

Mr&Mrs PG Freeman

Market Place Cottage

High Street

Egton

Whitby

N Yorkshire

YO211TZ

May 2018



Dear Miss Webster National Parks Planning Officer,

We are writing to you about our concerns regarding the planning application nos NYM,2018/0204/LB application in respect of demolition of single storey metal addition and conversion of redundant buildings to 1 no. holiday letting cottage with link extension with associated parking and amenity space together with repositioning of replacement garden shed at the Forge, High Street, Egton. Grid ref 480885506504

We welcome any improvement to dilapidated buildings and the removal of a dangerous chimney stack and the cleaning of an untidy site; but our main concern is the impact of the access running through our property running adjacent to the 17th century grade 2 listed cottage Market Place cottage; of traffic to the proposed car park; and also feel that the road entrance does not favour an increase in traffic.

At the moment the planning applicants have a right of way through our garden to their paddock behind our garden. It is a grassed area between two farmhouse gates and there is a public footpath through this grassed area through the paddock to a back field, which until 2013 was land locked with no access from High Street.

On the proposed plans we would lose this grass approach, which gives a rural aspect to the footpath, and it would have to be replaced with a hard surface detracting from its present

rural aspect. Currently the approach to the paddock through our land can only be used weather permitting as the vehicles rut up the land between the two farmhouse gates, making it difficult for walkers using the footpath.

We feel that any increased access to this proposed business enterprise of a holiday let, would totally destroy the green approach enjoyed by us and any walkers on the footpath.

The placement of a car parking area on the current green paddock would mean the grass approach being removed and replaced by a hard surface which we would totally oppose on our land.as it detracts from the present rural approach.

There is currently a deed of grant in place for the purpose of the applicants at Forge cottage using the right of way to the paddock; this states that the two gates at either end of the green track must be opened and closed at all times on entering the property. We think that this would be abused and it would become a thoroughfare if there was a holiday letting business and a car park in the paddock.

When we purchased Market Place cottage we were aware of the public footpath and the access rights of the planning applicants across our land , but this does not mention that there could be an increase of usage for business purposes. the usage of access for a holiday let causing further deterioration of a well established green driveway, and adding further concern for the footpath users.

Currently we pay a 3rd party insurance liability to cover the footpath users having an accident as they cross our property, we would have to seek advice as to its validity if the proposed plan was to proceed.

The entrance between the outside gate and the road is a shared narrow access between our property and the Wheatsheaf Inn property. We think that this shared access does not favour any further increase in traffic. There is a car park at the back of the inn , plus 4 houses adjacent to the pub car park that all use this exit; plus the inn has many lorries

delivering goods daily; it is a very busy thoroughfare. This entrance is also opposite a busy road junction from Glaisdale to Egton.

The track is at present unsuitable for building vehicles to pass over. The plans offer no clarity on the hard surface needed for building vehicles and future use vehicles to pass over. This was mentioned as a concern to the applicants' architect, who said that he would include a hard surface track in the planning application; which does not appear to be the case so far.

The applicants currently have a right to cross over our land; but they do not jointly own the track to the paddock; as appears to be the case on the site location plan submitted. The proposed driveway through our garden is owned by us as per land agency map.

There appears to be a lot of inconsistencies including their parish council application. After speaking to an Egton parish councillor it appears that at the Egton Parish council meeting in April the parish council were not fully aware of the access over an existing public footpath and the making of a car park in a green paddock. The application was presented only as an annexe to the applicants property and the parish council were unaware of the impact it would incur on neighbouring property and the increase of vehicle traffic over a public footpath.

Your sincerely

Mr PG Freeman Mrs S Freeman









