

Wendy Strangeway

From:
Sent 01 October 2013 16:13
To: Planning

MR M GIBSON
3 SANDYGAP
HAXBY
YO32 2WH

01 October 2013

Dear Sirs,

Application Reference Number
NYM/2013/0626/FL

Land to the west of Coach Road Sleights

Change of use of land and construction of 5 no. dwellings with associated access road, parking and landscaping works

Being originally from Sleights and a former resident, I often make the trip across the moors to the beloved village of my childhood upbringing.

On a recent trip to Sleights, I happened to overhear a conversation in "The Plough" public house, regarding the above planned development. I looked further into the plans on my return home. In my opinion, what a fantastic idea!!

Sleights is a village with heart and community spirit, set in arguably the most scenic part of the UK, the beautiful North Yorkshire Moors.

One thing that I do feel Sleights falls short on, is the ability to retain its younger to middle-aged residents. So often is the case that due to the lack of suitable housing, people are forced out of the area, myself being one such example. I feel that Sleights and the area surrounding, has such a lot to offer to families, but this is unobtainable, due I believe, to the short supply of housing.

It is essential that housing, must not be allowed when it is of detriment to the area. Due to its positive impact, I am a supporter of this scheme. It appears from the plans that the houses are set back from direct view and being developed sensibly on what could be described overgrown and unused. This development would positively impact the view from Coach Road.

There is one caveat I think I would like to see included in any planning permission. This being ensuring that the building materials are matched to the other houses neighbouring. Please insist on stone, preferably herringbone stone. This will be in keeping with the houses on Coach Road, the Public House and those which back on to the site from Eskdaleside.

The National Parks Authority have a long tradition of being sensible when it comes to development – I would hope they share my view that this proposal would have a positive contribution to the community, without impacting the beauty and charm of the area.

Yours sincerely,

M Gibson

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✓
Mr & Mrs Mortimer
194 Coach Road
Sleights
Whitby
North Yorkshire
YO22 5EN

Mr P Jones
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Monday, 30 September 2013

Your Ref; NYM/2013/1626/FL

Site: Land west of Coach Road Sleights.

Dear Sir,

We have considered the proposal to construct five dwellings on the site as indicated on drawing D10151-120 and wish to put forward our objection on the following grounds.

We are concerned that the proposed wall finish is indistinct; Proposal 2.1-coursed natural stone and small areas of reclaimed brick. Policies & Context 3.2-reclaimed style facing bricks with stone detailing. Either method of wall finish will not be in keeping with the surrounding dwellings, you will note the majority of dwellings are coursed stone only in this area.

Under the heading Explanation of Costs, sub heading Land Cost (3.1) states "This area of land consists of scrub land unused in any meaningful manner since the closing of the former village school" this is incorrect. The school closed in 1968 due to concerns over safety after an earlier vehicle accident. The section of land in question was cultivated as a garden very successfully until the late 20th century when the tenant allowed his tenure to elapse due to ill health. This area could become a great amenity given some foresight and

creativity possibly the reinstatement of the Quoit Pitch or formation of allotments for the benefit of the community of Sleights. The Quoit Pitch although still marked on site plan D10151-120 was lost a number of years ago during the expansion of the pub car park, which was a sad loss.

Historically Blue Bank has suffered a higher than normal incidence of accidents which resulted in 1968 the closure of the aforementioned school and the relocation further down the village to Inghams Close. More recently the continuation of incidents have resulting in the construction of an arrester bed and various traffic calming measures. Unfortunately these measures have not eliminated accidents and in recent years a Pilkinton Glass Wagon and a wagon carrying liquid tar both came to rest in the area of the proposed dwelling 1. The black staining on the boundary wall is the legacy from the tar wagon. We are gravely concerned over the safety of the proposed dwelling 1 as well as the risk posed to dwellings 2 & 3 and urge commonsense to prevail in refusing this planning application.

The proposed semi detached dwellings (Style A) at three storeys and steep pitched roofs are out of character with the surrounding area. With exception of the public house there are no other three storey dwellings, with properties mainly been of low two storey style with gentle pitched roofs. Taking into account the reduced levels these dwellings will be very dominant within the landscape. Dwellings 2 & 3 will be clearly visible from the A169 and dwellings 4 & 5 clearly visible from Eskdaleside dominating the surrounding dwellings and landscape. Taking into account a fall from road level (A169) to dwellings 2 & 3 and 4 & 5 as clearly noted on drawing D10151-121.1, the topography of the site will have limited assistance in disguising the height of these proposed dwellings.

