

Mr D Mortimer  
 Woodbine Cottage  
 192 Coach Road  
 Sleights  
 Whitby  
 North Yorkshire  
 YO22 5EN

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



Friday, 22 July 2016

Dear Sir,

**Ref: NYM/2013/0626/FL**

I have been a life long supporter of North Yorkshire National Park and have extolled the National Park vision and ethos without question until now. It is abundantly clear to me that planning has lost its way and is now not fit for purpose. I have observed with a heavy heart the construction of town houses or should we say small boxes clearly taken straight out of a manual of house designs for Wakefield and area. It is clear to me that Planning view Sleights as a backside because you have allowed one big boill to grow on it. As this monstrosity is now approaching completion I wish to hear with interest your explanation on the following points.  
 The following are noted within the Design and Access Statement.

- 1) Item 2.1 paragraph four it clearly states that the "External walls will be finished in coursed natural stone with small areas of reclaimed brick". Then within Item 3.2 paragraph fourteen it clearly states "Walls are to be reclaimed style facing bricks and stone detailing".
- a) Was this contradiction ever questioned at planning application stage?
  - b) Visually the bricks used do not look to have a reclaimed style finish more modern housing estate.  
 What are your views?
  - c) Was a test wall constructed for the committee to inspect prior to commencement of works?

2) Item 3.2 paragraph fifteen and seventeen although it clearly states within both paragraphs the intension to use and to fulfil a requirement under The Supplementary Planning Documents and Design Guide the use of Solar PV Panels which has to be applauded. When you inspect the drawings however there are no indications of Solar PV Panels only Velux type roof windows to illuminate the En-Suite. Take into

account the location of these roof windows conveniently negates the possible use of Solar PV Panels. I believe it should be the duty of all new builds to provide renewable technology during the build as these technologies are far easier to incorporate than retrofitting.

a) Is it now the intention not to use Solar PV Panels?

3) Item 3.2 paragraphs eighteen and nineteen.

Bullet points one and three;

Timber doors and windows to be used with a painted finish however observed from the pavement and rear track they give the impression of being of plastic construction

a) If my assumption is correct why has plastic been used?

Bullet point two.

Stone verge copings and corbels.

a) On observing the plots 2, 3, 4 & 5 I do not note any stone copings or corbels why has this detailing been omitted on these dwellings yet used on plot 1?

Bullet point five.

Traditional canopies to break up elevations.

a) Traditional canopies, I can only think of one truly traditional canopy at 99 Coach Road Sleights which historically was an Inn however the vast majority of this type of canopy I have seen are within modern housing estates, what is your opinion?

Bullet point six.

Chimney stacks to provide relief to the roof.

I find that these wasteful, useless additions only highlight the stark bland overpowering height of the gable end.

a) Please explain what relief these useless additions bring?

4) Item 4.1 I do not accept the statement that the dwellings are inclusive by providing wider doors to the ground floor (not that I know this has been conducted) and a WC. A modern dwelling should be accessible to all abilities on all floors to qualify to use the word inclusive. It will be interesting to note the completed external layout and access paths.

a) Will planning ensure ease of access is maintained to the dwellings both rear and front elevations or will the developer install steps as indicated on their sales literature to plot one front door?

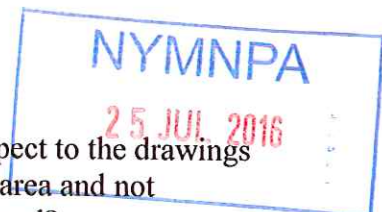
5) Item 4.2 paragraph one.

a) Will planning ensure that level and wheeled access is maintained to all dwellings to main entrance doors?

In addition

a) Although the developer has followed the window design in respect to the drawings I feel that these windows are not in keeping with the surrounding area and not aesthetically pleasing. Why was box sash style windows not imposed?

b) Is the Design and Access Statement ever read by the planning committee members?





c) Will the dry stone boundary wall which I believe will be centuries old be reinstated?

d) I noted on the submitted drawings narrative stating "Do not scale from these drawings". In theory I conclude that anyone could submit drawings, have them passed and build at any size on a plot of land as long as the complete property is of the same design.

How can any planning committee make a decision on architectural drawings that are not and clearly not intended to be at scale?

In conclusion taking into account the other faux pas granting the construction of a mine, granting the installation of electric pylon at the top of Blue bank obliterating a much photographed vista and granting the construction of another hideous out of place development at the Hermitage Way/Eskdaleside junction area the list goes on.

I despair for the future of the North Yorkshire National Park Planning and the National Park as a whole, can this country afford you, can you redeem yourself and learn by these mistakes that severely affect people's quality of life and wellbeing in our beautiful national park, I hope so?

Yours sincerely

Mr D Mortimer

