

## Wendy Strangeway

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 05 May 2013 21:59  
**To:** Planning  
**Subject:** Case Officer Mrs J Bastow at 20 livinia Grove, Woodhouse, Leeds, ls7 1lh -

I am a regular visitor to Robin Hoods Bay and have been for many years, over the last year I have seen Beacholme been transformed into a landmark house in the bay. The love, care and attention that has been lavished on the exterior is a credit to the current owner.

The new windows look wonderful and have replaced appalling modern monstrosities. I whole heartedly support the application to allow further replacement windows that are in character with the house.

I also support the application to allow a charity collection plaque on the wall. I am sure a huge a large number of people will be happy to contribute to charitable projects if they are aware of the causes concerned.

Comments made by Mr david adsetts of 20 livinia Grove, Woodhouse, Leeds, ls7 1lh

Preferred Method of Contact is Post

Comment Type is Comment



## Wendy Strangeway

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 04 June 2013 11:08  
**To:** Planning  
**Subject:** at Scarborough Lodge, Scarborough, Driffield, YO25 9AZ - Case Officer Mrs J Bastow

We have visited Robin Hoods Bay for many years and noticed the planning application on this lovely house.

I would just like to commend the present owner for all his hard work and effort in restoring the Beacholme to its former glory. The new leaded windows are wonderful and make such a difference to the front of this cottage.

Walking up the steps of Covet Hill you are presented with such a lovely façade, with an unusual front door and surrounded by colourful potted plants; I must say the ugly waste bins would definitely benefit by the gates he is proposing.

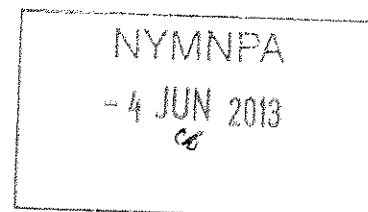
I also find it commendable that the owner wanting to put something back into the community and letting the public use his tap and sink for the benefit of a charity.

I wholeheartedly support all aspects of this planning application.

Comments made by Mr Steven Thornley-Wilson of Scarborough Lodge, Scarborough, Driffield, YO25 9AZ

Preferred Method of Contact is Post

Comment Type is Comment



Wendy Strangeway

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From: planning@northyorkmoors.org.uk  
Sent: 04 June 2013 13:59  
To: Planning  
Subject: at Beadle Cottage, New Road, Robin Hood's Bay,  
Whitby, North Yorkshire, YO22 4SF - Case Officer Mrs J Bastow

I have heard about the improvements that the new owner of Beacholme wishes to implement, and I would like to say that I support them whole heartedly.

I have been coming on holiday to Robin Hood's Bay for over 20 years and have watched this property with great interest, it is in such a wonderful position and is so striking from any angle. Unfortunately over the years it became a little run down and visually displeasing, which was very disappointing.

Nearly a year ago I came to live in Bay, and became aware that Beacholme is now blossoming into the wonderful building it once was - the new owner has put so much time, effort and I presume finance into the restoration of a beautiful feature of the Bay. Even the garden is being lovingly tended, and I hear many comments made about how wonderful it all looks.

It would be beneficial to the aesthetics of the building for these plans to be approved, and I hope, as a proud resident of Robin Hood's Bay that the council are giving approval serious consideration.

Kind regards,

Elizabeth Broughton

Comments made by Mrs Elizabeth Broughton of Beadle Cottage, New Road, Robin Hood's Bay, Whitby, North Yorkshire, YO22 4SF

Preferred Method of Contact is Email

Comment Type is Comment



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Email:

North Yorkshire Moors National Park Authority  
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Pondgate  
Hemsley  
York  
Y062 5DP

20<sup>th</sup> May 2013

Dear Sirs

**Objection to Planning application Ref. NYM/2013/0243/FL  
Re 'Beacholme' Covet Hill, Robin Hood's Bay Whitby**

We act on behalf of Mr and Mrs Mack, the owners/occupiers of 'The Coble' Covet Hill Robin Hood's Bay Whitby YO22 4SN which adjoins the subject property of the above application, and write to object to *Item 1 - New Gates*.