Although the use of renewable technology as proposed within the supportive documents is to be applauded it is of concern that this addition has been omitted from the proposal drawings. It is also clearly apparent that if the inclusion of Photovoltaic Cells are proposed the use of which will negate the Velux windows serving the Attic En-Suites of dwellings 2, 3, 4 & 5. In our opinion taking into account the roof height and steep pitch the photovoltaic cells serving dwellings 2 & 3 will be clearly visible upon the approach to Sleights on the A169 and will be in contradiction with the traditional elements of the area.

Taking into account the diminutive length of access road we believe this should remain the sole responsibility of the incumbents of the proposed dwellings and not adopted by NYCC. There are a number of existing dwellings within Sleights that are currently accessed by un-adopted roads, for the NYCC to adopt this access road could present a precedent to others.

We place forward our concerns for your consideration and urge refusal of this application.

NYCC
- 1 OCT 2013

Yours Sincerely

Mr & Mrs Mortimer

NYMINFA
-1 OCT 2013

✓
Mr D Mortimer
192 Coach Road
Sleights
Whitby
North Yorkshire
YO22 5EN

Mr P Jones
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Monday, 30 September 2013

Your Ref; NYM/2013/1626/FL

Site: Land west of Coach Road Sleights.



Dear Sir,

We have considered the proposal to construct five dwellings on the site as indicated on drawing D10151-120 and wish to put forward our objection on the following grounds.

Historically Blue Bank has suffered a higher than normal incidence of accidents involving predominantly heavy goods vehicles. One of these incidents in 1968 resulted in the closure of Sleights School and the construction of a new school further down the village at Inghams Close. More recently the continuation of incidents has resulted in much debate, various traffic calming measures and the construction of an arrester bed. Unfortunately these measures have not eliminated accidents and in recent years a Pilkinton Glass Wagon and a wagon carrying liquid tar both came to rest in the area of the proposed dwelling 1. You will note looking at the south site boundary wall black staining is clearly visible, this is the legacy left from the tar wagon. We are gravely concerned over the safety of the proposed dwelling 1 as well as the risk posed to

dwelling 2 & 3 and urge the planning committee to take heed of history and refuse this application.

Under the heading Explanation of Costs, sub heading Land Cost (3.1) states "This area of land consists of scrub land unused in any meaningful manner since the closing of the former village school" this statement is incorrect. The school closed in 1968 due to concerns over safety after an earlier vehicle accident as described previously. The section of land in question was cultivated as a garden very successfully until the late 20th century when the tenant allowed his tenure to elapse due to ill health. This area could become a great amenity given some foresight and creativity possibly the reinstatement of the Quoit Pitch or formation of allotments for the benefit of the community of Sleights. The Quoit Pitch although still marked on site plan D10151-120 was lost a number of years ago during the expansion of the pub car park, which was much lamented. I believe the creation of a Quoit Pitch will help preserve this traditional well supported game throughout the Esk Valley and surrounding area and complement the philosophy of the National Park Authority.

The proposed semi detached dwellings at three storeys and steep pitched roofs are out of character with the surrounding area. With exception of the public house there are no other three storey dwellings, with properties mainly been of low two storey style with gentle pitched roofs. Taking into account the levels as noted on drawing D10151-121.1 the topography of the site will have little assistance in masking the height of these proposed dwellings. This style of dwelling will be very prominent within the landscape dominating the surrounding dwellings and more in keeping with a town than a village.

Within the supportive documentation the wall finish is contradictory; Proposal 2.1- coursed natural stone and small areas of reclaimed brick. Policies & Context 3.2- reclaimed style facing bricks with stone detailing. Either method of wall finish will not be in keeping with the surrounding dwellings, you will note the majority of dwellings are coursed stone only in this area.

I am fully aware the use of renewable technology as proposed within the supportive documents is to be encouraged; it is of concern that this addition has been omitted from the proposal drawings. I am very concerned that without guidance and control at planning stage Photovoltaic Cell units can have an over bearing appearance and will be in contradiction with the traditional elements of this area. It is also clearly apparent that if the inclusion of Photovoltaic Cells are proposed, the use of which will negate the Velux windows serving the Attic En-Suites of dwellings 2, 3, 4 & 5.

I find the proposal that NYCC should adopt the access road as unacceptable. This road can only be classed as a drive and as such should be the responsibility of the proposed dwelling incumbents.

Throughout Sleights there are a number of existing dwellings that are currently accessed by un-adopted roads, Orchard Road, Winn Green for example, for the NYCC to adopt this access road could present a precedent to others.



We place forward our concerns for your consideration and urge refusal of this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D Mortimer', with a long horizontal flourish extending to the right.

