

FAX

Peter & Sheila Davey
The Shippon
Silpho Brow Farm East
Silpho
Scarborough
YO13 OJP

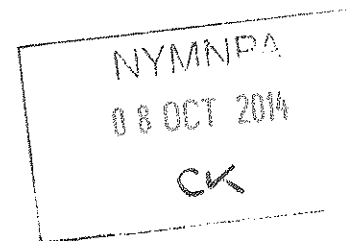
To: Mrs H Saunders. Planning

From: Peter and Sheila Davey

Number of Pages (inc. this one) TWO

Dated: 7th October 2014

Your Ref: NYM/2014/0599/FL



Dear Mrs Saunders,

Please find our comments and concerns regarding the planning application NYM/2014/0599/FL, at Silpho Brow Cottage, conversion of garage and stores to form 1 no holiday cottage.

There are historical planning restrictions on this building preventing its use as a residential building and is well documented.

Observations, re: Householder Application dated 08/082014.

16: Can the site be seen from a public road, public footpath, bridleway or other public land? The Site Can be seen.

Site Plans: None of the plans show the recent developments to the rear of Silpho Brow Cottage. Note the proposed holiday cottage directly faces the horse stables.

Bat Scoping Survey: There are Bats in the area, the photographs shows there is wild life using the barn i.e. Swallows nests visible. A survey would be desirable as the roof will have to be disturbed as plan states "make good to existing pantiled roof where roof-lights removed and new flue and vent pipe fitted".

Non-Mains Drainage Form:

4: The existing system serves both Silpho Brow Cottage and Silpho Brow Farm West; Silpho Brow Farm West has three bedrooms, three to four people use the system plus the people at Silpho Brow Cottage, making in the region of nine people using the existing system.

9: There is a capped and unused Well at the rear of Silpho Brow Cottage, adjacent to the rear door.

Congestion, Volume of Traffic and Movement of Same:

Currently Silpho Brow Cottage only has access via the Bridleway which was never intended to service such a high domestic/commercial usage, currently not only is it a domestic dwelling it has stables which are for own use and livery, base and storage for a plumbing business. Most days within the curtilage there are five cars/commercial vehicles, two large trailers and a commercial Skip permanently on site, add to this the extra traffic and movements the intended development will bring, a worrying amount of traffic movements on the Bridleway, which will bring added dangers to walkers, dog walkers, horse riders, general public and hinder legitimate agricultural usage.

A site visit would give an appreciation of the enormity and density of the developments and activities on this site, the proposed development would further degrade the peace and quiet and would over load the shared amenities and affect the neighbouring properties adversely.

Yours Faithfully,

Peter and Sheila Davey.

