

Caroline Bell

From: Andy Green
Sent: 15 June 2010 22:57

Subject: Comments on Application NYM/2010/0381/CU/FL

To the Development Control Manager
North York Moors National Park Authority

re: NYM/2010/0381/CU/FL



Dear Mr Hill,

As a resident of the adjoining property to Yeoman Hall (i.e. Flat 2 Woodlands) I wish to express my objection to the planning application NYM/2010/0381/CU/FL for the extensions and change of use.

Not least among my concerns is the fact that access to this property is via a private road and land owned by the Woodlands Flats and maintained by the management company Nicholsons Management (4 Valley Parade, Scarborough, YO11 2PD) at the expense of the Woodlands residents. Such access, I assume, is granted on the understanding that the property is used as a private dwelling only.

Its conversion to other use would be wholly inappropriate given its setting next to a Georgian Grade II* listed building and its potential direct impact on Woodlands and the other properties on the Woodlands Drive.

I would also comment that the plans as provided on your web site are not sufficient to judge the actual physical changes, but do imply very substantial extensions to a property within the National Park boundaries.

Regards

Andrew Green

Flat 2 Woodlands
Sleights
Whitby

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Caroline Bell

From: Pauline | [redacted]
Sent: 16 June 2010 10:12
To: Development Control
Subject: objection

we are objection to the planning application for a spa at Yeoman Hall Sleights. The clients would have to drive over our land and past our window, as yeoman hall has right of way across our land for residential purposes only.
Ref NYM/2010/0381/CU/FL

Yours sincerely Mike and Pauline Jackson
Flat 4
Woodlands
Sleights

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NYMNPA
16 JUN 2010
DM

Dr and Mrs J Caplin,
Flat 6, The Woodlands,
Slights,
Whitby
North Yorkshire YO21 1RY

Please reply to: Grange Lodge, Kemp Road, Swanland, East Yorkshire HU14 3LZ.

Your reference: NYM/2010/0381/CU/FL

Our reference: 2010.06.15/Yeoman Hall.

M Hill,
Development Control Manager,
North York Moors National Park Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP.



Dear Mr Hill

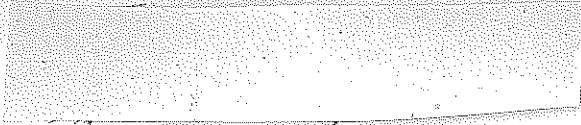
Re: Application for change of use and extension of existing garage block to form relaxation spa (Use Classes D1 and D2) together with construction of a side extension, replacement windows and installation of 2 bay windows to ground floor of main house at Yeoman Hall Woodlands Slights Grid reference 486105 507924.

We wish to object to this development on the following grounds:

- 1) We do not feel that the development of a commercial spa would fit in with the rural environment. The road up to Yeoman Hall is not wide enough for two vehicles to pass each other and further traffic up this road would endanger walkers, cyclist and children who play outside. The land which belongs to the Woodlands spans the road. In addition access to Yeoman Hall is through the gates to the Woodlands, increasing the risks to those children playing on the Woodland site.
- 2) We note that the application does state that there are 5 parking places for customers, several massage tables and it lists very long opening hours every day of the year, indicating a considerable number of customers each day.
- 3) We understand that NYMNPA had strongly resisted the holiday let proposed on the site, but in fact the traffic generated by as holiday let, would be far less of a problem than a procession of customers to the spa.
- 4) We note that there had recently been a lot of tree felling at Yeoman Hall despite the applicants "express intention to protect and preserve the existing trees on site". In addition it should be noted that the plans for the garage do not show some trees at the back of the garage that were visible in a Google Earth satellite image taken in May 2009.
- 5) We are concerned about the safety issues at the main road junction, the drive and the access way across Woodlands.

We reserve the right to express further objection in the light of subsequent information becoming available about the proposed development.

Yours sincerely,

A rectangular box with a thin black border, used to redact the signature of John and Aedeon Caplin.

John and Aedeon Caplin.

