

HS

Wendy Strangeway

From: Mrs J. Marley, Clerk to Cloughton Parish Council
Sent: 07 June 2016 21:08
To: Planning
Subject: Comments on NYM/2016/0349/FL



In May 2010 Cloughton Parish Council objected to the original application (NYM/2010/0195/FL) to erect this building (when it was described in the officer's report to planning committee as a double garage, studio and two stables). In fact, Council's objection specifically stated

"Council is concerned that this building (if approved) will result in a future application to convert the building to residential, office or holiday accommodation. This view is reinforced by the inclusion of a WC within the garage."

Three years later in July 2013 an application was submitted to convert this building into a residential annexe (NYM/2013/0279/FL. Convert/alter stable/studio building to form residential annexe accommodation with glazed corridor, form access and utilise existing turning area in front of the building at Rockhaven, Newlands Road). The application was refused and the subsequent appeal dismissed.

Another three years has passed and an application to convert and extend the stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works is before Council for comment. Clearly Council's suspicions of 2010 have come to pass. The building is already highly visible from the Cinder Track (Scarborough to Whitby Railway national cycle route) and the addition of yet more glass will only serve to further increase visual intrusion.

It is difficult to understand why the applicants consider the noise from people using two holiday cottages would not cause a problem to the occupants of Rockhaven, yet using the building for its intended purpose of stables would be problematic due to proximity to the house. The building was originally built by the occupants as stables, therefore they purposely built them near to the house - they cannot now complain that the use of the buildings as stables by others is impractical. Vehicle movements will all go past the main house in order to reach the only highway access and inevitably will increase considerably regardless of whether the building is used as holiday accommodation or livery.

Council objects to the application as submitted.

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