

2012/0707

NYM / 2012 / 0707 / CU

**B E L L S N O X E L L A S S O C I A T E S L T D**

**Chartered Surveyor, Architectural & Planning Consultants**  
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW

12<sup>th</sup> October 2012

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP



Our Ref BGS/PG/S.8115

Dear Sirs,

Re Stainsacre Hall, Stainsacre, Whitby YO22 4NT  
Our Clients – Mr J & Mrs C Collinson

I refer to the above and enclose a Planning Application for the change of use of the former outdoor education centre at Stainsacre Hall, Stainsacre, Whitby, to use as a private dwellinghouse on behalf of our Clients Mr J & Mrs C Collinson.

Attached to the submission is my Clients' cheque in the sum of £335.00.

I also attach the following documents for your consideration and note:-

1. A letter dated October 2012 from Mrs Christina Collinson to the National Park Authority explaining the Applicant's personal position. Attached to the letter are photographs taken pre-1960 before the conversion of the building to use as an outdoor education centre.
2. Letters (7No) from local residents addressed to the National Park Authority stating their support for the application.
3. Details of advertising by Messrs Strutt & Parker including a letter to the Applicants dated 28<sup>th</sup> August 2012 and copies of the details.
4. A copy of the property details from Right Move submitted by Tees Surveyors. Advertising dated 25<sup>th</sup> January 2012.

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Barrie G Snoxell BA, FRICS, IHBC (Director)  
Jane M Snoxell (Director)  
Stuart J Emerson BSc., MRICS (Consultant)



5. Evening Gazette article dated 2<sup>nd</sup> October 2010 relating to the closure of Stainsacre Hall as an outdoor education centre.

6. Sections of an Executive Report dated 30<sup>th</sup> September 2010 submitted by Officers of Middlesbrough Council. The sections included are the primary report together with appendices 1, 2 & 5.

Note – A full copy of the Executive Report and the Review prepared by Middlesbrough Council dated November 2009 can be made available if required.

I also attach a submission/Report prepared by Bell-Snoxell Associates Ltd setting out our opinion in support of the proposal and in particular, drawing attention to the financial implications involved in maintaining the premises as an outdoor education centre. The analysis has been based on the tests set out in the Planning Advice Note issued by the Authority in May 2011 entitled 'Conversions and the Economic Use Test.'

I look forward to your support for this application and if you require any further information please do not hesitate to contact me.

Yours faithfully,

~~Barrie G Snoxell~~  
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