

Caroline Bell

From: Mrs J. Marley, Clerk to Cloughton Parish Council <
Sent: 07 July 2013 07:45
To: Planning
Subject: NYM/2013/0279/FL. Rockhaven, Newlands Road, Cloughton

NYM/2013/0279/FL. Convert/alter stable/studio building to form residential annexe accommodation with glazed corridor, form access and utilise existing turning area in front of the building at Rockhaven, Newlands Road

In May 2010 Cloughton Parish Council objected to the original application to erect this building. In fact, it specifically stated

"Council is concerned that this building (if approved) will result in a future application to convert the building to residential, office or holiday accommodation. This view is reinforced by the inclusion of a WC within the garage."

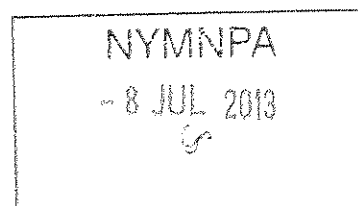
Three years later and Council is now being asked to comment on an application to convert the property to residential accommodation.

Council is of the view this application is a request for new housing, albeit only 1 unit. No information has been submitted with the application to show there is a proven essential need via farming or forestry. Since the building proposed to be converted is only three years old it is not a traditional rural building. Council therefore objects to the application as submitted on the grounds it does not accord with Core Policy J (Housing).

There are also concerns about the proposed access. It is accepted that it is intended to use an existing field gate onto the road (thereby avoiding creating a new highway access), however this is extremely close to the brow of a hill where there are already issues with road safety, poor visibility and parked vehicles. If the applicant intends to keep use of the property to that of a residential annexe and everyone living at the property is a member of the extended family, then there should be no reason not to use the existing access to Rockhaven (which while not ideal, is considerably less risky than the one proposed).

Should your Officers be minded to approve the application, Council asks for conditions on any consent so as to 1] prevent the property being used for holiday or commercial purposes of any sort, 2] ensure the building cannot be sold off separately, 3] ensure the building remains an annexe and does not become a planning unit in its own right and 4] ensure the property is only occupied by person who fulfills the local needs criteria set out in Core Policy J

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