road, Cloughton
Attachments: 1446 Rockhaven holiday cottages revised August '16.pdf; 1446 Rockhaven holiday cottages site & access revised August '16.pdf

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk



From:
Sent: 15 August 2016 16:47
To: Hilary Saunders
Subject: Rockhaven, newlands Road, Cloughton

Alan Cambell Chartered Architect

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.

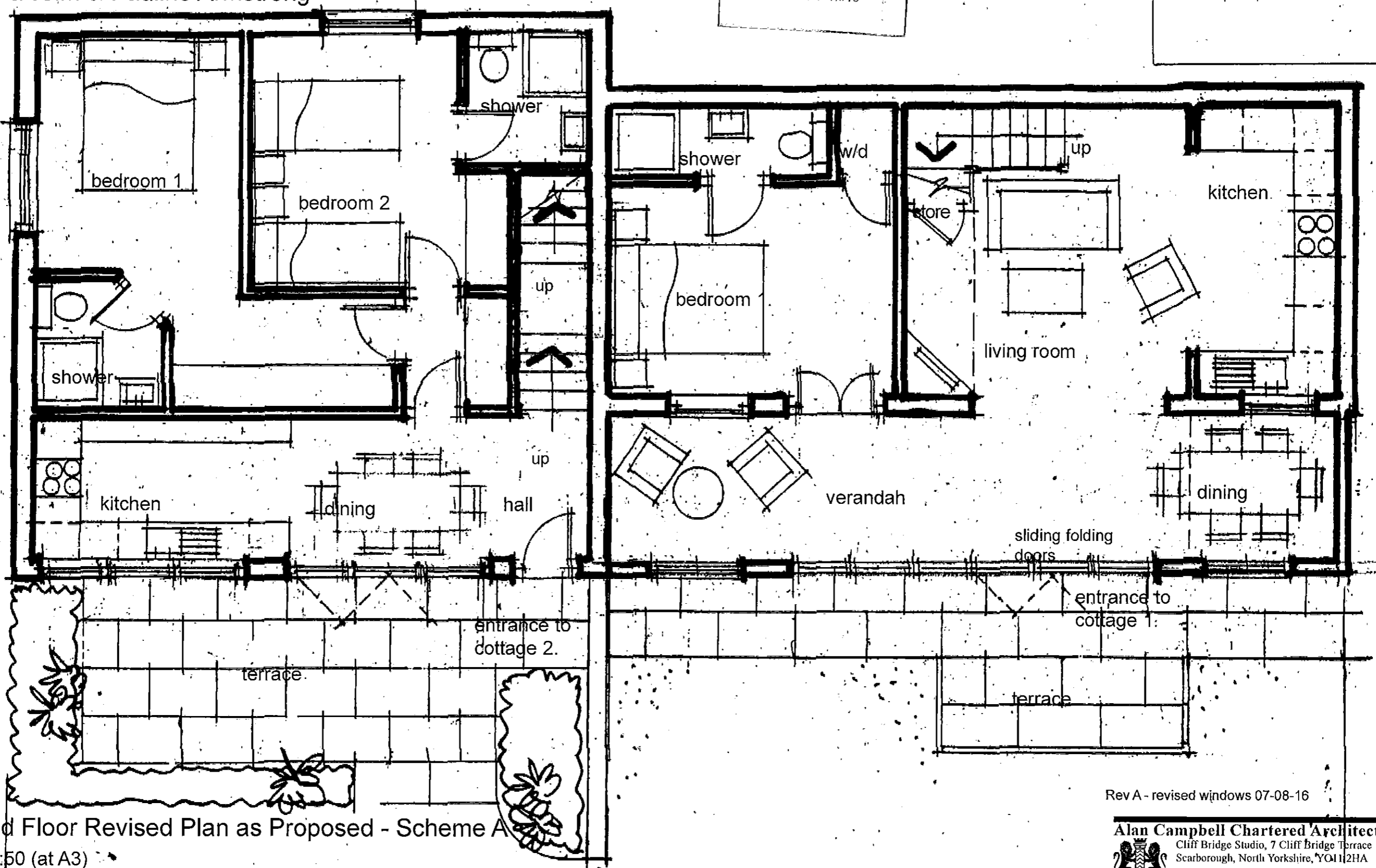
1. The appearance of the buildings – we have looked again at the external appearance of the converted buildings and have concluded that the amount of glazing can be substantially reduced at no detriment to the buildings and enclose copies of drawings nos 1446/14, 15A and 16 which illustrate the proposed 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

