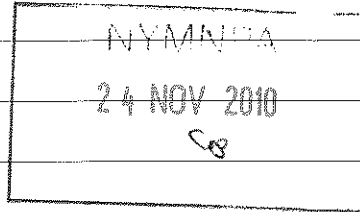


TO WHOM IT MAY CONCERN,

WITH REFERENCE TO NYM/2010/0706/FK APPLICATION. DATED 26 OCTOBER 2010, WE SEE NO REASON WHY THE CONVERSION OF THE STABLE BLOCK AT COBB FARM, STAINTONDALE ROAD, RAVENSCAR, SHOULD NOT GO AHEAD, THEREFORE WE FULLY SUPPORT MR PAUL HEAVEN ON THIS APPLICATION.



Yours Sincerely

MRS C FRANCE
1 BALENHALL ROAD
RAVENSCAR
SCARBOROUGH
NORTH YORKSHIRE
YO13 0NA

MR M SLATER

Julie Stafford
Robin Hood View
Raven Hall Road
Ravenscar
YO13 ONA
09/11/10

Dear Mrs. H Saunders,

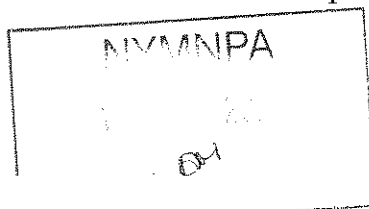
I have some concerns regarding the recent planning application Grid Reference 97732 00346 conversion of stable block to form 1 no.dwelling and conversion of barn to stable block at Cobb Farm, Staintondale Road, Ravenscar.

1. I purchased the Wellfield Trekking Center name, with the phone number when the horse trekking was sold to me 11 years ago. I commenced horse trekking and riding at Hillside Farm and stopped 7 years ago when our farm was sold. I have kept the rights to the name and telephone number.
2. I feel aggrieved that now Mr. and Mrs. Heaven are calling the land Old Wellfield Trekking Center, instead of Cobb Farm, as this is virtually the same name I have the rights too. The trekking did not take place from the application site but from the house next door as this was all one farm. The present occupants of Wellfield Farm agreed to change the name of the house so there would be no confusion of where the trekking business was situated. Also they were aware that permission would not be granted for trekking from that site again when they moved into Wellfield Farm 10 years ago.
3. When I was purchasing the Wellfield Trekking Center business I was assured by Scarborough Council and the National Parks at the time that Horse Trekking would not be allowed from this site again due to the number of problems encountered over the years by the horse trekking.
4. The turning of the site into a horse farm, and the statement for 1 full time worker and one part-time worker, is reason for concern as this is implying that some sort of business will be run from the site, can this be clarified? What is the reason for the workers?

I trust my concerns will be taken into account when the planning application is discussed and decision made.

Yours sincerely

Mrs. Julie Stafford



2010/0706

**Wellfield Farm
Staintondale Road
Ravenscar
YO13 OER
09/11/10**

Dear Mrs. H. Saunders,

Please find enclosed objections/concerns from Mrs. Sue Dootson/Miss Angie Halliday from the above address regarding the planning application from Mr. and Mrs. Heaven Grid Reference 97732 00346

We trust our concerns and objections will be taken into account when the planning application is discussed and decision made.

Yours sincerely

Mrs. Dootson / Miss Halliday

MS
11/11/10
D1

Re Application for conversion of stable block to form 1 no. Dwelling and conversion

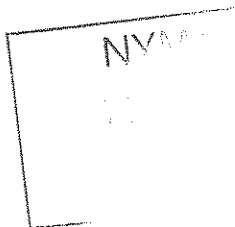
Of barn to stable block at Cobb Farm, Staintondale Road Ravenscar

Grid Reference 97732 00346

Dear Mrs. Saunders,

Please find our comments/objections to the above application.

1. We need to point out that Wellfield Trekking Center was run from the farm we live in Wellfield Farm the name was changed when we purchased the property in 2000 due to the business having been sold in 1999, and to avoid any confusion. The barn and stable block was part of the business and did not have a separate name or need one.
2. We have concerns re the name change, the name being too similar to our farm, we have already had 5 people down the drive and looking round our home asking about trekking, because a large sign has now been erected outside the gate of the site naming the land Old Wellfield Trekking Center. This is a worrying situation to have people potentially wandering about our property when we are not in. This is an unnecessary invasion of our privacy and property. We have approached Mr. Heaven about the situation of the name and told him our concerns and that we are already experiencing problems. Also as far as we are aware the name Wellfield Trekking is the property of the person who bought the trekking business in 1999, that is why we had to have a name change and were informed trekking would not be allowed again from the site.
3. We also thought Core Policy J would only allow conversion of traditional stone buildings not other building materials and then only when an agricultural need was established. This building does not apply? But if it does then obviously we and other neighbors in the village have buildings that we could convert into houses. Also could this conversion be considered as infill? If so again we have areas that could be converted and built on. If the proposed building is to be kept the same then how will this enhance the area, as there will be no change? Only increase noise, disruption and traffic to the area.