NYMNP
17 JUN 2010

Flat 4.
Woodlands
Sleighs

16th June 2010



Ref NYM/2010/0381/cu/EL

With referena to the above application for a commercial relaxation spa at Yeoman Hall Sleighs, Both me and my husband strongly object to this as clients would have to drive over our land and past our window to get there! We do strongly disagree with this planning application.

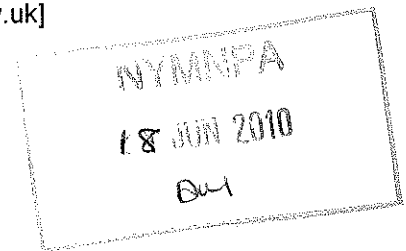
Yours sincerely

Paula - Mike

Tadson

Dawn Paton

From: NYM Contact [web-server@northyorkmoors-npa.gov.uk]
Sent: 18 June 2010 12:32
To: Development Control
Subject: North York Moors Feedback



Planning Consultation Response Form
=====

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/2010/0381/CU/FL Your Email Address::
Your Telephone No.: Your Address:: 13 Woodlands

Sleights North Yorkshire
YO21 1RY

Your Name:: Robert O'Donnell

Are you objecting to the proposal?: Yes

Your comments on The Proposal:: I strongly object the extension of the garage at Yeoman Hall and the change of use for commercial purposes on the following grounds:

SAFETY

Increased traffic;

â€¢ at a dangerous junction with the A169 to access Woodlands Drive

â€¢ over a footpath, bridleway, cycle route putting at risk residents, walkers, cyclists, riders, horses, dogs and wildlife

â€¢ to access the property immediately above a blind bend

â€¢ through Woodlands grounds which is currently a safe area for children playing

LOSS OF AMENITY

Loss of amenity

â€¢ to walkers including those using the Esk Valley Way

â€¢ to cyclists including those riding on Regional Route 52 of the National Cycle Network

â€¢ to horse riders

â€¢ to Woodlands residents who will have increased traffic through their drive and grounds

â€¢ to other local residents

INAPPROPRIATE DEVELOPMENT IN THE NYM PARK

â€¢ the original building approval was only given on the justification that it was for the manager of the (then) Woodlands Nursing Home. Approval to build would not be given for the proposed increased size then nor would permission be granted to build at all now

OTHER

â€¢ the undertaking to plant trees runs contrary to the reality to date which appears to have been to cut down some trees or shrubs. Is there protection in place for any specimen trees e.g. that may have been planted in previous decades?

â€¢ anyone who can afford a property of this size and a substantial extension is clearly not reliant on generating income from a small business

â€¢ Woodlands Drive is commonly maintained and Yeoman Hall should pay a higher proportion of the maintenance costs of the drive reflecting the significant increase in their use IF any development is approved

â€¢ this is an unjustified intensification of a right of way that should only apply to the Hall's owners and their guests, not to commercial traffic

SUMMARY

This is an inappropriate development of a relatively new property in the North Yorkshire Moors National Park. The long opening hours, every day of the year, and the fact that there are 5 parking places make it clear that the safety risk and the loss of amenity arising from increased vehicle traffic will be considerable. The request for change of use and to extend the garage should therefore be refused.

* Application Location:: Yeoman Hall

Woodlands

Leights

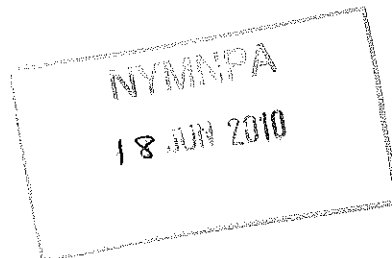
Application Description:: Change of use and extension of existing garage block

* LPA Reference:: NYM/2010/0381/CU/FL

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

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

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Dr and Mrs JA Tomenson,
Flat 14, The Woodlands,
Sleights,
Whitby
Yorkshire, YO21 1RY
20/6/2010

Your reference: NYM/2010/0381/CU/FL

Mark Hill,
Development Control Manager,
North York Moors National Park Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP.