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

NYMNP
 15 AUG 2016

SUPERSEDED
 Notes



Ground Floor Revised Plan as Proposed - Scheme A

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

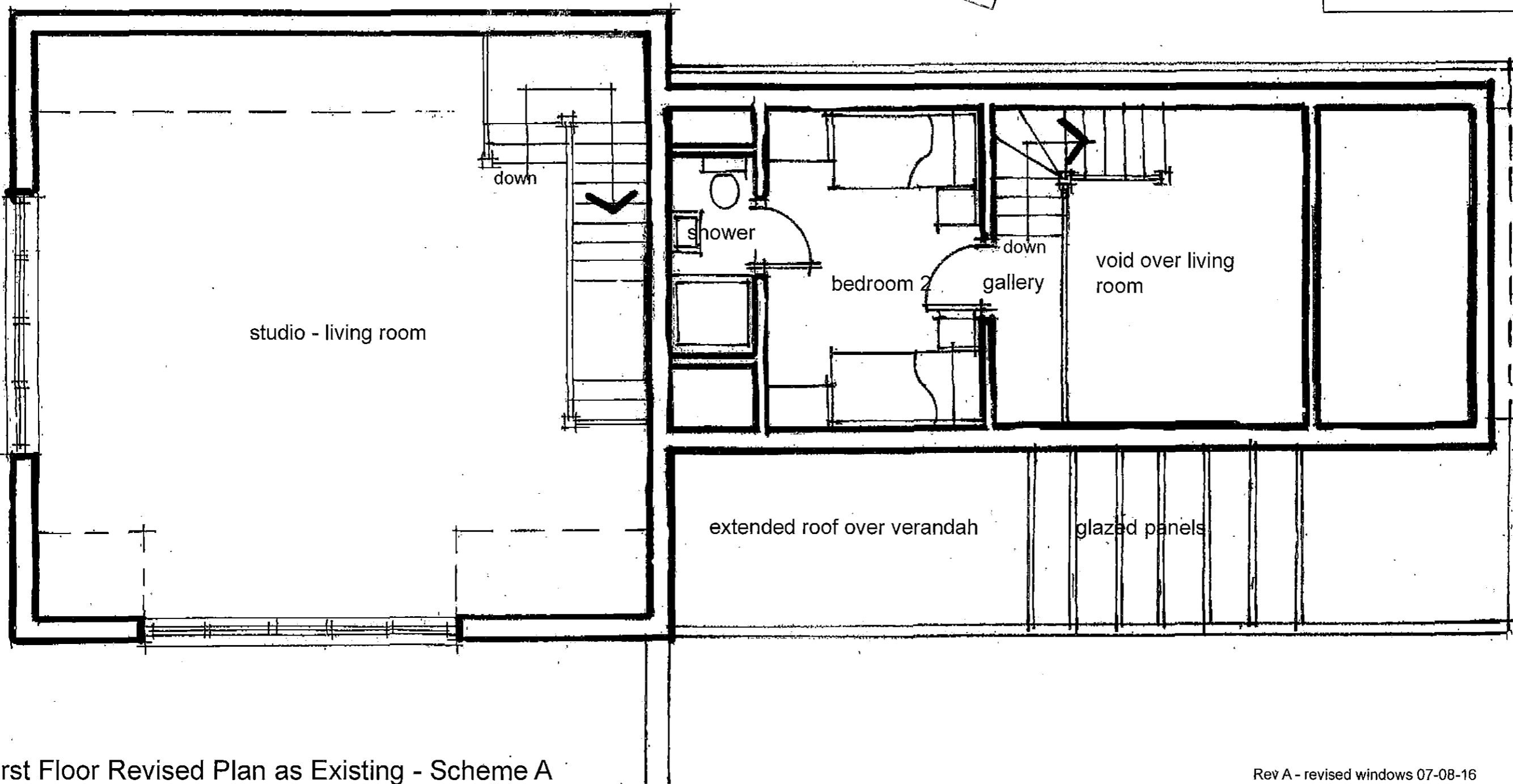
Rev A - revised windows 07-08-16

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
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

