

### Support Statement

A support statement is included with this application to provide background and insight to the application in order that an objective decision can be made with additional information not requested on the planning form.

The application is for change of use of two small fully restored gypsy wagons from domestic use to holiday lettings.

They are both situated in the lower section of our large garden in an established and well maintained orchard which has been in place since the house was built in 1890. Although there is no development or construction required for the change in usage application, a recent tree survey is included reflecting the maturity and condition of the orchard.

The villages of Fylingthorpe and neighbouring Robin Hood's Bay are both places with very concentrated tourism and along Thorpe Lane there are already numerous bed and breakfast facilities with many hotels, hostels and campsites situated nearby. The wagons can be seen from the disused railway line forming part of the Cleveland Way (across a narrow meadowfield) which is a popular walking and cycling route, running the length of Thorpe Lane.

Having fallen in love with the wagons, owned by a friend, we opted to purchase them with a view to having them in the garden as 'his' and 'her' sheds. We have invested considerable amounts of time having them restored and refurbished for use by friends and family with all of the interior woodwork designed and handcrafted by one of the few local boat builders left in the area. They have stained glass features, handmade fittings, home made fabrications and much other detail, all sourced by ourselves, friends and local tradesman who have each delighted in working on them. We situated them in the bottom section of the garden, the well established and original Victorian orchard (with 20+ well maintained apple, pear and cherry trees - arguably an established and indeed historic woodland) where they blend in with the natural surroundings and are far enough away from the main residence to be considered a 'retreat' from the hubbub of family life. They have no permanent water or mains power supply but instead have a discrete solar panel providing low wattage lighting to the interior. We wanted them to be stand alone and environmentally friendly. Over the period of time that they have been in situ, not only have they been a source of pleasure for both friends and family staying in them, but we have been inundated with requests from visitors to the village and guests alike asking if they are available to rent. The caravans are not large static caravans sleeping 6, they are small, aesthetically pleasing, quaint, subtle and entirely self sufficient. Accommodating two persons only in each, we would be looking to rent them in the summer months only as although insulated they are not heated in any way. Furthermore we would only be looking to accommodate couples without pets or children.

Although not information required for the application and examples of different areas of planning, we feel it appropriate to mention that when we lived in Robin Hood's Bay itself, there were many more permanent residents than there are now, including young families, but many have since been priced out by people from out of the area buying holiday cottages. Fylingthorpe has remained a true working village and strong community but some of the bigger properties and in fact recently a long time family owned farm have now been bought for the same purpose. A cottage, two doors down from us, also on Thorpe Lane, is a further example. It sleeps 10+ at a cost of £1000+ a week, accepts pets and advertises with roadside parking (potentially 4 cars on an already busy bus route). A neighbouring farm, also on Thorpe Lane sold not long ago and is now owned by 2 separate owners living away, each sleeping 4 people and welcoming dogs and children with an outdoor play area. One of them has recently been granted planning permission and completed the conversion of outhouses to additional holiday accommodation, with full use of outdoor space at the foot of our garden. Lucrative businesses and ones that local residents struggle to compete with. All 4-5 properties are situated closer to my neighbours gardens than both of the caravans and yet require no planning permission for change of use. These properties are rented as holiday accommodation but the owners sadly do not contribute to the fabric of village life and nor do they have to comply to guidelines surrounding noise, disturbance or highways, all things that we have considered in depth.

We have lived in Red House for 12 years now with our four children (and my parents for 25yrs before that) restoring the property and its gardens sympathetically and have lived and worked in Robin Hood's Bay for years prior to that running a holiday cottage business. It has been a great pleasure over the years to be able to direct guests to the local attractions, beautiful walks, seal colonies, waterfalls, fossil beaches etc, appreciating the area that we are lucky enough to call home. I have been actively and executively involved with the Robin Hood's Bay Tourism Association and the Fylingdales Park Development Committee for equal lengths of time and so whole-heartedly understand and appreciate the need to balance the protection of our surrounding moor and seascape with the promotion of tourism.

Red House was for many years run as a bed and breakfast by the previous owners, however, our four children and resulting use of bedrooms restricts our ability to do the same. We believe that the two wagons provide an attractive and unique opportunity to provide similar scale accommodation and with no new development required, do so with the least impact and with a minimal level of permanence. Any additional use of the garden would be the same or less to that already offered by the bed and breakfast and let properties either side of us and that provided before.

NYM  
13 AUG 2014