Dear Mr Hill

Re: Application for change of use and extension of existing garage block to form relaxation spa (Use Classes D1 and D2) together with construction of a side extension, replacement windows and installation of 2 bay windows to ground floor of main house at Yeoman Hall Woodlands Sleights Grid reference 486105 507924.

As residents of the adjoining property to Yeoman Hall (Woodlands House) we wish to express our objection to the planning application NYM/2010/0381/CU/FL for the extensions and change of use. We object to this development on the following grounds:

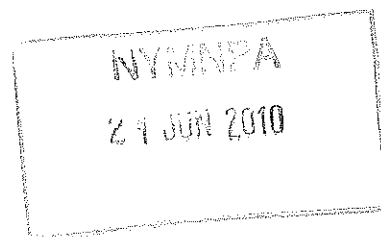
- 1) This is an inappropriate development for the NYMNPA. Building approval for Yeomans Hall was only granted originally on the basis that it was needed for the manager of the (then) Woodlands Nursing Home. Approval to build would not have been given for a building of the proposed size after the extensions to the house and garage.
- 2) The garage to be converted to a commercial relaxation spa is not an "under used building structure" needing a new use. It is a garage block and it should be used as originally intended to garage the applicants' vehicles. It is disappointing if the NYMNPA has stated that "the establishment of a small business within the building would be looked on favourably under principles established in Core Policy H", as the applicants state. We did not think that the intention of this Core Policy H was to allow people living in the NYMNPA to create new businesses in sensitive locations to generate revenue and income to support the funding of a large extension to an already substantial sized family home.
- 3) The commercial spa will cause a significant loss of amenity to Woodlands residents, who will have greatly increased numbers of vehicles using the access driveway through their gardens. It will also represent a significant loss of amenity to the many walkers using the Esk Valley Way, to cyclists riding on Regional Route 52 of the National Cycle Network, and to horse riders using this bridleway. In addition, Woodlands Drive is a private drive, which is jointly maintained by all its residents, including those of Woodlands House.

- 4) The safety of all these groups above and the wildlife will also be affected by the increased traffic. The lane from the A169 to Woodlands (Woodlands Drive) is narrow and currently has very little traffic. Woodlands Drive has a dangerous junction with the A169 and is used by many walkers, cyclists and horse riders. In particular, lots of local residents with small children on tricycles/small cycles and/or dogs use the lane, and small children regularly play in the gardens at Woodlands, which all customers of the Spa will drive through.
- 5) Mrs C Ward from NYMNPA has said that the applicants are only expecting 1 or 2 customers per day. This is not stated in the application, and in fact the application notes that there are 5 parking spaces for customers, requests to be allowed to open every day of the year (and as late as 7:30 every weekday) and has more than one massage table. It is clear that 1 or 2 customers per day would barely cover the running cost of the Spa, let alone recoup the significant initial investment.
- 6) The applicants have stated that it is their "express intention to protect and preserve the existing trees on site". However, the area adjacent to Woodlands House and the plans for the extension behind the garage already appear to be much more bare than in the Google Earth satellite image taken in May 2009 shortly before the applicants purchased Yeomans Hall.
- 7) We understand from Mrs C Ward that "Use Classes D1 and D2" have been taken off the notices posted in the lane, and hence there is nothing to alert local residents to the fact that a commercial relaxation Spa is being proposed. We consider that it is potentially misleading not to indicate the intended commercial use of the Spa.

We reserve the right to express further objection in the light of subsequent information becoming available about the proposed development.

Yours sincerely,

John and Barbara Tomenson.