Mr D Mortimer

NYMNPA
- 1 OCT 2013



Mr R Duck
Windsor Cottage
9 Eskdaleside
Sleights
YO22 5EP

28th September 2013

Dear Mr Jones

New Development at Coach Road, Sleights

I have received your letter in relation to the proposed development and would like to make the following relevant observations:-

1. The boundaries on the plans need to be checked as the plans show a yellow coloured wall around the site which is not correct; the site is not wholly enclosed by a wall owned by the site owners because the boundary structures belong to the land to the north, being the old playground, and not the owners of the development site;
2. Further the trees/hedges and fence shown to the north of the site will form the boundary between the development site and the old playground, at present they are shown as part of/inside the development site (i.e. the trees), which is incorrect;
3. The site was not the former Old School (which actually closed in 1965) but rather the former Plough Inn Garden; The old school closed because of a run away lorry;
4. In relation to the land being 'scrub' land, it was beautifully gardened by a Mr Pearson until he sadly died in 2006;
5. The access point onto Coach Road is dangerous and highways approval would be needed as to the use of a such an entrance, I doubt they will receive it;
6. Over the years a number of lorries have crashed at various points at the bottom of Blue Bank (e.g. the pub car park) and I would question whether it is safe to build houses in this location. My neighbour has sent in relevant photographs as evidence of this.

I ask that these relevant points be taken into account in your decision making.

Thank you for your consideration.

Yours sincerely

Mr R Duck

R. Duck

NYM/174
-1 OCT 2013

Wendy Strangeway

From: planning@northyorkmoors.org.uk
Sent: 03 October 2013 09:46
To: Planning
Subject: Comments on NYM/2013/0626/FL at Individual, Sleights Hall, Coach Road, Sleights, Whitby, North Yorkshire, YO22 5EH - Case Officer Mr P Jones

Dear Sir or Madam

I refer to the application to build 5 houses in Sleights at the top of Coach Road near the Plough Inn Public House.

Having a son who is trying to avoid leaving the area for a job, and looking for a house, I think new housing in Sleights is paramount, and I am surprised this land has not been thought of before. With most of the houses set off the road side from what the plans online show, I doubt anyone will really notice the new development provided the brick colour fits into the area. Having lived in Sleights since 1974 the land was probably not used in my younger days because of the risk of articulated lorries going down the hill too fast, but the arrester bed has sorted that and there hasn't been a lorry crash at the hill bottom since the early 1990s. The National Parks need to focus on house building in villages such as Sleights and I would hope that they will support this project as being something which is of benefit to a 'sustainable community' and necessary in these current economic times for the purposes of progression. Having spoken to friends on Coach Road no-one seems too bothered about it and no online lives right next to it anyhow which is probably why - the pub car park is hardly going to be effected as people come and go on there and the public use it as a cut through in any case. I think the development should have a wall round and not fencing however as stone walls add to the character of the area and cheap fencing doesn't and ends up looking old and tired too quickly. At present there is a stone wall round the back of the land and that would remain or be enhanced rather than cheap panel fencing as a substitute.

Thank you

Yours faithfully

B Shipley (Mrs)

Comments made by Mrs Brenda Shipley of Individual, Sleights Hall, Coach Road, Sleights, Whitby, North Yorkshire, YO22 5EH

Phone 0792987276 Fax don't have a fax machine Email brendaashipley@gmail.com Preferred Method of Contact is Post

Comment Type is Comment



Copy sent to Ged Lyth 21/09/13

Wendy Strangeway

NYMNPA
23 SEP 2013
WS ✓

From: planning@northyorkmoors.org.uk
Sent: 21 September 2013 20:24
To: Planning
Subject: Comments on NYM/2013/0626/FL at 15 Eskdaleside, Sleights, WHITBY, YO22 5EP - Case Officer Mr P Jones

I am objecting to the proposal on the basis of SAFETY. The site has a history of vehicles (some heavy goods) failing to descend Blue Bank on the A169 under proper control, using the Plough Inn car park as a run-off when the right-hand bend cannot be negotiated due to excess speed. The facing low wall of the existing land under application has been demolished on several occasions. I have a genuine concern that residents in the proposed houses may be exposed to danger in the event of a recurrence. The uncultivated area of land under planning application acts as a buffer, preventing serious injury to the vehicle occupants. An appropriate analogy would be building houses at the end of a long straight on a 'fast' road, rather than erecting an energy-absorbing barrier.

Concerning access to the development, the site is rather close to the right-hand bend at the bottom of Blue Bank. Exiting the site when turning up Blue Bank, would require quick reactions, as, despite the sensible speed restriction of 40 MPH when descending the bank and the 30 MPH restriction before the first house in Sleights, a large proportion of drivers enter the bend at speeds in excess of 30 MPH. Drivers turning uphill-right into the development from Sleights would have greatly restricted line of sight and vehicles would be upon them in a matter of seconds. Again, I am worried that an accident would be almost inevitable. Perhaps it would be sensible to use a concealed speed-gun and a stopwatch on a Friday late-afternoon when the 'homecoming' traffic is returning from the Pickering direction, or on a Saturday morning when visitors to Whitby are whizzing down the Bank.

