

Aislaby Parish Council

NYM/2012/0612/FL
27 FEB 2013
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Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

25 February 2013

Case Officer: **Mrs J Clarke**
Application Number: **NYM/2012/0612/FL**

Dear Sir

Application in respect of siting of 3 no. log cabins for holiday use and associated access road at land off Moor Lane, Aislaby

Thank you for your letter dated 15 February 2013.

The Parish Council has considered the matter and strongly *objects* to this application. The following reasons include reference to relevant Planning Policies with which it is considered the application contravenes or does not comply:

- Adverse impact upon the environment and in particular the ecology of this area.
- Our concerns relate to the potential visible impact from the elevated positions of Skelder Car Park and also the A171. Also the affect upon wildlife and birds along with their habitat, this includes badgers, deer, foxes, adders, barn owls, hawks etc. by the installation of roads, pathways and erection of buildings on some form of bases. The installation of water, electric, supplies and drainage, particularly a Septic Tank, of which no details are provided.
- No Ecology Report has been submitted regarding any of these issues.
- This is further compounded by the installation of external lighting to the roadways and access which will have an unacceptable impact in terms of light pollution.
- These reasons for objection relate directly to the following policies and criteria set out by NYMNPA :
- The purposes of the National Park in terms of "conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Parks"
- The 1995 Environment Act referred to in 2008 Core Strategy and Development Policies Page 9 ,2.2 and 2.3 Section 62 of the 1995 Act. Item 2.5 refers to special areas within the National Park and this area is designated as Section 3 Moorland and in the 2003 conservation Maps.
- Core Policy A --- Delivering National Park Purposes and Sustainable Developments.
- Core Policy C --- Protection of the Natural Environment pages 35 and 36, 6.1.
- Development Policy 1 – Environmental Protection.
- Core Policy G – Landscape Page 53, 7.1 to 7.3 inclusive.
- Access and highway safety.

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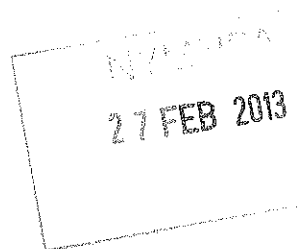
(Cover letter
dated 25 Feb. 2013)

- The mix of holiday users and quarry traffic in this location is considered to be inappropriate and a danger to safety both within the site and also in terms of access, given that the speed limit is 50mph on moor Lane and traffic from the A171 entering the lane is often travelling at a greater speed than the limit.
- No justification has been given for this development.
- The existing amount of holiday accommodation in the area and the parish of Aislaby is considered to provide an "over-supply" of such accommodation and in particular we would refer to the new log cabins being constructed at Lady Cross only 2 miles away, and the new 40 plus log cabins being built at Raithwaite some 3 miles or so away to the coast.
- Concerns regarding future development and the long term intentions for the site given that the application form refers to provision of 8 log cabins and this has been crossed out by hand and replaced with 3 log cabins, and the serious adverse impact that this would have on the area its Environment, Ecology, Highways, and Village.

Please would you be kind enough to acknowledge receipt and confirm that these objections will be taken into account during the determination of this application.

Yours faithfully

Graham Cripps
Parish Clerk



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Aislaby Parish Council

*Head of Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP*

20 August 2013

*Case Officer: Mrs J Clarke
Application Number: NYM/2012/0612/FL*

Dear Sir

*Application in respect of siting of 3 no. log cabins for holiday use and associated
access road at land off Moor Lane, Aislaby*

Thank you for your letter dated 29 July 2013.

The Parish Council is very grateful for the additional information/amended details in respect of the above application and for the extension of time for submission of our comments.

There remain a number of concerns:

- 1. Detrimental Affect upon Wildlife and their Habitat.*
- 2. Detrimental Affect upon The Archaeology of the Area.*
- 3. Justification for the Development.*

The report from Bell-Snoxell Associates refers to NYMNPA policies concerning Rural Diversification, Employment, Economy, Tourism and Recreation. However:

A. This application is grounded more on the lack of business of the quarry due to the current recession and other competition in the area, rather than upon facts relating to proven demand or need by tourists.

B The amount of nearby holiday lodges and cottages is considered to offer an adequate supply of this type of accommodation within the area, particularly those at Lady Cross Plantation and Raithwaite, as well as the many holiday cottages within Aislaby itself and the surrounding farms.

C. The report does not claim any benefits to the local community or new employment created by the development.

22 AUG 2013

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4 Smiddy Fields, Sleights, Whitby, North Yorkshire, YO22 5DY

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4. Access and Highway Safety.

The mix of quarry traffic and tourist traffic by use of the same access road is a major concern.

5. Future Development.

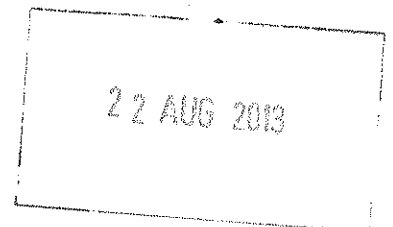
Given the size and amount of land in the area of the quarry, any consent granted for a small scale development may make it more difficult to resist an application for further development of the land.

Please would you be kind enough to acknowledge receipt of this letter and confirm that its contents will be taken into account during the determination of this application.

Yours faithfully

***Graham Cripps
Parish Clerk***

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