

4 Beechfield  
High Hawsker  
Whitby  
North Yorkshire  
YO22 4LQ



27<sup>th</sup> December 2017

Dear Sirs

Planning Application - NYM/2117/0859/FL Construction of Building To Accommodate 9 Self Contained Letting Bedrooms and Breakfast Units – Hare and Hounds Public House - Hawsker

I write to you to object to the above application and set down below my reasons:

1. The proposed development of 9 bed and breakfast units is by virtue of its **scale and** massing totally out of character and overdevelopment of the land it is proposed to be developed on and contrary to the requirements of policies GP3,H2,BE6 of the North York Moors Local Plan. As you will be aware previous application by this applicant have been submitted of similar size and **scale** and on each occasion your Planning Committee have refused the application on these grounds.
2. The proposed development has made no provision on the submitted plan to facilitate off street car parking for vehicles within the development site. The existing car park is full to capacity throughout the season and cannot cope with the amount of vehicles using it at present. **These** proposals will require additional car spaces and no provision have been made on the application to **deal** with this increase. For your information the existing layout already creates a situation where cars **who cannot** gain access to the car park as a result of it being full park their vehicles on the High Street and Beechfield Estate which creates road safety issues. Vehicles exiting / entering this car park have inadequate visibility to carry out this manoeuvre safely due to cars parked on Hawsker Main Street obscuring their vision resulting in safety issues for both cars / pedestrians using this entrance into the Hare and Hounds car park.
3. As you will be aware previous applications by this applicant have been refused as a result of the Highway Authority objecting on the grounds that it does not adhere to the visibility guidelines at the exit point from the car park onto Hawsker Main Street. This is contrary to Policy GP3 of the North York Moors Local Plan and your Authority have supported this stance and have used this as part of your refusal on previous applications in relation to this particular site which has also been supported by NYCC Highway Authority. As this is the similar case and vehicles will still have to use this entrance to gain entrance and exit from this proposed development the above refusal point still stands from a highway prospective and this stance has to be upheld, as nothing has changed from a highway perspective.
4. The submitted plans do not show any form of details for disposal of surface water from the site in question. They have stated that surface water will be discharged into soakaways but have no given detail of how and where it will discharge too. For your information this land already has flooding issues within the proposed site and often floods, so I am concerned for not only my property but also my neighbours at specifically 14 Beechfield that this application will increase the possibility of surface water flooding issues arising to our properties. I can assure you that my neighbour at 14 Beechfield has had constant flooding problems due to surface water discharging from Wedgewood Hall (proposed property to be demolished) and also from the ground surrounding the hall into her property's grounds. She has continually asked the proposed applicant / owner of the property at the Hare and Hounds to address these problem and to date he has not addressed the issue in order to alleviate these problems where flooding occurs within the boundary of her property.

5. I would also ask the authority to look into the capacity for the existing foul drainage system. Obviously there will be increased usage due to these proposals and can the existing system cope with this increase.
6. As you will be aware the surrounding properties are all privately owned and due to the existing public house have to deal with anti-social behaviour throughout the year. Due to the number of units proposed and the close proximity to the surrounding dwelling's and the type of usage (Bed and Breakfast) unit I am concerned in relation to noise level and anti-social behaviour that will inevitably increase to the detriment of people living in these properties.

I would be grateful if your committee can consider the above points / objections when considering this application.

Yours faithfully,

NYMNP  
- 2 JAN 2018