I would ask that those making the decision to pass or reject the application would consider my comments seriously and realise that their decisions may affect not only the building of five homes, but potentially the safety and well-being of unsuspecting future neighbours of ours.

Comments made by Mr Peter White of 15 Eskdaleside, Sleights, WHITBY, YO22 5EP

Phone 07789 898962 EMail whitpj@googlemail.com Preferred Method of Contact is Post

Comment Type is Comment

✓

Mr P Jones
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
N Yorks
YO62 5BP

Ref: NYM/2013/0626/FL

Dear Mr Jones

I have recently been told that plans have been submitted for 5 dwellings to be built near my house, I have only recently moved into Eskdaleside Sleights having lived at Littlebeck for over 40 years.

But I can remember there have been many crashes at the point of where the developers want to build. I believe the school was moved because of a near miss with a wagon in the 1960's.

To fit five dwellings on that small patch of land seems very ambitious, I presume they will have no gardens, where would the children play?

The proposed area is too susceptible for accidents and I will be objecting to any plans for building there, now or in the future.

Yours faithfully

Sheila A. Marks



17 ESKDALESIDE
SLEIGHTS
NORTH YORKS.
Y022 SEP.

Wendy Strangeway

.om: Mike Barkess <barkessm@yahoo.com>
Sent: 23 September 2013 14:18
To: Planning
Subject: NYM/2013/0626/FL



Reference NYM/2013/0626/FL

Coach Road in Sleights

Dear Sirs

I am a former resident of Coach Road Sleights and was speaking with an old neighbour at the weekend when I passed by and I was surprised to hear that a planning application has gone in for land next to the pub. The site is the old public house garden that was many years ago a beer garden.

I have always thought that that land was wasted being left as it is, effectively derelict and scrubby. I contacted the Pubmasters about it in 2010/11 on behalf of other locals and they said they would look into it, so I am pleased finally it is going to be tidied up.

It slopes a great deal which clearly creates the opportunity to landscape houses into the slope.

With there being virtually no land left in Sleights, I think it is essential that such spaces are used up, rather than developing beyond existing boundaries. With that in mind, I was shocked to also hear that a field at the end of Eskdaleside has been earmarked for planning permission - that is just another example of why existing land within the current development limits **should** be used. I don't agree with the Eskdaleside application but understand it has been passed already from checking online just now. This proposed building site is far more suitable and acceptable.

I think it must be said that roof tiles and stone colour must match the other properties nearby. Stone is needed there like the houses over the road and further up, brick would stand out and be an eye sore. Some new builds down Sleights (and in SBC controlled area) have been built in brick, and stone (whilst more expensive) is much more appealing.

I therefore welcome the tidying up of the land (at last!)

Please can you let me know the outcome of the application by email when a decision is taken by the planning officer.

Thank you

Michael Barkess

Mr M Barkess
44 Somerset Street
Middlesbrough
CLEVELAND
TS1 2EF

email barkessm@yahoo.com

Mr E Parkinson
'Woodlands'
Sleights
Whitby
YO21 1RY



Coach Road Sleights Planning Application NYM/2013/0626/FL

Dear Planning Officers

I wish to remark as follows please:-

Comments:-

1. Land is wasteland at present and used to be an allotment gardened by two local men, one of whom was known to me personally - he used to remark that the land would be a nice place to build a house and live and he intended to but was never allowed to by the owners of the land and didn't have the money
2. Not previously had any development on there
3. The site is out of view from the main road and therefore there is little change to the general vista or 'streetscene'
4. Houses should meet current environmental regulations in terms of energy usage etc
5. As these houses are relatively small, would a terrace not be cheaper to build and potential for more houses on there and so better use of available space?
6. Houses will need to be "stepped" - the plans of the semi on the online website suggests both sides of each house will be at the same level - is that achievable?
7. Do the houses have chimney pots?
8. Can you insist on wooden windows? Cheap PVC ones are off-putting - leaves a nasty taste in your mouth.

Overall, with appropriate conditions put in place, this development is attractive and not too dissimilar to one off Ridge Lane/CarfHills or the bottom of Lowdale Lane. It is therefore consistent with the area and it is very good to see some investment in the local community following years and years of inactivity and stagnation.

The design specs refers to benches being given to the community - we have rather old benches at the bottom of the village and so they should be positioned on the hill into Sleights if possible to replace the old ones and to be of use for those with less able legs these days!

Yours sincerely