

Dawn Paton

From: NYM Contact [web-server@northyorkmoors-npa.gov.uk]
Sent: 20 December 2009 18:09
To: Development Control
Subject: North York Moors Feedback



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Planning Consultation Response Form
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If you wish to make a comment on an application it must be in writing and will become a matter of public record available for inspection. The Authority can therefore not accept comments marked confidential as valid objections and any such documents will be returned to you.

* Please fill in as many of these fields as you know. Thank you.

Application Reference No.: NYM/2009/0592/FL Your Email Address::
Your Telephone No: Your Address:: Ewefield House, Browside , Ravenscar ,
Scarborough , YO130NH Your Name:: Stephen & Sue Harrison and David and Yvonne
Parkinson Are you commenting on the proposal?: Yes Are you objecting to the proposal?:
Yes Your comments on The Proposal:: Points of Concern regarding the Planning
Application (NYM/2009/0592/FL) æ" Ladysmith Farm

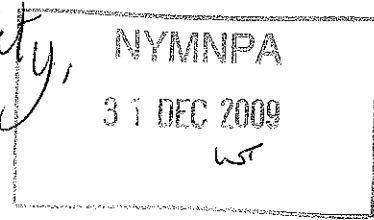
1. The owners do not live at the property and have not done over the last five years ; they visit sporadically . If they let out accommodation , this would probably be unsupervised and uncontrolled.
2. We are in favour of owner-occupancy and are concerned that there are already several unoccupied residences (holiday homes) in the immediate area. We do not object to holiday lets in themselves where this enables local residents to generate income to maintain the community.
3. We believe it would be more appropriate to restore the existing stables than to build new ones. There are currently no horses at this property and the land is used for grazing livestock by a neighbouring farmer.
4. The access to the property is poor, restricted and deteriorating. It comprises a narrow , single track part-concrete road with almost no passing places and some blind corners. We would expect any business development, that would generate more traffic, to fund the complete restoration of the access, including shoring up those sections close to collapse.
5. The alternate access would be down the disused railway track which is limited to licence holders who have no alternative access. This includes ourselves. This route is fragile, in poor repair and will not tolerate heavy usage. We are concerned that the current owners of Ladysmith Farm might not have an access agreement enabling them or their agents to use the railway track, which they already do quite frequently.
6. If the proposed development went ahead it would inevitably mean lorries, heavy plant and tradespeople would regularly use the railway track in front of our house for months. Also when the holiday lets were in use their occupants would do the same as there is nothing to stop them doing so.

Are you happy for us to use your email address as the preferred method of communication on this matter?: 1

<http://www.NorthYorkMoors-npa.gov.uk>

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To North York Moors,
National Park Authority,
The Old Vicarage,
Bondgate,
Helmley,
YO62 5BP



28th December 2009

09/592

From Monk,
Home Farm,
Browside,
Ravenscar,
Scarborough,
North Yorkshire.
YO13 0NH.

Dear Sirs,

Belatedly, we have become aware of the planning application for over-the-top building at Lady Smith Farm, Stoupe Beck. Incidentally the notice is no longer there.

Our main objection is about access. The top road between Browcote & Fulmar Cottage runs above our top field. Being elderly & somewhat infirm, we can no longer build it up against existing traffic and it is continually being knocked over into our field. This wall is visible from the old railtrack (cycle track, walkers, riders and (with permission) local traffic). We have difficulty keeping stock in this field. With the extra traffic engendered by holiday cottages guest accommodation, workshops and stabling for ten horses, besides feed lorries (as much of the land Barry and Rosy Breckon owned/was sold off) we feel this is an over-ambitious plan being bulldozed through by wealth.

Latterly Breckons' business lapsed, mainly due to deteriorating access conditions. The Bridle Path over Stoupe Beck, exiting at White Lodge, is very rough & slippery - no longer useable by wheeled traffic as it was fifty years ago. The gate by Marley's garage was put in by Barry Breckon, is it really now a right of way? The main difficulties are a lack of passing places, making life hard for those who live here all the time. The bat & bird boxes are thrown in as a sop. The place is a haunt of swallows & housemartins, but nothing will restore the harebell covered bank above our top wall.

Yours sincerely

Fulmar Cottage,

Stoupe Brow,

Ravenscar,

Scarborough,

YO13 0NH.



20-12-09

Dear Mrs H Saunders, Planning application No NYM/2009/0592/FL. Proposed alterations at Ladysmith Farm, Stoupe Brow, Ravenscar. We wish to object to these for the following reasons—.

We, as near neighbours of this property for the past 30 years, are very familiar with the history of it. There is no doubt that the stone out buildings are in need of some attention and re furbishment. The old caravan at the top of the drive and the corrugated sheeted barns would be best demolished as eye sores, as this is no longer a farm in the correct sense of the word. Stabling already exists which could be improved if needed. If stabling had to be built, then it should be of the low level type. Our concerns also are the change of use to holiday/ guest accommodation of the outbuidings, and access.