NYMNP
15 AUG 2016

SUPERSEDED
Notes



First Floor Revised Plan as Existing - Scheme A

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

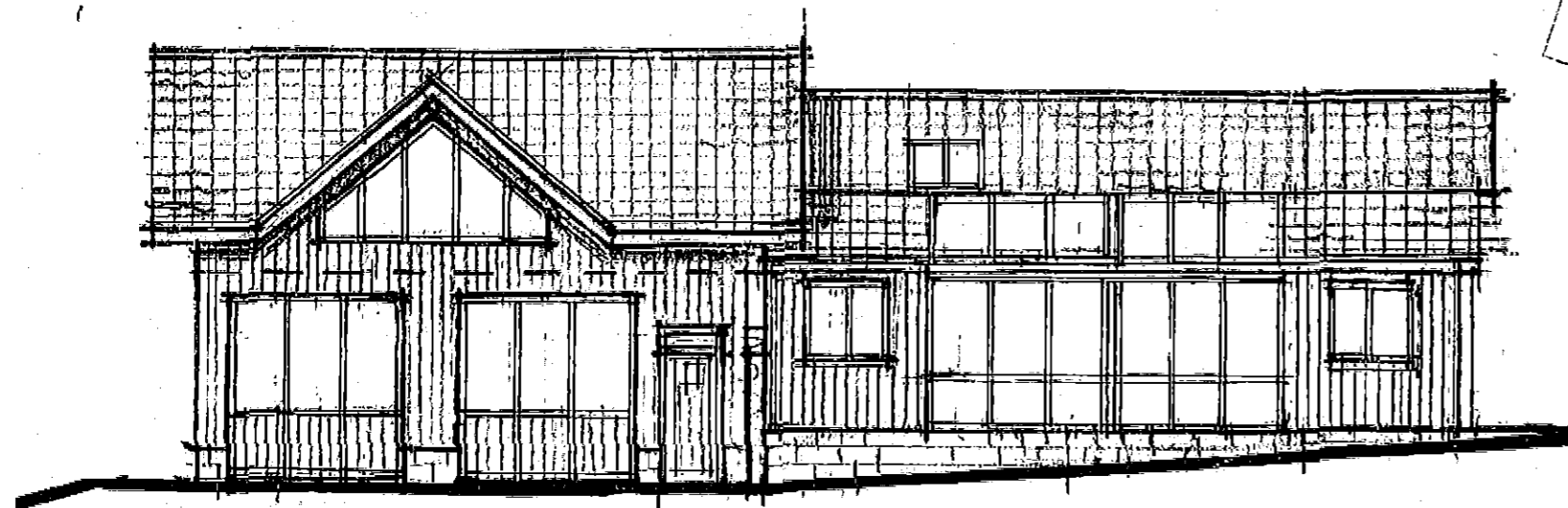
Rev A - revised windows 07-08-16

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

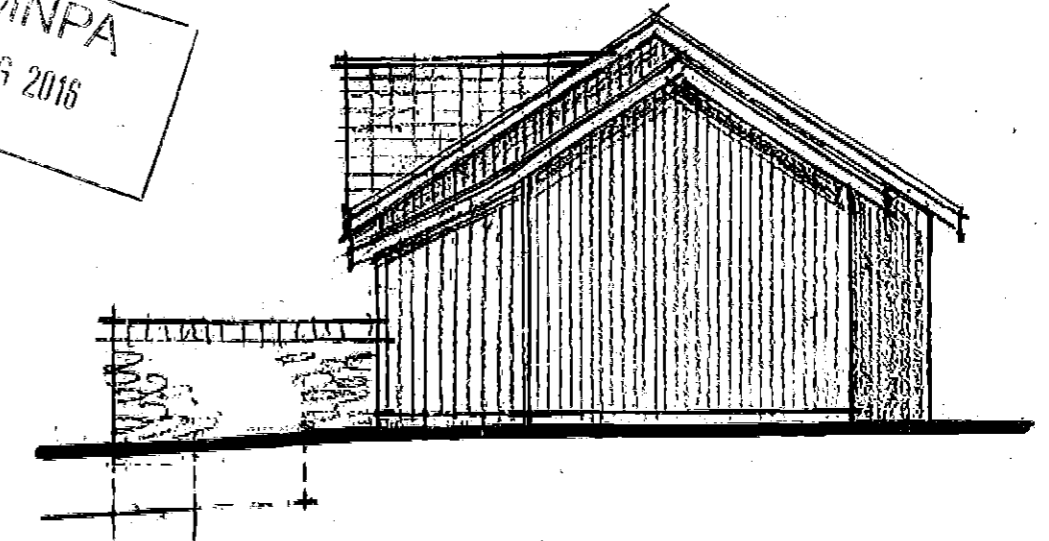
Proposed Alterations to Existing Stablest to form 2 no Holiday Cottages
 Rockhaven, newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong

