

Eskside Cottage
10 Eskdaleside
Sleights
Near Whitby
North Yorkshire
YO22 5EP

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

26 May 2016



Dear Mrs Saunders,

RE: NYM/2015/0342/FL

I am writing in response to your letter advising me of a change to the above application which requested the removal of conditions relating to the coping stones; pitch height; and window materials.

As is the case when I responded to the previous change request, I have the following points to make:

Through the planning application process, the descriptions of the proposed houses have focused on their traditional aspects and design. For example, the *Design and access statement* (30 August 2013) specifically mentions how the materials have been chosen to comply with National Park regulations and to reflect the "more traditional elements of the area". These include:

- Timber window and door frames
- Stone verge coping and corbels
- Painted timber frames
- Split level roofing
- Traditional canopies to break up elevations
- Chimney stacks to provide relief to the roof

The choice of clay pantile and natural grey slate roofs as well as stone roof verges are also referenced elsewhere in the document. This is reiterated in the *Application for Planning Permission* (received 2 September 2013) which details clay pantiles and slate roofs and timber windows. The proposed changes are likely to affect every single one of these statements, which were specifically chosen (and approved) because of their suitability for the location.

With regard to the changes to the roof, the *Design and access statement* states that the houses are "modest sized", the proposal being for "a simple 2 storey detached

house...[and] 2 blocks of slightly taller semi-detached houses". The "small scale" of the housing was seized upon in the *Director of Planning's Recommendation* (12 December 2013). Clearly, the houses built are already much larger than originally planned, in direct contradiction to the design.

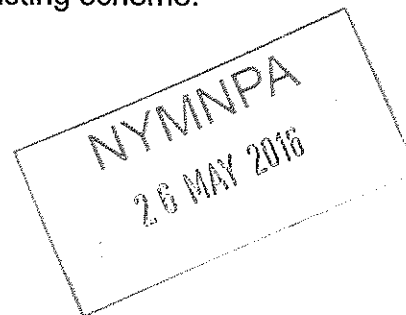
The *Director of Planning's Recommendation* clearly reinforced the suitability of the architect's original proposed choice of materials and design. The reasoning behind condition 9 (Windows and Doors – Timber) was stated as being so that the houses "comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded." The *Recommendation* reiterated the suitability of the approved plans by stressing that the "materials will match those found in the locality and the design and form of the development is in-keeping with the locality." Again, this was specifically laid out in the *Decision Notice*: "All new window frames, glazing bars, external doors and door frames shall be of timber construction." The recently proposed changes to the original plans clearly contradict these principles, in particular that the choice of scale, height, materials and design should "complemen[t] that of the local vernacular" (Development Policy 3).

Before a final decision on the original application was made, the views of the public were no doubt considered. Of the very few letters that actually supported the proposal, the comments of Mr Barkess (23 September 2013), Mr Parkinson (7 October 2013) and Mr Gibson (1 October 2013) are particularly pertinent. Despite being generally supportive of the development, these comments stress the importance of choosing building materials that match neighbouring properties; one letter specifically states: "Can you insist on wooden windows? Cheap PVC ones are off-putting – leaves a nasty taste in your mouth." Of those respondents who opposed the proposal, there was significant concern about the density of the dwellings, that the properties were overlooking 11 Eskdaleside and that the tall, steep pitched roofs would be very prominent in the landscape (Mr and Mrs Grayson, 20 September 2013; Mr and Mrs Mortimer, 30 Sep 2013; Mr Mortimer, 30 Sep 2013). The newly proposed changes to ridge heights, addition of dormer windows and removal of coping stones will exacerbate the existing concerns around the imposing nature of these new properties in the landscape. Are these concerns being looked at again in the context of the amended application?

The public planning notice does not specify the reasons for the proposed changes in material and design. Given that the original application explicitly stated that the materials and design had been selected for their suitability for the location and in order that the overall design would comply with the National Park's best practice guidance – and were subsequently approved on these grounds – I would like to register my objection to the proposed amendments to the existing scheme.