**Flat 8
Woodlands
Sleights
North Yorkshire
YO22 1RY**

18 June 2010

M Hill
Development Control Manager
North Yorkshire Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Dear Mr Hill

Reference NYM/2010/0381/CU/FL

I write to object to the proposed development at Yeoman Hall on the following grounds

- With its plan for 5 parking spaces, significant commercial traffic is planned, this will cause traffic problems in the lane and at the junction, and reduced amenity for both leisure users (walkers, cyclists, horse riders) and residents.
- It will cause unjustified intensification of the Right of Way of Woodlands Lane
- There appears to have been significant destruction of trees, showing little concern for the spirit of the National Park
- This is a significant investment, and can only be justified by the owner on continuous commercial use

In summary, this is an inappropriate development of a relatively new property in the National Park. The request for change of use and to extend the garage should be refused

Yours sincerely

John H Robinson

F.A.O. MR. C. WARD. (PLANNING DEPT)
NORTH YORK MOORS NATIONAL PARK AUTHORITY
THE OLD VICARAGE
BONDGATE
HEMBSLEY
WORK
YO62 5PS.



17th JUNE 10

DEAR MADAM,

APP. REF: NYM/2010/038/1/01/FL RE:
CHANGE USE TO RELAXATION SPA @
GEORGE HALL, WOODLANDS, SLEIGHTS.

AS OWNER/OCCUPIER OF NO 11, WOODLANDS,
SLEIGHTS, YO21 1RU, I WRITE TO OBJECT &
OPPOSE THE ABOVE APPLICATION FOR THE
FOLLOWING REASONS:-

1. THE PROPERTIES ARE ALL SET OFF A LONG
PRIVATE DRIVE WHICH IS NOT SUITABLE
FOR FURTHER INTENSIVE USE, PARTICULARLY
OF A COMMERCIAL NATURE, IN TERMS
OF CONSTRUCTION, VISIBILITY, PASSING,
PARKING ETC. & WOULD UNDOUBTABLY
PRESENT DANGERS TO PEDESTRIANS &
WALKERS - PARTICULARLY AT NIGHT
WHEN THE UNLIT DRIVE WITH WOODLAND
COVER IS PARTICULARLY DARK.
2. THE VERY FACT THAT THE HALL IS
SET IN GREEN BELT IN THE NATIONAL
PARK SHOULD AUTOMATICALLY

- MEAN REFUSAL, AS A COMMERCIAL SPA IS NOT A SUITABLE REQUEST/USAGE
3. THE RESIDENTS OF WOODLANDS, BY SERVICE CHARGE, HAVE SPENT MUCH TIME & MONIES INVESTING IN THE NATURAL HABITAT AND WILDLIFE. THERE ARE OVER 100 SPECIES OF WILDLIFE (INCLUDING WILD DEER) IN THE GROUNDS AND WOODLAND SURROUNDING THE HALL. A COMMERCIAL SPA AND INCREASED TRAFFIC & HUMAN PRESENCE WOULD UNDOUBTABLY HAVE A CONSIDERABLE DAMAGING EFFECT ON THE NATURAL HABITATS AND ECOLOGICAL SYSTEMS AND SHOULD NOT BE ALLOWED TO HAPPEN
- A. THERE ARE MANY SITES ELSEWHERE IN THE TOWN CENTRE ETC. WHICH WOULD UNDOUBTABLY BE MORE SUITED TO COMMERCIAL SPA USE AND SHOULD BE CONSIDERED INSTEAD.

IN CONCLUSION, THE APPLICATION SHOULD BE REFUSED.

YOURS FAITHFULLY

J

11. WOODLANDS
SKETCHES.

NYMMPA

21 JUN 2010

Skell Cottage
Borrage Green Lane
Ripon
North Yorkshire HG4 2JH
Telephone: Ripon

24th June 2010

Dear Sir

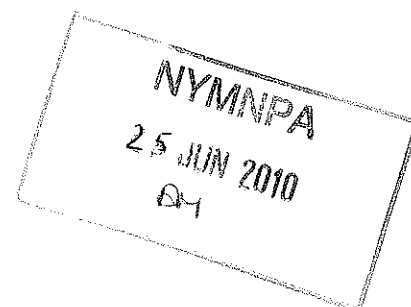
Application for change of use and extension at Yeomans Hall, Sleights

My objections are contained within the attached schedule.

