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From:

Sent: 09 October 2018 15:37

To: Planning

Cc:

Subject: re: Victoria Hotel RHB/ planning app NYM/2017/0023/FL

f.a.o. Ms. H. Saunders,

We are in receipt of your letter of 5th. October concerning variations to conditions governing the original planning consent. We echo the comments and concerns of our neighbour, Rowena Sommerville, in her email to you on 8th. October.

Further to these concerns, could you clarify whether the changes are for cosmetic reasons or as a means of reducing the overall mass of the extension? If the former, there would seem to be a clash between the style of this orangery and that of the original building. This would appear to be at odds with the Parks' usual conditions.

If the latter, then there must be concerns that the structure is likely to affect the stability of the local geology. The fragility of this is evidenced by the recent erosion taking place as described by Ms. Sommerville. Continued disturbance during construction along with mechanical and drainage stresses on completion would suggest that the building of this extension will cause major problems in the future.

While our main concern is with the increase in land slippage, we would ask whether during consideration of the planning application, any thought was given to the parking provisions. The extension will both reduce the number of the hotels parking spaces and increase the number of probable attendees. This would consequently put even more pressure on the already limited local parking capacity.

We are dismayed, to say the least, that the planning process, in this instance, has lacked transparency and democracy and that local knowledge and concerns have been ignored. The spectre of an event such as happened at Holbeck Hall is ever present and the the fact of being able to say 'we told you so' is absolutely no consolation.

Yours Sincerely,

David & Shirley Smith

Catton House
Victoria terrace
Robin Hoods Bay

Your Reference

NYM/2018/0638/FL

NYMNPA

18 OCT 2018

Muldyke

Thorpe Lane

Robin Hood's Bay

YO22 4RN

08.10.2018

Dear Mrs H. Saunders

Thank you for your letter dated 06/10/2018.

My comments are largely a matter of record and relate to my concern about:-

- i) The overall appearance of any changes. They should remain in character, not be glaring.
- ii) A decrease in the garden area at the expense of more hotel covering the ground, puts more pressure on that garden space.
- iii) The garden area (indeed the whole hotel site) is particularly vulnerable to slippage. Any changes need to be considered with the greatest care.
- iv) I have no objection to the occasional use of a marquee. This seems to work well.
- v) The Equality Act 2010 says changes or adjustments should be made to ensure you can access buildings. "Reasonable Adjustments" might mean providing
 - Ramps and stairway lifts
 - Making doorways wider
 - Installing automatic doors
 - Providing more lighting and clearer signs

I am particularly concerned that any planning approval should pay particular attention to the passageways and paths leading to the hotel and the entrances and exits both to the hotel, and the toilets, (which seem to pose special difficulties).

Yours sincerely

From:
Sent: 08 October 2018 14:49
To: Planning
Cc:

Subject: fao Ms H Saunders

Dear Ms Saunders,

re: **Victoria Hotel RHB/ planning app NYM/2017/0023/FL**

I have received a letter from you, dated 05 Oct 2018, informing me that an application has been made in respect of the above approved planning application, to vary the approved conditions by replacing the stone columns and fascia with painted timber. Thank you for this correspondence.

I have followed the links given but can find no information on this application for variance of conditions - only the 2017 planning application and the subsequent request for modification of the roof materials. I am not equipped to make any technical comment on this proposed change of materials and/or appearance of the Victoria Hotel entrance, and have no comment on this aspect of the issue at this time.

However, as you may be aware, I am unhappy about the original planning process followed - although I share a lengthy boundary wall with the Victoria Hotel I was neither informed nor consulted, and was subsequently told that this was because 'boundaries can be hard to identify' - well, not when they are victorian brick walls and are on eg my house

deeds (built 1901)..... Furthermore, neither I or my neighbours saw any public information notice/s publicising the intended planning application, and given that we are all active citizens and not housebound, we cannot feel that this information can have been sufficiently widely advertised, in keeping with the spirit of planning requirements. Common courtesy might also have suggested informing me as an immediate neighbour.

I have already raised my concerns about stability of the land, and these have intensified following increased evidence of slippage, alteration and the encroachment of a deep gully at the end of my garden. I have shown this to Mr Fiddler in the past, and conditions have worsened since then. Thus I feel that any major building works to the seaward side of the Vic are inherently unwise and I would have raised this had I been originally consulted.

I fully appreciate that your letter was to advise me of an intended variance of building materials and to seek my comments, if any, on that. My dissatisfaction, and I am not alone, is with the entire process.

Yours sincerely,
Rowena Sommerville