

From:
To: [Planning](#)
Subject: Responses to applications from Fylingdales Parish Council
Date: 22 October 2018 09:41:27

NYM/2018/0566/LB Application for Listed Building consent for internal refurbishment works at Avery House, Shell Hill, Robin Hood's Bay.
No objections.

NYM/2018/0604/FL Application for construction of single storey extension following demolition of conservatory at The Red House, Thorpe Lane, Robin Hood's Bay.
No objections.

NYM/2018/0611/FL Application for erection of timber fenced refuse store at Boggle Hole Youth Hostel, Mill Bank, Mill Beck, Fylingthorpe.
No objections but concerns were raised about the closeness of the gas tank and the whether or not the new store replaces the old facility.

NYM/2018/0638/FL Application for variation of condition 2 (material amendment) and 3 of planning approval NYM/2017/0023/FL to replace the stone columns and fascia with painted timber at Victoria Hotel, Station Road, Robin Hood's Bay.
No objections as long as the noise attenuation specification is the same with the wood as with the stone. Also that the same ventilation specifications are in place.

NYM/2018/0661/FL Application for creation of 2 no. additional window openings to first floor of south elevation at Alexandra Lodge, Mount Pleasant East, Robin Hood's Bay.
No objections

Application for variation of condition 2 - Planning Approval NYM/2018/0177/FL

Comments:

Concerns about 'any' food being sold resulting in the subsequent rubbish. The bins are already full to over flowing.

Door and sign better than they were.

Concerns expressed about the continuing changes to the application.

Virginia Ramsey
(Parish Council Clerk)

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0558/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 01 October 2018 12:53:29

We object to the addition of signage as per Drawing No. 2723-1 (22-08-2018).

The Quarterdeck is located within Robin Hoods Bay Conservation Area. The design of the tea hut, as approved under application NYM/2018/0177/FL, is of modest scale and simple character. The desirability of preserving or enhancing the character or appearance of Conservation Areas is enshrined in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and reflected in the NPPF. The approved design is free from signage and is considered to have negligible effect on the character or appearance of the Conservation Area.

However, we would consider the addition of signage on the tea hut, as proposed in this application (NYM/2018/0558/FL), to cause harm to the significance of the Conservation Area as a designated heritage asset. The addition of signage would be prominent, dominating this small building, and would erode its simple character. This would make the tea hut more visible in its setting and may draw the eye to it in a way in which is undesirable. We do not agree with the applicant's assertion (contained within the Heritage Statement) that this would not have any negative impact on the Conservation Area.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation in accordance with the NPPF paragraph 193. Any harm to the significance of a designated heritage asset should require "clear and convincing justification", as per the NPPF paragraph 194. In this instance, the introduction of signage is considered excessive and the applicant has not offered any robust justification for the harm caused by its introduction. The application, therefore, does not meet the requirements of the NPPF paragraphs 193 and 194 and it is considered that there is insufficient justification to warrant the wider harm signage would have on the significance of the Conservation Area.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
via email: building@northyorkmoors.org.uk
Phone: 01439 772700
Fax: 01439 770691
EMail: building@northyorkmoors.org.uk
Preferred Method of Contact is: Post

Comment Type is Object with comments
Letter ID: 507798

From:
Sent: 28 September 2018 15:32
To: Hilary Saunders
Subject: RE: The Tea Hut, Robin Hoods Bay

Dear Hilary

Thank you for your email. I wouldn't generally have any concerns about the sale of cold and if any problems did arise with waste, smell, pests etc then we could deal with these under food hygiene legislation.

However maybe the following could reduce the likelihood of any problems arising:

- The waste from the Tea Hut must be removed from the premises every night and disposed of in the correct manner
- The Tea Hut must provide a litter bin in the vicinity of the area
- The occupants of the Tea Hut could have a waste management plan whereby they ensure that any waste/litter in the vicinity of the area is removed each evening.

Kind Regards

Adele

Adele Cook
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall

St Nicholas Street
Scarborough
YO11 2HG

From: Hilary Saunders
Sent: 28 September 2018 14:17
To: Adele Cook
Subject: The Tea Hut, Robin Hoods Bay

Dear Adele,

You commented on the previous application here (NYM/2018/0558) and as far as I recall raised no objections.

I now have an application to vary the condition relating to the type of food sold.

http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLP11GL1_DC_PLANAPP&key=814335&iWgrnzsWW4l=aH8Pp24Bn4U=

Condition 4 restricts the type of hot food sold, but also the type of cold food (because they provided a list of what they were going to sell) . They now wish to be able to sell any type of cold food, which I do not foresee would result in issues of smell. However, the Parish Council have expressed concern regarding them selling fish, ie crab, cockles etc. I'd be grateful for your advice regarding whether this would be a problem.

Thanks in anticipation.

Hilary

Mrs Hilary Saunders MRTPI
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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM18/558/FL**

Proposed Development: variation of condition 2 (material amendment) to allow erection of business name board and alteration to design of door and condition 4 to allow the sale of any cold food/drinks of planning approval NYM/2018/0177/FL

Location: land in front of Beacholme on Quarterdeck, Covet Hill, Robin Hoods Bay

Applicant: Mr Graham Kemp

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/29/279F **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 26 September 2018

FAO: Hilary Saunders **Copies to:**

The proposals are not expected to have any impact on the highway network, therefore there are **no local highway authority objections** to the proposed development

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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Application No:

NYM18/558/FL

From:
To: [Planning](#)
Subject: Responses to applications from Fylingdales Parish Council
Date: 20 September 2018 11:10:31

NYM/2018/0558/FL Application for variation of condition 2 (material amendment) to allow erection of business board and alterations to design of door and condition 4 to allow the sale of any cold food/drinks of planning approval NYM/2018/0177/FL at land in front of Beacholme on Quarterdeck, Covet Hill, Robin Hood's Bay.

The Parish Council objects to this application because the sign on the roof is too intrusive, the application does not state which is the half door and there is too wide a range of food for sale.

Your Ref: NYM/2018/0558/FL

17 September 2018



Mrs H Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

Proposal **Application for variation of condition 2 (material amendment) to allow erection of business name board and alteration to design of door of planning approval NYM/2018/0177/FL**

Location **land in front of Beacholme on Quarterdeck, Covet Hill, Robin Hoods Bay**

Dear Mrs Saunders,

Thank you for giving North Yorkshire Police the opportunity to comment on this variation of condition planning application. Having reviewed the documents submitted, in relation to designing out crime, I have no comments to make.

If I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,

Mr Richard Ball, MPlan