

Dawn Paton

From: Carolyn Watkinson
Sent: 17 May 2018 01:15
To: Planning
Subject: Re: land in front of Beacholme on Quarterdeck, Covet Hill, Robin Hoods Bay, - NYM/2018/0177/FL

My full postal address is as follows:

Hallcliffe
Thorpe Bank
Fylingthorpe
Whitby
N Yorks
YO22 4UA

Many thanks.

Copy of email sent:

Dear Ms Saunders

I am writing to express my objection to the application to site a refreshment outlet on the Quarterdeck at Robin Hoods Bay

I have examined the application closely and after full consideration, I do not support the application as it stands.

1. The application is misleading in several aspects and raises a number of concerns about the intentions behind the proposal:

- The photos included are of much smaller kiosks than is intended in this application. Earlier kiosks were much closer to the tide line at the time (one was on the beach) and were small enough to be removed at high tide or during the winter. One was on wheels for easy removal - so was definitely much smaller.
- The intended position of this development is much further back than earlier kiosks were placed and the detail shows that this is a much bigger and more permanent development than is implied by the inclusion of the historical photographs.
- The consultation included was flawed in several ways. Discussions were held with local entrepreneurs individually rather than collectively through a 'managed' consultation process. The information given was inconsistent across those consulted and there was no opportunity for individuals to hear the full range of questions and responses from others.
- There was inconsistency in information about the range of hot food that would be provided. If, as the application implies, the range of food would be small (hot/cold drinks and ice creams) there would be no need for such a large establishment.
- The position of the outlet, behind the quarterdeck, will necessitate digging into the ground behind the quarter deck and reinforcing the base of the cliff. The fact that this level of reinforcement is planned already raises questions about the stability of the ground behind where the outlet will be positioned.
- There is an assumption made in the proposal that adults would be able to leave children on the beach for short periods whilst fetching refreshments

- Although access is discussed in the proposal, there is no provision for disabled residents or visitors unless they can use the ramp from the beach to the quarterdeck.
- This is a cat A (is that the right term?) development, which allows the outlet to sell a much wider range of hot food than is suggested in the application or which earlier kiosks would have been able to provide. The intention to provide a wider range of hot food is alluded to in the application and borne out by questions asked of different local business owners during the consultation effort.

This proposal represents overdevelopment for that relatively small area and would have a detrimental impact on the area for several reasons.

1. Such overdevelopment as is proposed would change the nature of the area to something more akin to a seafront 'resort', whereas its attraction currently is an area of natural phenomena and outstanding beauty. This is not appropriate for Robin Hoods Bay
2. The number of people queuing and eating on the quarter deck would increase considerably. The area would become particularly and unpleasantly crowded towards high tides when this is the main thoroughfare for people accessing and leaving the beach. This would change its nature from a place where people can stop, rest, reflect, watch the sea/beach/wildlife, etc (especially at high tide) to a much more crowded and uncomfortable place, particularly for those choosing not to use the outlet.
3. Overcrowding also represents a safeguarding issue for people with young children
4. The removal of some of the benches and/or re-siting of others would also be detrimental to this as a facility for people who do not want to use the refreshment outlet.
5. This proposal would necessitate much more development in terms of services to the site: electricity, hot water, drainage, sewerage, toilet facilities for staff at least and for customers if tables and chairs are provided. If hot food is provided there would also need to be a good extraction system to remove food smells and fumes, which would otherwise be a nuisance to residents and visitors who are not customers. The extraction unit would inevitably be noisy, again making it particularly uncomfortable for people wanting to use the quarterdeck but not the outlet. The intention is to pump waste water to the sewage units in Albion road. The additional mechanical noise of pumps and extraction units, fryers, etc. would change the nature of the area, making it particularly uncomfortable for people wanting to use the quarterdeck but not the outlet.
6. The provision of take-away hot and cold drinks, or hot food in particular, would inevitably substantially increase the amount of litter on the quarterdeck and on the beach nearby, where currently there is some but relatively little. If accepted, there would need to be a condition that all take-away containers were biodegradable and the owners would need to make provision for the collection and disposal of litter left within a range of the outlet, including the beach.
7. The increase in the number of people eating in the area, the food smells and the amount of litter left in and around bins would substantially increase the level of seagull nuisance
8. Issues around noise, unpleasant fumes, litter and seagull nuisance would inevitably extend to the beach under and near to the quarterdeck. Any increase in litter would be a danger to seabirds as well as increasing nuisance from seagulls.
9. If people are waiting for food to be cooked, queuing times could be considerable, adding to congestion on the quarterdeck.
10. Encouraging people to leave children on the beach represents a major safeguarding issue
11. This would be a permanent development, which would inevitably be less profitable out of season. Yet another business closed up during out of season months detracts from the area.

I would suggest that a much smaller kiosk, removable out of season, providing only basic refreshments might constitute a more acceptable proposal.

Carolyn Watkinson
Parish Councillor

Wendy Strangeway

From: Hilary Saunders
Sent: 15 May 2018 10:58
To: Planning
Subject: FW: APPLICATION TO SITE REFRESHMENT OUTLET ON QUARTERDECK IN ROBIN HOODS BAY

Hi,

We need her address as she is writing as an individual –this is not a Parish Council response.

Thanks

Hilary

Mrs Hilary Saunders MRTPI
 Planning Team Leader
 Development Management

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

Tel. no. 01439 772700
 Web: www.northyorkmoors.org.uk



From: Carolyn Watkinson
Sent: 15 May 2018 10:33
To: Hilary Saunders
Subject: APPLICATION TO SITE REFRESHMENT OUTLET ON QUARTERDECK IN ROBIN HOODS BAY

Dear Ms Saunders

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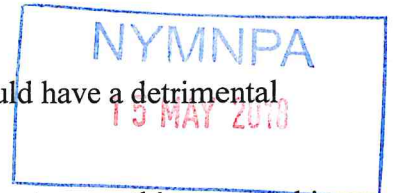
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