Yours faithfully

F M Metcalfe

The Development Control Manager
North York Moor National Park Authority
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP



YEOMAN HALL EXTENSION AND COMMERCIAL DEVELOPMENT

OBJECTIONS

SAFETY

Increased traffic;

- at a dangerous junction with the A169 to access Woodlands Drive
- over a footpath, bridleway, cycle route putting at risk residents, walkers, cyclists, riders, horses, dogs and wildlife
- to access the property immediately above a blind bend
- through Woodlands grounds which is currently a safe area for children playing

LOSS OF AMENITY

Loss of amenity

- to walkers including those using the Esk Valley Way
- to cyclists including those riding on Regional Route 52 of the National Cycle Network
- to horse riders
- to Woodlands residents who will have increased traffic through their drive and grounds, the right of way should only apply to the owners and their guests, not to commercial traffic
- to other local residents

INAPPROPRIATE DEVELOPMENT IN THE NYM PARK

- the original building approval was only given on the justification that it was for the manager of the (then) Woodlands Nursing Home. Approval to build would not be given for the proposed increased size then nor would permission be granted to build at all now

OTHER COMMENTS

- the undertaking to plant trees runs contrary to the reality to date which appears to have been to cut down some trees or shrubs. Is there protection in place for any specimen trees e.g. that may have been planted in previous decades?
- anyone who can afford a property of this size and a substantial extension is clearly not reliant on generating income from a small business
- Woodlands Drive is commonly maintained and Yeoman Hall should pay a higher proportion of the maintenance costs of the drive reflecting the significant increase in their use IF any development is approved

SUMMARY

This is an inappropriate development of a relatively new property in the North Yorkshire Moors National Park. The long opening hours, every day of the year, and the fact that there are 5 parking places make it clear that the safety risk and the loss of amenity arising from increased vehicle traffic will be considerable. The request for change of use and to extend the garage should therefore be refused.

NYMMPA
25 JUN 2010

Dr and Mrs J Caplin,
6 The Woodlands,
Sleights,
Whitby,
North Yorkshire YO21 1RY

Please reply to: Grange Lodge, Kemp Road , Swanland, East Yorkshire HU14 3LZ

04 July 2010

Mr C M France,
Director of Planning
North York Moors National Park Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP

Your Ref: NYM/2010/0381/CU/FL

Our Ref: 2010.07.04 Yeoman Hall

Dear Mr France,

Re: Application for change of use and extension of existing garage block to form relaxation spa together with the construction of a side extension, replacement windows and installation of 2 bay windows to ground floor of main house at Yeoman Hall Woodland Sleights

Further to our previous letter. I have reviewed the amended details/additional information available on your web site.

We continue with our objection to this development and add the following comments:

- 1) Access to this site remains via a limited access road that passes unfenced through the gardens of The Woodlands. The gardens are used by all the residents, including young children, and the increase in traffic as a result of turning Yeoman Hall into a "small scale business venture" poses a real risk to the residents of The Woodlands. There will be a significant increase in traffic as the applicants clearly indicates that they intend to "offer a high quality service to not only the immediate surrounding communities but also the larger towns of Scarborough, Pickering & Middleborough" (Population: 208,934 -data 2001 Census).
- 2) "The Tree Statement (YH PL-08) is incomprehensible, and does not accord with the data obtained from Google Map which clearly show multiple trees in close proximity to the intended development. "
- 3) Whilst we understand that the applicants wish to "practice their background training in this specialist field" and "to generate revenue and income from a small business to support the need of their young family in a sustainable manner by employing an existing under used building structure", we would none-the-less point out that Yeoman Hall was designed as a family home, and presumably was purchased on that basis. We are sure that the applicants, having a young family, would appreciate the dangers posed by the inevitable increase in traffic in area where young children have always been able to play unsupervised. "

NYMNP
- 5 JUL 2010
CB

Yours sincerely,

Aedeen and John Caplin.

NYMNP

5 JUL 2010