The proposed gates are both unnecessary and (with specific reference to planning policy HE6 of PPS5) would have a negative impact on the overall existing character and appearance of the Heritage Asset.

The term 'Heritage Asset' not only applies to individual properties such as 'Beacholme' (owned by the applicant) and 'The Coble' (owned by our clients), both of which are Grade II listed buildings, but also pertains to the combined features of all dwellings, outhouses, ginnels, passageways and indentations in the vicinity which combine to create the character and charm of lower Robin Hood's Bay, set of course in the picturesque conservation area of the North Yorkshire Moors National Park.

The proposed works would neither conserve nor enhance the Heritage Asset/Historic Environment.

The construction of any gates blocking off the open space/indentation between 'The Coble' and 'Beacholme', to create a separate storage area would in fact significantly detract from the character and charm of the area.

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**Litigation Executive**  
Tanya Hudson





A 1.2m high gate would not obscure either (what the applicant describes as) "large, ugly plastic and brightly coloured wheelie bins" or the coal bunker and two sets of ladders that he also currently stores in this open space, from the view of the public passing on the adjacent Cleveland Way.

Not only would the gates detract from the appearance of the 'Heritage Asset' as a whole, as do the items openly stored there at present, but they would also have a significant negative impact on our clients' property 'The Coble' which is a Grade II listed building and considered a 'Heritage Asset' in its own right.

Our clients are particularly concerned that (as is clearly illustrated by Drawing No.1 to the application) placing gates behind the down pipes (which the applicant considers to be a feature of his Grade II listed building) would result in the applicant's two large unsightly coloured wheelie bins being placed in front of one of our clients' windows.

Needless to say, this would significantly detract from our clients' enjoyment of their property, as it would partially block both their view from and the light coming through the window. The window in question is at the top of a flight of stairs and opposite our clients' main bedroom so as they come up the stairs and/or leave their bedroom their view is of the applicant's wheelie bins and other items. We enclose photographs showing both the view from inside and outside 'The Coble'.

Furthermore, the window is in itself a significant feature of 'The Coble' creating and adding to the character of this particular 'Heritage Asset' which should therefore be within the field of vision of the passing public so that it can be enjoyed and appreciated by them.

Put another way. What would the planning authority's response be if the application under consideration was one by our clients to alter or even block-up the window? This is in effect what allowing the gates and the continued storage of miscellaneous items in the indentation would result in.

As part of his *Assessment of Impact* the applicant suggests that:

*"The gates are proposed and designed to be small enough to cover up the ill thought out design and colour of the rubbish storage facility, which the Local Council have imposed on this picturistic (sic) conservation area. They are for this reason alone and serve no other purpose."*

This is factually incorrect.

We invite the planning authority to make its own enquiries of the Operations Officer at Scarborough Borough Council responsible for overseeing refuse collection in Robin Hood's Bay and the surrounding area, Mr Paul Margetts (Tel: 017232 367284). However, we can advise that during a telephone conversation on 13<sup>th</sup> May, Mr Margetts advised our client Mr Mack that he was not aware of any such policy, and that:

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- it was perfectly acceptable for residents in this part of Robin Hood's Bay to use traditional style bins
- there are currently two sizes of wheelie bins; the standard with a capacity of 240 litres, the larger (both taller and significantly broader) 360 litres
- the Council intends employing two full-time operatives working 7 days a week whose only duties will be the removal of rubbish in Robin Hood's Bay
- the design of wheelie bins used in Robin Hood's Bay is currently being reconsidered by the Council and a decision should be made in the next few weeks
- the owner of 'Beacholme' (i.e. the applicant) can replace what he may consider to be "*large, ugly plastic and brightly coloured wheelie bins*" with smaller, traditional plastic/aluminium bins used by other in the neighbourhood whenever he wants.