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

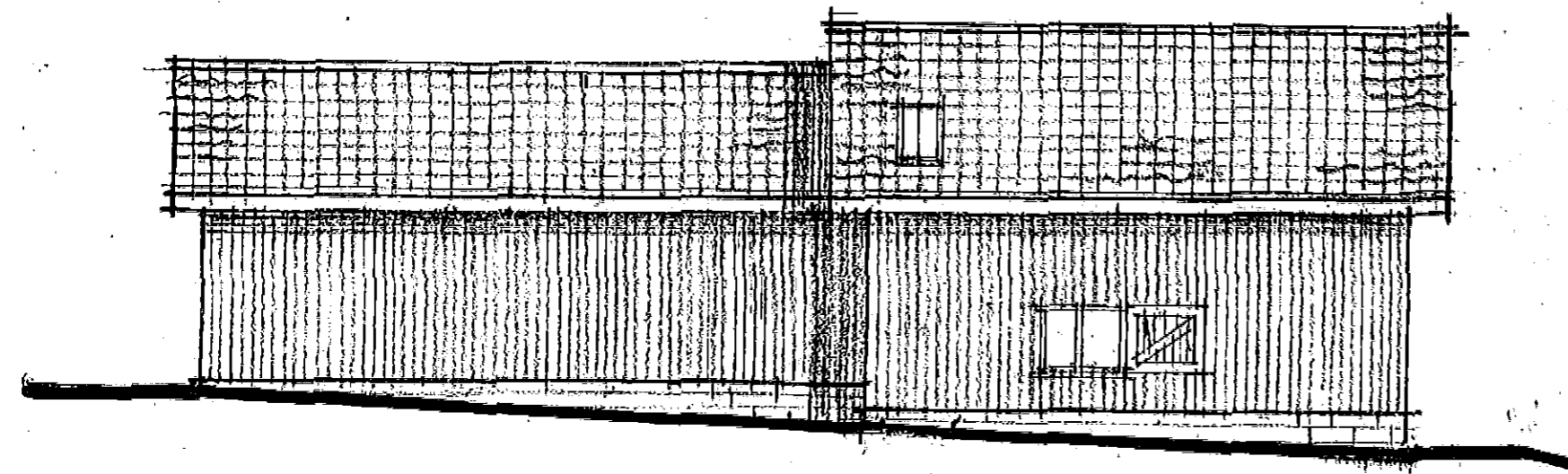
NYMNPA
 15 AUG 2016



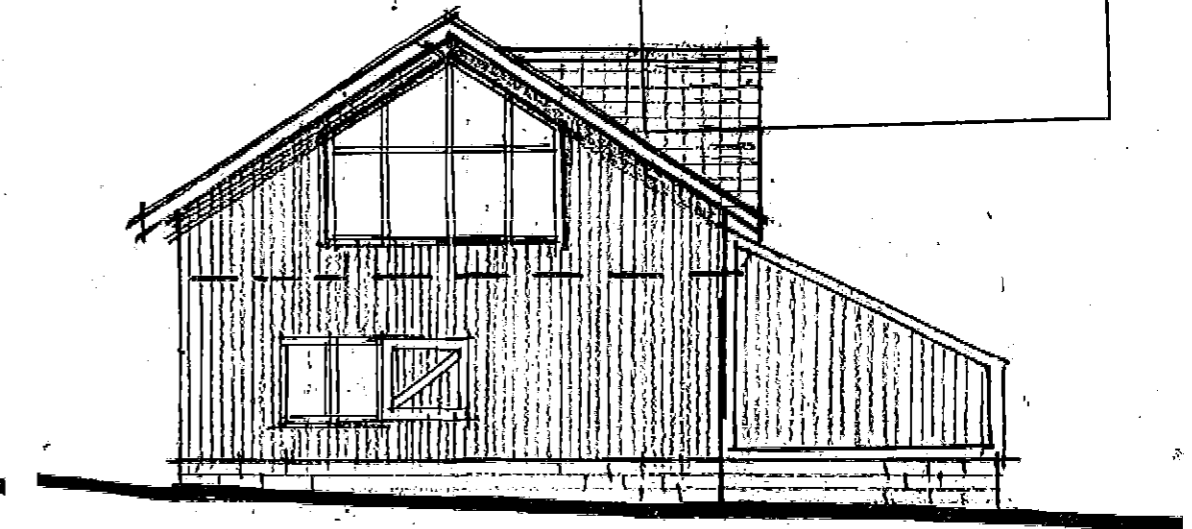
east elevation



north elevation



west elevation



south elevation


SUPERSEDED
 Notes

Revised Elevations as proposed - Scheme A

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

Rev A - revised windows 07-08-16

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



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

Wendy Strangeway

From: Hilary Saunders
Sent: 14 July 2016 12:35
To: Planning
Subject: FW: Rockhaven Cloughton access?
Attachments: 1446 Rock Haven 2nd access to NYMNP 12-07-16.doc

H. Saunders

**Mrs Hilary Saunders
Planning Team Leader
Development Management**

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

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk

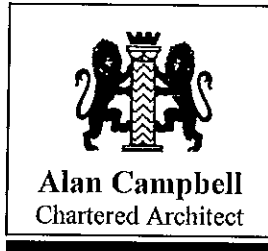


From:
Sent: 14 July 2016 12:26
To: Hilary Saunders
Subject: Rockhaven Cloughton access?

To: Hilary

A follow up query re the access at Rockhaven.

Alan

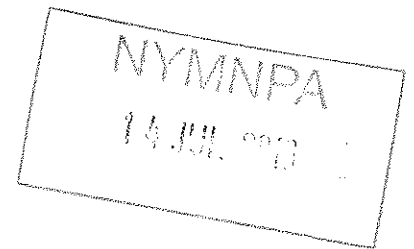


12th July '16

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**

I have written a separate letter to you regarding the Highways Dept's requirements for the existing main access to Rockhaven but I am still extremely puzzled about about your apparent antipathy towards the existing "second access". I am not sure where this stems from or why?.

The second access is an existing route into the field and paddock which are within the curtilage of Rockhaven and we are actually referring to an access which has never gone out of use. When Mr and Mrs Armstrong were able to ride, this route was used as an access for horses and for horseboxes as it is more direct and less convoluted than going past the house. The horses were more easily controlled when taken directly into the field.

