

HS



Mr A C Duncalfe
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Your Ref NYM/2017/0333/CLE Application for certificate of lawful use as car park
Ings House, Station Road, Robin hoods bay.

Dear Mrs Saunders / committee. Thank you for giving me the opportunity to comment on the above application, and also to comment on the supporting letters from the applicant's friends and associates.

After reading the letters I fully agree with most of the comments said, IE the need for additional car parking in the village (and green sites are always a bonus) the need for visitors to support the local economy of the many retail and accommodation facilities within the parish etc. I myself have lived in the village now for almost sixty years running both accommodation and retail businesses for almost thirty years and continue to do so, I fully understand and agree with what has being said.

As the neighbour to the applicant's southern boundary for over 12 years I would also like to comment.

My own thoughts on the matter differ slightly, in my humble opinion there will never be enough car parking in Robin hoods bay, due to the popularity of this area and Scarborough borough council (SBC) should be encouraged to provide it, along with all the safeguards that public car parks provide. As you are aware planning permission was passed for a green site car park, (approx 2014) off the station road car park but to date has never happened? The comment relating to cars parking randomly and causing a problem for access, will always happen as not everybody is willing to pay for parking, and will find somewhere to park that is not restricted regardless of safety or regard to anyone else.

In my opinion the entrance to the car park is not suitable for the many cars that use it, this can be in excess of sixty cars per day, as cars come and go, there is only room for one car to go in and the same route is used for the cars to exit the car park, (but this could be easily altered simply by moving the wall north to accommodate a wider and safer entrance) the main road outside the entrance is very busy and the double yellow lines on the road is largely ignored buy people going to the shop and delivery's to the shop. This can create a problem in the busy periods, the people looking for a car park go blind to the obvious and are only focused on getting a car park once they see the signs for the car park, several vehicles can be queuing to get in as one car is trying to exit and the road becomes gridlocked.

I do not have a problem with the garden being used as a car park as such, but do object to the constant noise and lack of privacy the car park creates as a neighbour. And on several occasions my garden being used as a dumping ground for peoples rubbish and on one occasion somebody's place to empty their ashtray for reasons best known to them

I note from the letter from the neighbour on the western boundary state there garden is not affected by the car park? But the nearest the cars get parked to their house is approximately 25 meters. And a similar comment from the Villa on the opposite side of the road again this is a considerable distance away from the parked cars approximately 35metres.

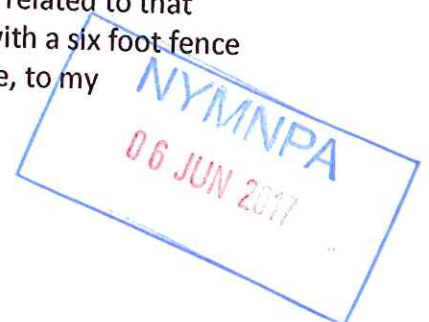
As You are aware I also run an accommodation business from my home but my letting rooms and rear garden are less than Three metres away from the parked cars and although the other neighbours comment on the large wall I unfortunately have a boundary wall of less than Three feet in height, (and this is the area that the majority of the cars are parked) we have to suffer the constant noise of car doors slamming, people shouting, dogs barking and car alarms . People hanging over the wall to see what's on the other side, this is not just a problem for me but my guests. People have complained about not being able to have the windows open in summer due to the noise and curtains closed to get some privacy and most certainly not return as they have come away for a relaxing break and I support their claims. I would welcome a site visit prior to a decision being made to fully appreciate the problem.

The comments about the trees screening the car park may be true as a visual screen but do nothing to suppress the noise.

I note from the application that the applicant is asking for limited use?? . But then mentions:- long term parking, car clubs, wedding parties and the associated noise that goes with wedding parties, thus making it an all year round facility. As previously mentioned I have being a neighbour for over 12 years and initially the car park was run on a very low key by their son on occasional busy weekends, but over the last two years has being opened for business almost every day over the summer period. Open even before the public car parks have time to fill up. I know we all moan about SBC and the lack of funding but given the amount of cuts by central government, at least give them a chance to fill up first otherwise the whole area will suffer as seen over the last few years.

In 2011 after building an extension to my home, I had to apply for the change of use from a dwelling to a bed and breakfast establishment, along with the granted permission there was several conditioned attached! Condition four stated that the development should not be brought into use until measures undertaken to limit the transmission of noise to adjacent properties and approved. This was to comply with the NYMNP core policy A? which seeks to protect the residential amenities of adjoining occupiers?

This was for a modest guest house and I believe my neighbour that it was related to that had objected is approximately 20 meters away from the potential noise with a six foot fence between us. One of the measures agreed to minimise the amount of noise, to my neighbours was to create a section of my garden unusable to guests.



As mentioned I don't have a problem with the car park only the noise and lack of amenities, and therefore would like to see similar conditions attached before a certificate is granted

If I could be as bold to make some suggestions? The applicants have a large garden but never park cars close to their own house but prefer to park on my boundary. Perhaps the applicant could erect a large wooden fence on our boundary, something pleasing to both parties, and I would be willing to help with this, both physically and financially and move the cars away from our boundary say 10 meters to the north of their garden this could be easily done and would help to create a quieter zone, If I remember correctly this was a measure taken by SBC when they had their temporary overflow car park passed in 2014???. They proposed to leave a generous space with banked sides to try to minimise the noise

Perhaps some simple signage? Asking people to respect **all** their neighbours, by keeping the noise to a minimum.

Limited use to so many days a week, and start times to allow the public car parks time to fill up first.

I do not think that I am being unreasonable to ask for privacy and peace and quiet in my own garden.

Yours faithfully

Mr A C Duncalfe