It is not the present owners first home, having a very large house in Leeds, which must be nice if you can afford it but it means they are coming and going all the time. When the farmhouse was being done up it took eight years to do, but they didn't live there during that time and we have had to put up with delivery lorries and constant noise from the farm from JCBs, portable radios and a small dog which barked continuously from morning to night. This may seem silly to complain about but when it goes on day after day after day it can really affect your mind and health and become a huge distraction and I didn't come to live in the country side for that, nor is it good for visitors. But the Joneses weren't there, so it didn't affect them. And now they want to do it all again!. Also the speed at which Mr Jones drives past our Cottage leaves a lot to be desired, he treats it as a race track. When we came here the trekking centre was already in existence so we had to put up with that and it was a great relief when it went as it caused many problems with the extra traffic it generated plus the noise. This is where the worry comes in with the three holiday cottages and the proposed five loose boxes and stabling. Are the owners going to offer horse riding holidays with bring your own horse facilities? This is where the stumbling block is to the whole venture, the access. The access to the property is via a bridleway, not a road. The proposed building work will inevitably mean that traffic is going to increase enormously. This bridleway goes through our property, and my front door is three feet away from it. If then the three holiday lets also brought with them horse box wagons, and horse trailers, plus cars to get in and out, then problems with the traffic would go up no end. We maintain the stretch of the bridleway through our land ourselves, it costs us two hundred pounds a year for a coating of grit stone. Mr Jones hasn't put anything into the track, not even in front of the farm. The surface of the track has deteriorated enormously in the past few years. I am the only person who digs out the ditches and spreads salt in the winter and I am getting to old for this now. Who will do it when I'm gone? On the track between our cottage and Stoupe Brow Cottage, the

North supporting wall has fallen of late and can clearly be seen strewn in Mr Monk's field. This bridleway was never constructed to take this kind of traffic. Mr Jones brought a huge boat down on the back of an AA car transporter which filled the whole track and took some of our plants out and damaged the edges of the track. Imagine the weight of that at that critical point, you could see the wall stones falling, and when I spoke to him he just laughed couldn't see the damage caused. Are we going to see this going up and down all summer now, plus all these extra cars vans and lorries of people who don't live here? The land is unstable as the cracks in the track concrete in that area show. We have had to move boulders from the track where movement has pushed them on to it. None of these new people put any money or work into it and there is no doubt that with this increased heavy traffic the bridleway will collapse soon. The bridle way connects to a single track road up a steep hill. Are the NYCC highways dept going to make it into a double track road to take all this extra heavy traffic? I don't think so. They don't even send a snow plough or gritter down and we are snowed in as I write this. So we are left with all the problems of large vehicles trying to get past each other on a single track road. Is this business worth all the hassle and problems and inconvenience which it will throw up now and in the future in an area of outstanding natural beauty? We have had enough of the area being a building site, we want permanent neighbours who care, whom we know and who contribute to the neighbourhood and don't just flit in and out all the time, when the sunshines. Perhaps it would be a good idea if the condition of the track were thoroughly surveyed to see if it can cope with all the proposed extra traffic during building works and in the future when the proposed business is up and running. Who will pay for repairs and maintenance to the track for all the wear and tear this extra traffic will bring, Mr Jones as he is making money out of it, not us?. It is for these reasons we object.

Mr and Mrs L.M. Atkinson.



! THIS IS THE PROBLEM WE HAVE WITH
LARGE VEHICLES. THE TRACK CANNOT
COPE.



NYMNP
22 DEC 2009

Wendy Trousdale

From: Jackie Clare [
Sent: 04 January 2010 12:26
To: Development Control
Subject: Fw: Planning application NYM/2009/0592/FL - Ladysmith Farm, Stoupe Brow

Dear Mrs Dilcock,

I refer to the above planning application and, as a home owner at Stoupe Brow would like to make just one general observation rather than a formal objection.

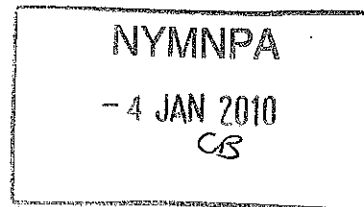
My concern relates to any substantial increase in vehicular use of the lane which runs immediately past my property (Stoupe Brow Cottage). This is the upper lane which leads down towards Ladysmith Farm. This roadway is giving way in parts and whenever, on occasions, heavier vehicles pass immediately next to the cottage tremors are felt.

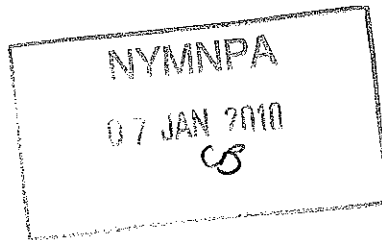
I certainly have no reservations as to more horses and walkers using this lane. However, related lorries, trailers, busses and other vehicles should be best avoided on this accessway.

Yours sincerely,

Jackie Clare-Hautekiet

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Mr. L. Newsome
Howdale School Cottage,
Browside, Ravenscar,
North Yorkshire
YO13 0NH
6/1/2010

Dear Sir / Madam,

My neighbour has just informed us of the proposed development at Ladysmith farm, as we did not see any planning notice. If there was a notice put up, it is certainly not there now.

I am writing to object to the proposals, as we feel stabling for ten horses and holiday cottages will inevitably cause more traffic to the area down a track which is very narrow, in very poor condition and has very few (two) passing places.

This in turn will cause difficulties for the existing community. I understand Mr. Barry Breckon the former owner of Ladysmith farm sold off most of the fields he owned when he left, this in itself would mean large wagons delivering food supplies etc to the horses down the track not to mention the extra traffic to the cottages. As this is not Mr. Jones' first home, this development will not cause him hardship as I feel it would the permanent residents. We hope you will consider these points.

at the planning meeting

yours sincerely

NYMNP
07 JAN 2010