

Wendy Trousdale

From:
Sent: 16 June 2011 21:15
To:
Cc:
Subject: Planning Applications. Ref:NYM/2011/0255/FL

Mr James Pink
78 Staithes Lane
Staithes
Saltburn By the Sea
Cleveland
TS135AD

16th June 2011

Mrs C Ward
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Re: Ref NYM/2011/0255/FL

Grid Ref: 478152 518583

With Regard to the above application I would like to express my ongoing concerns.

Firstly I would like to point out that the proposed application Should be (once again) Retrospective as the building work started **Three Months Ago!**

Although the application states: Replacement of uPVC windows and doors to create Five Bed and Breakfast Letting Rooms; this is not the case! In fact the whole aesthetics of the design have changed. Originally the hut had a door at each gable end. Now there are Five doors all facing North and looking down onto my property as well as directly into my bedroom window as the hut is in an elevated position straight opposite.

Privacy:

Mr Walker applied for Retrospective in 2004 for the hut opposite this recent application. This has proved to have an intimidating effect due the raised decking. Occupants are therefore further elevated above the fence looking down at you going around your daily business. This will be multiplied "5 times greater" if this application is accepted. I can only take a calculated guess why he didn't put the doors on the South Side? which would have kept our privacy to an acceptable level.

Amenities:

The drainage is totally inadequate as I have pointed out on numerous occasions in the past. I contacted Yorkshire Water who said they have not been informed of this development but they said they opposed an application from Mr Walker for 36 Eco Houses: Ref:NYM/2006/0784/OU in 2006 due to the inadequate sewerage drainage from the site. The drain from the camp was only designed to service a toilet block and shower block yet Mr Walker keeps developing, adding Toilets, Showers, Washing machines and other appliances to all these buildings. This will mean another 5 toilets and showers yet again adding to the system, a system that my property shares before going into the main sewer. This is on top of all the other people that use his site; as Mr Walker points out in an application in 2004 when he applied for Retrospective planning for 4 holiday units he converted, he can accommodate from 2 - 350 people on his site at any one time! All this potential sewerage into a standard 4" drainage system .This is quoted from a letter to the National Park Authority on the 9th March 2004. Ref NYM/2004/0069/FL.

I recently looked into the manhole on my property from his site, it was half full and blocked with toilet tissue. My concern is if this does block up it will come up through this route and leach onto my land and down onto Staithes lane, which already suffers with too much sewerage for the size of the Main drainage system. Properties on Staithes Lane have already had One Way Valves fitted due to drains backing up and sewerage overflowing onto their property; 103 Staithes lane to mention but one.

Parking:

Due to the location of this development and the existing parking problems I already have with holiday makers from Trig Point, this new influx of holiday makers will assume my Business "Glen Vale Private Car Park" is part of his complex. Bearing in mind these are B&B's only 6 feet from my boundary and private parking areas. I will have this problem on a very regular basis if this planning is granted as people will be staying for the odd night rather than a week so the problem will be escalated up to three times per week per B&B! This will cause me more work and aggravation. I already have sufficient signs displaying the fact that it is a private car park yet people seem to take no notice!

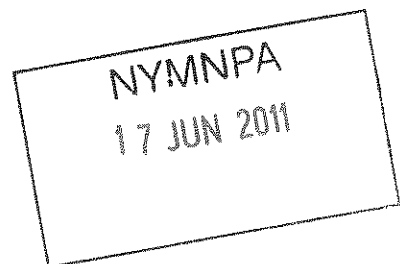
Present Economic Factors:

Cottages and B&B's are already struggling due to the economic down turn. Adding five more B&B facilities as a cheaper alternative will just create even more problems to the local economy and take business away from already struggling established holiday lets and B&B's.

Overall I think this development could have been better planned and thought out. Mr Walker has given no consideration once again to the privacy of his neighbours, the environment or the present economic situation.

James Pink.

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Wendy Trousdale

From: Wendy Trousdale
Sent: 21 June 2011 11:53
To: Planning
Subject: Comments on NYM/2011/0255/FL at 76 Staithes Lane, Staithes, via Saltburn-by-the-Sea, North Yorkshire, TS13 5AD - Case Officer Mrs C Ward

The creation of five letting units where previously only one stood, will put significant extra pressure on already overloaded drains (cf previous planning applications for Trigg Point which were turned down).

As these units are already under construction (indeed almost completed!) I notice that they are accessed via the side over-looking our property and will probably have (as the one on the left, rented out as a complete unit, has) a patio area at the front. This will be on a direct line with our back bedroom window and will overlook our through lounge/dining room. We already suffer by being overlooked from the left-hand unit - to have an extra five units directly overlooking us will be significant downgrading of our quality of life and value of our property.

We are retired and anticipated a peaceful life in Staithes, but recent planning applications are significantly undermining that aspiration!

I thank you in anticipation of consideration of these issues.

Sincerely,

Chris & Lynn Percy

Comments made by Mrs Lynn Percy of 76 Staithes Lane, Staithes, via Saltburn-by-the-Sea, North Yorkshire, TS13 5AD

NYMNPA
21 JUN 2011
WST

Wendy Trousdale

From: Chris & Lynn Percy |
Sent: 21 June 2011 12:21
To: Planning
Subject: Ref: NYM/2011/0255/FL
Attachments: ATT00001

Chris & Lynn Percy
76 Staithes Lane,
Staithes,
Saltburn-by-the-Sea,
North Yorkshire
TS13 5AD

21st June 2011

Chief Planning Officer
North York Moors National Park Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP

Dear Madam/Sir,

Ref: NYM/2011/0255/FL

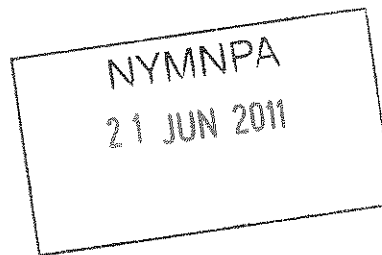
We would like to register grave concern re the application for a certificate of lawfulness for installation of replacement uPVC windows and doors to create five Bed and Breakfast letting rooms.

I would be grateful if you would take the following into consideration when making your decision:

- The creation of five letting units where previously only one stood, will put significant extra pressure on already overloaded drains.
- As these units are already under construction (indeed almost completed!) I notice that they are accessed via the side over-looking our property and will probably have (as the one on the left, rented out as a complete unit, has) a patio area at the front. This will be on a direct line with our back bedroom window and will overlook our through lounge/dining room. We already suffer by being overlooked from the left-hand unit; to have an extra five units directly overlooking us will be significantly downgrading our quality of life and value of our property.
- Having lived here 19 years, we are now retired, and anticipated a peaceful life in Staithes; but recent planning applications are significantly undermining that aspiration!

I thank you in anticipation of consideration of these issues.

Yours sincerely,



Chris & Lynn Percy

N.B. Included in the "comments" section of website and also emailed.

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NYMNP

21 JUN 2011