

2013/0414

**Dawn Paton**

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**From:** Jenny Scott  
**Sent:** 08 July 2013 11:16  
**To:** Planning  
**Subject:** St Heddas development , Egton Bridge

to Mrs Cheryl Ward,  
Planning Officer,

Dear Cheryl,

Many thanks for your time Monday last. Trust you are now in receipt of our letter dated July 3rd. Hope it makes sense in connection with the matters we discussed.

I would like to ask, in view of the latest amendments, that this is looked at by your Committee alongside our letter of November 26th, 2012 which we believe raised issues very relevant to these latest proposals. In view of recent events and the fact that usage will be 7 days per week, plus both public and private events, could we please please ask again that restrictions are placed on evening usage, music etc. We would also hope that light pollution, litter, smoking issues will be taken into consideration in this hitherto secluded, off-road woodland location (where we were planning to retire to this year.)

Sorry to be a Nimby, but faced with the prospect of a brass band, TV crews and cameras and hundreds of people over the garden wall at one particular event and an open invitation for other 'ad hoc ' events, I think members of the Planning Committee would feel exactly the same.

Please can you let me know the date when planning permission was granted for the presbytery back yard to be changed into a children's playing ground?

Very many thanks,

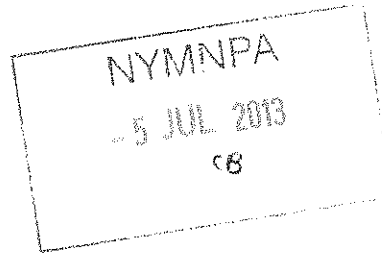
Regards,

Jenny Scott

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1, Station Cottages,  
Egton Bridge,  
WHITBY,  
YO21 1UX

July 3<sup>rd</sup>, 2013

Dear Mrs Ward,

Thank you very much for giving us the opportunity to view the amendments to the previously approved plans of the St Hedda's school building project (dining room, storage & meeting rooms) and for your assistance.

Although described as 'non material amendments' these amendments are extremely material in terms of the impact on our property, particularly in view of the increased public /church /weekend usage of this building.

At this stage we are particularly concerned (indeed shocked) by building work which is being carried out, as I write, on additions that are not on the planning permission given by your Committee in March, namely a walled-in roof terrace over the whole of the kitchen and a doorway leading out onto this, which I understand is to house a glass door. We are thoroughly appalled by these, particularly as we were assured that there would no window on the northern end of the building. Quite obviously our privacy will be totally invaded by anyone on the roof. What is the purpose of this roof terrace? We suggest it will inevitably be used for social gatherings whatever label is attached to it for planning approval purposes. This doorway/terrace was not on any plans submitted to us for comments and for such material amendment to be considered, no less allowed, at such a late stage, we feel cannot be procedurally correct.

Similarly, the exterior walkways/wooden balustrades are far more than mere non- material amendments; they form an integral part of the external views of this building. Not only will they be unsightly, but there is an obvious danger that their amenity will be misused to our detriment. Whatever assurances the school give, nobody from the school is on site after school hours and during weekends and holidays when this building will now be used. Again, there was no indication of wrap-round balustrades in the plans submitted to us and the new plans are unclear about the elevations in relation to our boundary wall. When we queried the use of the door/balcony/steps on the west wall of the proposed building, we were assured that this was for use by the children only accessing a garden area; in fact raised flower beds were illustrated. This does not appear to be the case. The balustrade in the north-west corner will also preclude any screening by trees, which we were led to believe was a NYM Planning condition.

We feel it is appropriate to re-affirm that we are not against the construction of a new school dining room as has been suggested. Indeed, a smart, new replacement is welcomed. Our concern is, and

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has always been, the unnecessary close proximity to our boundary wall, the addition of an upper floor, the re-location of the kitchen to the north end and overall access; all issues which are already causing problems. Disabled access and fire regulation issues should have been taken account in the original design and compromises to accommodate these at this late, (half-built) stage should not be organised in a manner detrimental to either the environment or the next-door property, particularly as previous comments and suggestions have been disregarded.

Our respectful requests are that:-

- 1) The original plans are adhered to with no window or door openings on the north elevation, therefore no roof terrace.
- 2) Access to the new building for all users via a long sloping ramp starting nearer the main school and running down the edge of the playground, eliminating the steps.
- 3) No walkways/balustrades on the north and west side of the building. The above suggestion would eliminate the need for this.
- 4) A lift\* to the upper floor (or meetings confined to the ground floor if disabled people to be present).

\*This may be more expensive, but cost is not normally the over-riding factor when determining the planning requirements in a conservation village within a National Park.

Re the solar panels, our personal feeling is that these look unsightly and are inappropriate for a conservation village, (especially if everyone had these on their roofs), but understand there are environmental issues here and that the NYM must already have a policy on this.

We would be grateful if we could be kept informed of any further developments by e.mail.

Very many thanks,

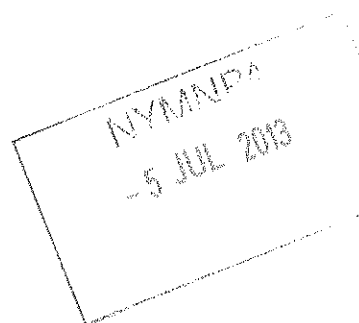
Yours sincerely,



/ G. Scott

Jennifer M. Scott

Mrs C. Ward, Planning Officer,  
North York Moors National Park Authority  
The Old Vicarage,  
Bondgate,  
Helmsley  
YORK YO62 5BP



**Wendy Strangeway**

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**From:** Jenny Scott  
**Sent:** 22 July 2013 12:12  
**To:** Planning  
**Subject:** St Heddas Development, Egton Bridge  
**Attachments:** image.jpeg

for the attention of Mrs Chery Ward

Please find attached a picture of the development at the side of our garden. As discussed we are very concerned that a balcony/ roof garden has been built and that there is a doorway onto this overlooking our property, particularly as this building is to have public access and 7 day usage including evenings. The low wall round the perimeter suggests this will be used as a balcony and that for safety reasons this will eventually support some additional balustrade, particularly as it is accessible to children.

When were all these features approved please? Why are they considered to be 'minor' or 'non material' and why are some of them not being pointed out to us at all? (Not in NYM//2012/0660/FL or NYM/2013/0414/NM)?

If the roof of the kitchen had been peaked, there would have been no upper access at the northern end of this building, so why is it so necessary now? Why was the roof-line lowered please?

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NYM/ND/A  
22 JUL 2013  
CS

NYMNP



**Caroline Bell**

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**From:** Jenny Scott  
**Sent:** 25 July 2013 17:05  
**To:** Planning  
**Subject:** St Heddas development, Egton Bridge  
**Attachments:** image.jpeg; ATT00001.txt

Dear Cheryl,

We have now taken a look at the plans stamped July 18th which have been posted on your web-site. I confirm that we feel our letter of July 3rd, 2013 still applies, but we would like to add the following points:

There is a discrepancy with the height of the walk-way and the greenery (not a 'shrubbery') between our boundary wall and the kitchen on 2 of the plans and an incorrect impression is given that the walkway and persons using it will not be visible from our property. Please see the view from our kitchen window sent herewith.

When there are no leaves on the trees this will be worse and no doubt the ivy on the wall and the overhanging branches from our tree will almost inevitably get trimmed if not removed.

We strongly oppose this walk-way because it invades our privacy. It now appears that this is far more than a disabled access and will have regular usage.

Please feel free to take a look at the situation from our garden at any time.

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26 JUL 2013