

Application: NYM/2018/0536/FL

Dear Helen Webster

I would like to ask for clarification on some of the points within the above application.

Within the Design and Access Statement

B. The Existing House and its Location

Green End consists of a small cluster of properties and agricultural holdings accessed down a single track, private lane, off an unclassified highway leading to Beck Hole.

This is untrue, the road down to the bottom of Green End is a highway maintained by NYCC. This road comes off the Beck Hole road which is, I believe, a C classification road running from the Goathland road to Beckhole.

E. Access:

The report states:

On looking at the dry stone wall in which this gated access is located, it is apparent that the gate has previously be moved over to its current position. When viewed from the common land, the left hand gate post (up against the barn) is concrete; the right hand one is stone, but back to front in terms of its profile. To the right of the stone post are two infill panels of dry stone walling, the width of the access, with clean cut vertical joints in the wall where a corresponding post would previously have been. The proposal is therefore to reinstate the gateway to its former position.

The wall to the right of the gate next to Green End House boundary was rebuilt by my husband in the spring of 2017 due to a section having collapsed, the work was carried out for Mr Andrew Bairstow, the owner of Green End House. This explains the distinct line in the stonework. The gateway has always been in the current position.

Within the planning application

The development is 3 holiday cottages (not 2 as repeatedly stated in the application). Along with the cookery school this represents a sizeable development within a hamlet that currently consists of only 7 properties.

| | |
|---------------------------------------|--------------------------------|
| 16. Residential/Dwelling Units | |
| Total proposed residential units | <input type="text" value="2"/> |
| Total existing residential units | <input type="text" value="1"/> |

Is the total proposed not 4?

22. 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)

- The agent
 The applicant
 Other person

It is stated no to this question.

The site can be seen from the public highway running to the bottom of Green End, the public footpath and bridleway that runs from Green End to Grosmont and Esk Valley and the public land owned by the Duchy of Lancaster within Green End.

I would also like to draw your attention to the Local Plan Policy BL8 – Retail Development as detailed below. Please can you confirm whether the Cookery School element of the development is within these parameters?

Policy BL8 - Retail Development

Proposals for new retail development, professional and financial and food and drink services will be permitted:

1. Within the defined commercial area of Helmsley unless the proposal is primarily for and of benefit to the local community;
2. Within the main built up area of Larger Villages;
3. Within the main built up area of Smaller Villages where they are compatible with the character of the area and are of a scale that is appropriate to the community in which they are located;
4. They are ancillary to an existing enterprise provided that the proposal does not result in a cumulative increase in activity which would have an unacceptable impact on the character of the area, the amenity of local residents, or the wider vitality and viability of villages.

Regarding the issue of the water supply I have talked to the Environment Agency; the geology of the area is apparently complicated and involves areas of sandstone, siltstone & mudstone. To allay mine and my neighbour's fears I would like to request that the owners of Green End Farm carry out a full hydrogeological survey. This should be able to determine where the water will come from for a bore hole and to confirm that this will not draw on existing spring supplies relied upon by so many people in the area.

I hope there can be clarification on these points, before the application is put before committee for consideration. Thanks

Yours sincerely
Amy Worley

From:

To:

Subject: concerns over water supply

Date: 13 September 2018 20:56:19

Environment Agency ref: 18/03007/PSH451

National Park ref: NYM/2018/0536/FL

Proposal: Application for alterations and construction of single and two storey extensions with decking to dwelling together with conversion of and extension to agricultural buildings to form 2 no. holiday cottages, revised access arrangement, parking and landscaping works

Address: Green End Farm, Green End, Goathland, YO22 5LQ

Dear Stephanie Baines

I am writing to express my concerns about the above proposed development neighbouring my home in Green End. I am unsure of whether the Environment Agency has any statutory or regulatory responsibilities for private water supplies but EA appears to be the only statutory body with which I can raise my concerns.

The background of the application and the current situation is as follows:

The plans submitted to the North York Moors National Park Authority show that the farm is to be developed into 4 properties and a cookery school; I understand that you have commented on the plans. These plans do not mention water supply; therefore, I assume that the water supply is not under the jurisdiction of the Parks Authority so no mention of it is needed. I believe that the new owners intend to sink a borehole to provide water for the proposed development.

My property, along with 6 other cottages and 2 farms, receives water from a spring on the moor above the properties. Also pulling supplies from several different springs on the top of the moor are 15 other properties. The closest mains water is some distance away.

Hill Farm, YO22 5LF, a property further up the moor from mine but closer to our spring water supply, sank a bore hole for water in 2006 without consulting local residents and have, in the last 12 months, sunk a bore for a ground source heat pump, again without any form of consultation and I assume no permissions needed. I believe that under the 1991 Water resources Act there is a legal obligation to notify British Geological Survey of intent to drill and to supply drilling records on completion, if the borehole is 15m or more in depth.

For the first time our water supply ran out this summer. Whilst, I appreciate that this year has been unprecedented in the lack of rain I would draw your attention to the fact that in the similar situation of 1976 the supply did not run dry and was at that time also providing water to a dairy herd. The only known difference between this year and 1976 is of the bore pulling out water and a second bore which could potentially have gone through one of our seams of water, diverting it away from our collection tank.

I hope you can understand my worries which my neighbours also have. I look forward to hearing from someone at the Agency to discuss my concerns and I hope to allay my fears before the application is considered by the National Park Planning Committee.

Yours sincerely

Amy Worley
1 Stone Cottages
Green End
Goathland
Whitby
YO22 5LQ

From:
To: [Planning](#)
Subject: Fwd: Ref planning application Green End Farm
Date: 12 September 2018 10:53:53

----- Forwarded message -----

From: Andrew Bairstow
Date: Wed, 12 Sep 2018 at 10:47
Subject: Ref planning application Green End Farm
To: planning@nyorkmoors.org.uk <planning@nyorkmoors.org.uk>

Dear Sirs, ref the above planning application 2018/0536, I would like you to consider my points as listed below. I live at the next door property known as Green End House, and have done for approximately 40 years. There are many things to consider with these expansive plans, WATER can be a problem as two of us feed off the same small stream which fills a holding tank up and this Year I have had no water for over four weeks, and that is with only me using it. Then there is The Barn by The Bridal Path which has a very substantial Water Course running just under it and handles massive quantities of water in the rainy season. The Bridal Path which I have maintained for 40 Years I have a Motor and Pedestrian right of way over, and contrary to what The Architect says has always been there. I am also not sure who owns the right of Way. My next point is that I don't think you should allow new traffic usage on this path, which is very popular with Ramblers, and no New Access should be allowed, The existing entrance to The Farm should be the only access and no new one allowed. I am also concerned that if work proceeds that all The Wagons ect should not disrupt the local residents by parking in the few own Parking spots by their properties that they use and created. I note there is a change of use to a Cookery School in addition to The Holliday Lets which presumably would also sleep some of the ones attending The Cooking Courses. Parking should be Strickly controlled within their own boundaries. Finally, having made a small adjustment to my own house a few years ago I fully respect The National Park planning strictness and you will take all these standards into consideration when making decisions on this application, if you wish to contact me please do so by email, many thanks Andrew Bairstow

Andrew Bairstow
Green End House
Whitby