Since the departure of the horses the grounds have been used for sheep from a local farm and this access is much more convenient, once again, than going past the house. It would be perfectly simple to form a track, skirting the field, to gain access to the disused stables.area either as a stoned track or, more discreetly grasscrete of something similar.

As it has been established that it is extremely unlikely that the site could be split into separate ownerships I genuinely can't see any good reason why this access, preferred by Highways, cannot be more utilised?

Yours sincerely

Alan Campbell

Hilary Saunders

From: Hilary Saunders
Sent: 21 July 2016 17:42
To: Alan Campbell
Subject: Rock Haven

Dear Alan,

Planning Committee today 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.
- 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 – below is the only example I can find, which isn't a very good comparison with the site!.



It is unlikely that I will be able to get the application back on the agenda for August committee but do plan to put it back on the agenda for Committee on Thursday 15th September, which will give you a reasonable amount of time to discuss with your clients, how you may wish to amend the proposal.

Kind regards

Hilary

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

Tel. no. 01439 772700

Wendy Strangeway

From: Hilary Saunders
Sent: 12 July 2016 11:39
To: Planning
Subject: FW: Rockhaven Cloughton
Attachments: 1446 Rock Haven letter to NYMNP 11-07-16.doc; 1446 Rockhaven access Jul '16.pdf

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

North York Moors National Park Authority
The Old Vicarage
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Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk



From:
Sent: 12 July 2016 11:36
To: Hilary Saunders
Subject: Rockhaven Cloughton

Alan Campbell Chartered Architect

To: Hilary Saunders

Response to Highways re Rockhaven, Newlands Road, Cloughton

Alan Campbell



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

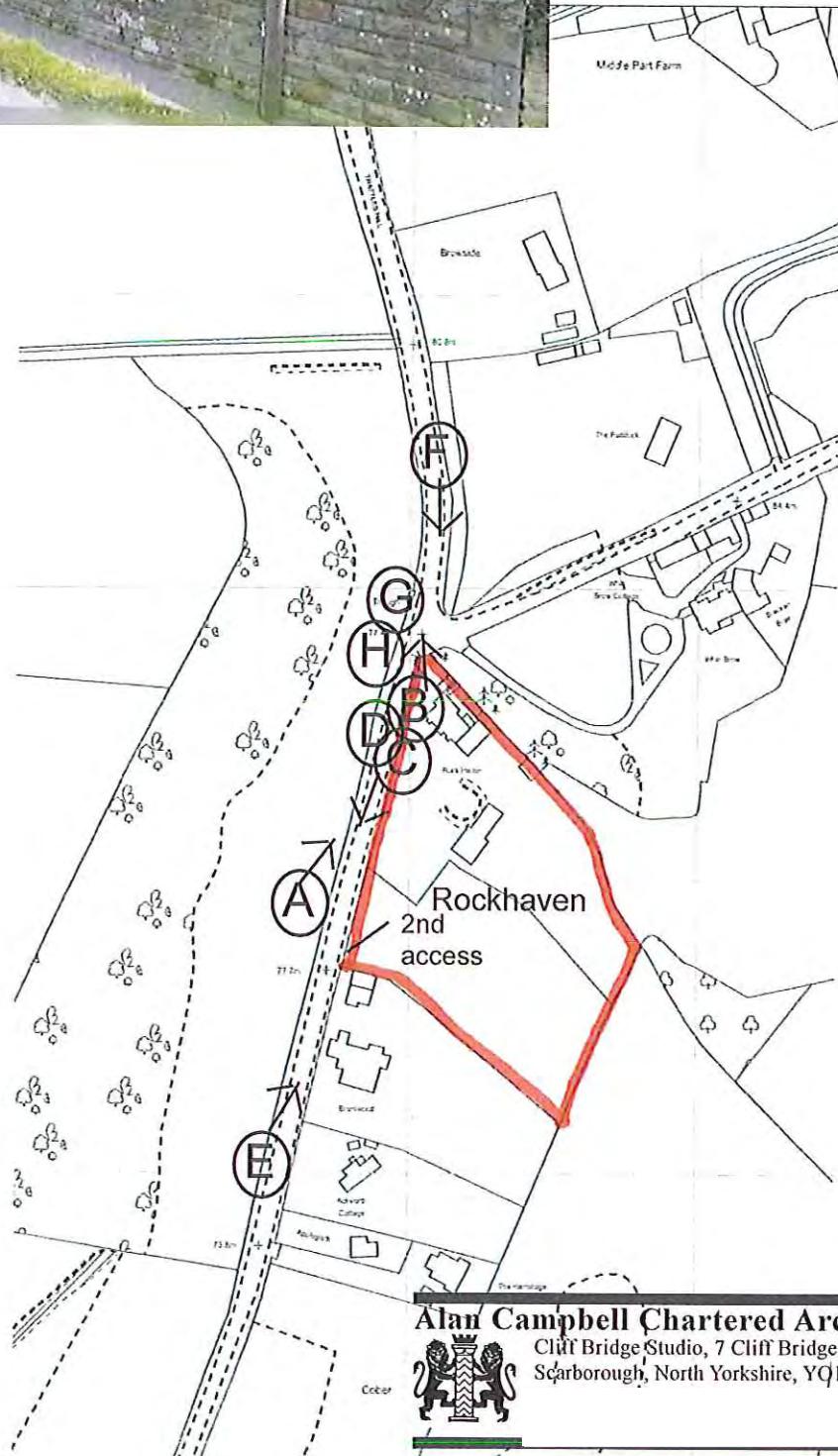
Alan Campbell



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




NYMNP
 12 JUL 2016



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

NYMNPA
12 JUL 2016

D



Advance warning mirror on tree opposite Rockhaven entrance

Rockhaven - Sightlines from Gateway

scale n.t.s.
date - July '16
ref. 1446/18

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. 1446/18

NYMNPA

12 JUL 2016

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

G



Bus service reversing into Hood Lane

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



Bus Rockhaven gates visible from service
emerging from Hood Lane

H



Local Bus

scale n.t.s.
date - July '16
ref. 1446/18

Wendy Strangeway

From: Hilary Saunders
Sent: 27 June 2016 15:24
To: Planning
Subject: Fwd: Rockhaven,. Newlands Rd, Cloughton
Attachments: 1446 Rock Haven letter to NYMNP 24-06-16.doc

Sent from Samsung Mobile

----- Original message -----

From:
Date: 27/06/2016 14:28 (GMT+00:00)
To: Hilary Saunders <h.saunders@northyorkmoors.org.uk>
Subject: Rockhaven,. Newlands Rd, Cloughton



Alan Cambell Chartered Architect

To: Hilary Saunders

Rockhaven, Newlands Road, Cloughton

Letter in response to Parish Council comments on planning application.

Alan Campbell



24th June '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**

I have now had a chance to look at the objections to the granting of planning approval to the above lodged by the Parish Council and to comment on some of the other observations.

1. **The access – Firstly, we think that the existing wall and gate are attractive features and need to be maintained but, we totally agree that the existing situation where vehicles have to stop and manually open the gates is less than satisfactory. The proposal therefor is to fit automatic controls to the gates 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.**
2. **Environmental Health - Working practices and times.
We would expect to comply with the normal Highways Regulations about the protection of the highway from mud and debris being tracked on to the main road. We are also happy to agree to the restrictions on working hours as proposed.**
3. **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 w.c. in the garage, which was entirely reasonable as the stables are at some distance from the main house. There is no doubt whatsoever that 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.**

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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, it is felt that 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.

I hope that this answers the queries and objections that have been raised, but, if you do have any more questions or need any additional information, please let me know.

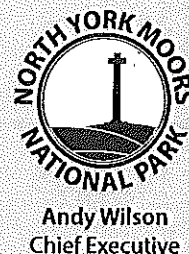
Yours sincerely

Alan Campbell



North York Moors National Park Authority

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www.northyorkmoors.org.uk



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