We should add that our clients' experience (with a family of six) is that the current arrangement in Robin Hood's Bay work very well as even if they fill their bins it is only a walk of about 100 metres from 'The Coble' and 'Beacholme' to the overflow facility provided by the Council.

We understand that the applicant lives alone in 'Beacholme' and appears to use the largest 'ugly plastic and brightly coloured wheelie bins' available. These bins were inherited from the previous owner of 'Beacholme', who only started to use larger wheelie bins upon permanently letting out her property to parties of up to eight people.

In conclusion, the applicant and our clients agree that the applicant's present arrangements for the storage and removal of rubbish give a negative impact to the 'Heritage Asset' that is the area as a whole.

However the solution is surely not the erection of gates that would block the view of and from, as well as the light through, a window of character but the replacement of the applicant's wheelie bins with smaller traditional style dustbins (similar to those used by most other residents of lower Robin Hood's Bay) and preferably for all/any bins to be sited away from our clients' window and for the area in question not to be used at all for storage.

We therefore ask for the refusal of the planning application so far as it related to the gates and that this open space/indentation between 'The Coble' and 'Beacholme' and for measures to be taken so that it is not used as a general storage area.

We thank you for considering this objection and look forward to hearing from you.

Yours faithfully,

MACKS SOLICITORS







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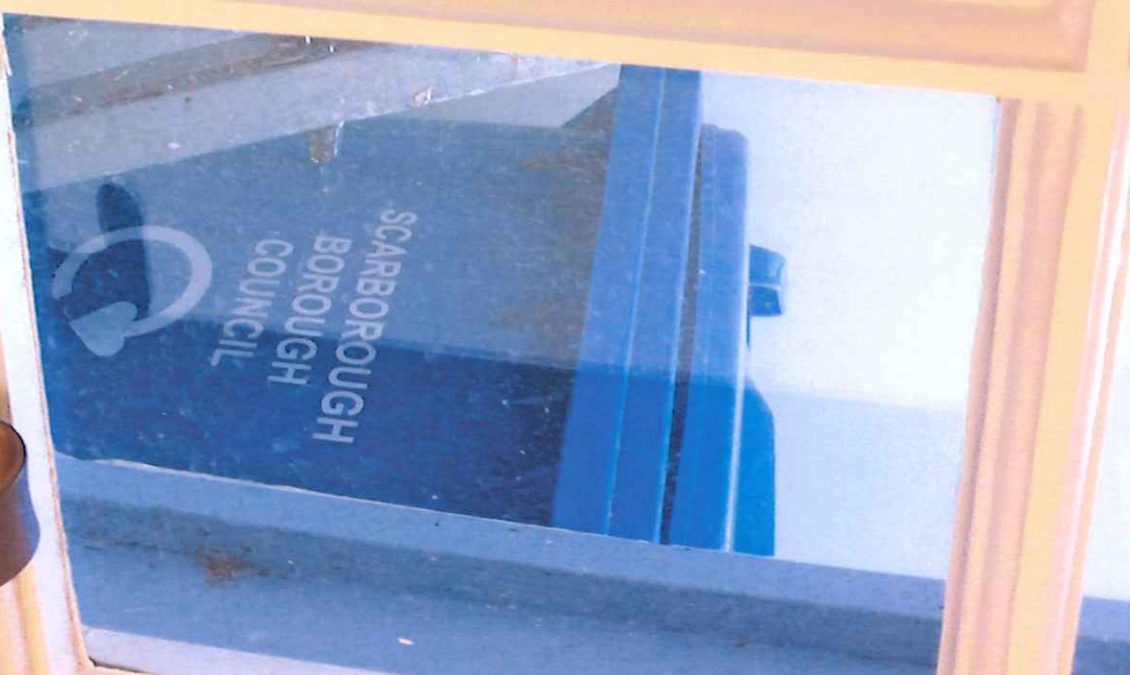


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