4. We must point out the septic tank proposed is dysfunctional and the waste runs onto our land which would contaminate our land and also increase the water load which already is easily saturated when we have any rain. The septic tank and waste facilities would need to be moved much further down the land of the site so we do not encounter water saturation problems.
5. Why does the Shed need a rest room etc is there a business to be run from the site? If so what nature will this be?
6. Nearness of house to the shed - is this not a fire risk? As hay/ straw animals to be kept in the shed? Any fire would put our home at risk.
7. Car parking exactly where would this be? At present there is a circular turnaround no car parking bays, 10 cars are a lot of cars for a 2-bed bungalow a lot of noise people disruption/noise for us.
8. Septic Tank is not functional and will cause over flow and smell problems for us, as the proposed septic tank is disused and sited next to our kitchen. Again needs to be sited further onto the land away from our home to reduce risk of overflow and smell.
9. There is a beck at the side of proposed house; (12 inches away) any increased activity on the site will increase the risk of flooding and water saturation as already described.
10. Why is there a need for an employee if the application is for a 2 -- bed bungalow? If there is to be a business then what is this to be? This will be very disruptive to our lives increase in noise/ at all times, loss of privacy, also if horses are involved then the fencing needs addressing, also we keep mares, are stallions going to be kept? How many horses? There are only 18 acres in total which will only support 6 – 7 horses as the land is not good grazing (reclaimed moorland) like our land, plus the land will need resting or end up being 'over grazed' and put the animals welfare at risk. Trekking is surely not an option as there would not be enough horses and the recent trekking center in Staintondale has closed due to lack of business all year round making it a poor business proposition. We already have livery stables in the area do we really need any more? This would be very disruptive to us and our lives, cars coming and going, noise all times of the day and night, plus horses coming and going greater risk to the wellbeing of our horses. The proposed site is really near to our home and will really impact on our lives. We can hear conversation conducted in the

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shed when our windows are open, when dogs were kept in the shed by Mr. and Mrs. Heaven the noise was horrendous so any increased activity will be very disruptive to our lives.

11. Does this development really come in line with the National Parks Policy and long-term Commitment and Plan for the area? As Mr. Heaven has a home already in Hunmanby this does not fulfill category B as the living or working in the Parks has to be in the relevant Park surely?
12. The site originally was never intended to be a stand-alone site and was sold only as a piece of land with a shed by the previous owners of our property. The land was sold at a price to reflect this and with restrictions applied to the land, since then with further restrictions (previous application refused after appeal). Is it possible to sort out this situation once and for all as the continual request by Mr. and Mrs. Heaven to live on the site for whatever reason is very distressing to us. We do not want to upset Mr. and Mrs. Heaven but we have to put our objections forward, which at times appear personal but that is not the intention.

NV
1/1/11



SMUGGLERS ROCK COUNTRY HOUSE

Staintondale Road, Ravenscar, Scarborough, North Yorkshire, YO13 0ER

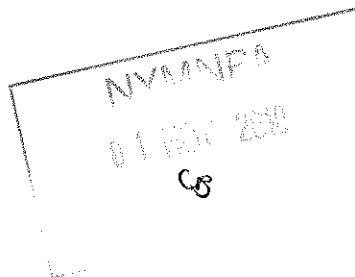
Tel.

E-mail:

www.smugglersrock.co.uk

Proprietors : Sharon and Mike Gregson

Mrs H. Saunders,
North York Moors National Park Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York,
YO62 5BP



25th October 2010

Dear Mrs Saunders,

OBJECTION for planning application number NYM/2010/0706/FL - Cobb Farm, Ravenscar

We write with reference to the above planning application for Cobb Farm and wish to object in the strongest possible terms for the reasons listed below.

We have read into the original planning application, the National Park's decision and the subsequent appeal and decision and would like to reiterate the following points.

1. Reason 1 of the Planning Authority's original refusal (application no. NYM2008/0874/FL) given in January 2009 is still relevant. *The local planning authority is not satisfied that it has been demonstrated that there is a functional need for living accommodation to serve the applicants holding or evidence of a firm intention and ability to develop the enterprise concerned; or clear evidence that the proposed enterprise has been planned on a sound financial basis; consequently the proposal would be contrary to Core Policy J of the Core Strategy and Development Policies and Annex A of Planning Policy Statement 7.*
2. The comments in the appeal decision (September 2009) regarding core policy J which restricts new housing development in the open countryside to that which is proven as essential to farming are even more compelling than in their previous application. In Mr Heaven's design and access statement he states that he complies with core policy J but we are at a loss as to how this could be when they are not intending to farm the land, but just to run a commercial trekking business (their latest idea to obtain planning!) from the premises. Mr Heaven also states that he may even comply with category B in core policy J, but how does he have a longstanding link to this community by previously living in the Peak District National Park?
3. In respect of Development Policy 8 relating to the conversion of traditional unlisted rural buildings, we feel that the existing buildings on this site in no way comply with all the conditions. These buildings are modern, poorly built breezeblock structures of no architectural or historic importance.

This land was previously tied to the adjacent property and was never intended to be a stand-alone residential site. The previous owner should not have been allowed to split the house from this section of the land and buildings in order to sell it. Had this been the case, there would be none of the problems which there are currently with this site.

As this site has an agricultural restriction it should not be given any type of residency permission. The current owners purchased the property at a price reflecting this and with full knowledge of the restrictions on the site and we feel it would be unfair if they are now allowed to live there, regardless of their ever changing reasons.

As a further point, we own the land adjacent to the site and our boundary is approximately 12" from the stable block. There is a ditch along this boundary as there is a very large, unpredictable and ever changing natural spring which drains into this ditch, thereby making any development for housing on this land inadvisable.

We trust that the above comments are taken into consideration in respect of the planning application decision and hope that the correct decision to refuse this application is forthcoming.

Yours sincerely,

Sharon and Mike Gregson