Yours faithfully,

Rebecca Mansoor (Mrs)



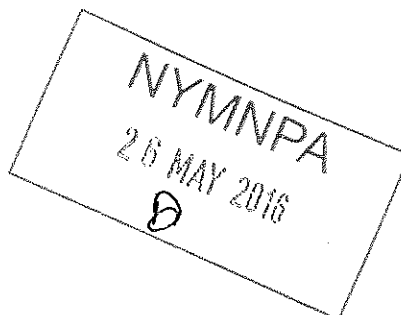
Wendy Strangeway

From: slein82 .
Sent: 26 May 2016 07:00
To: Planning
Subject: Hillary Saunders NYM/2015/0342/FL

Land to west of Coach Road, Sleights.

Dear Mrs H Saunders, I am not sure i understand why i have been sent this letter by NYMNP for changes of this development as it's seems it's already happened. This seems to be the way some things are done now, it's not right but i suspect NYMNP will wave it through.

Mr N Grayson
11 Eskdaleside



15/342

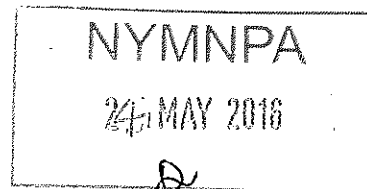
postal address
awaited

Wendy Strangeway

From: Front Desk on behalf of General
Sent: 24 May 2016 09:07
To: Chris France; Planning
Subject: FW: development adjacent Plough inn Sleights

-----Original Message-----

From: John Mead
Sent: 23 May 2016 21:59
To: General
Subject: development adjacent Plough inn Sleights



Having heard that the houses are 700mm higher than should be and the water table issue why are the developers not be made to put things as per plan,

And why is the fifth house as all locals know should have been a single dwelling, it seems as though the developers are doing as they wish, one of the bosses was overheard in the pub that he knew how to work the National Park, as one local said the whole issue stinks. Every local you talk to says they cannot understand the PARK for allowing such a development and the PARKS name is not a good one in Sleights. The housing along Eskdaleside that has just been finished looks fine

and appear to have made a pleasing development, why then has this development been allowed to go as far as it has. So come on the Park and get things put

into some kind of sensible issue, one hears of the PARK being very strict over a spiral staircase that cannot be seen yet here is something that is just

a blot on the landscape on nobody seems to give a jot about it, surely us villagers should have some say in what goes on in our village we have to live here or are we living as we did 200 years ago, some might think so. And where has all the stone gone from the wall alongside the path between 9 and 11 Eskdaleside we were told it would be built back up, but they appear to be building a concrete block wall.

Wendy Strangeway

From: Planning
Sent: 24 May 2016 13:34
To: Planning
Subject: Comments on NYM/2015/0342/FL - Case Officer Mrs H Saunders - Received from Dr Roger Turner at 13 Mentone Road, Poole, Dorset, BH14 8AU

I am very disappointed that the dwellings have not been completed as per original application. The increase in height is the main concern as this shows a deliberate disregard of the planning process and has clearly led to a material advantage in terms of top storey space. Local residents consider this is already over development and this only reinforces this point. I'm afraid that this undermines my confidence in the process as a whole.

Furthermore I understand that there is no sanction

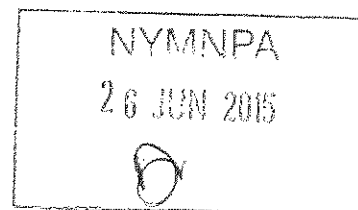
Comments made by Dr Roger Turner of 13 Mentone Road, Poole, Dorset, BH14 8AU
Preferred Method of Contact is Email

Comment Type is Comment

NYMNPA
24 MAY 2016
D

Eskside Cottage
10 Eskdaleside
Sleights
Near Whitby
North Yorkshire
YO22 5EP

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP



19 June 2015

Dear Mr France,

RE: Variation of condition 2 (material amendment) and condition 9 of planning approval NYM/2015/0342/FL to allow changes to ridge heights, inclusion of dormer windows, use of white uPVC windows and doors and removal of coping stones from semi-detached dwellings

I am writing in response to the planning notice (dated 15 June) detailing an application to vary the approved planning permission granted for the above site. I live directly opposite the development site and, along with my immediate neighbours, am likely to have the most direct view of the group of new properties.

I am aware that there has been ongoing local objection to the original application, including a number of concerns raised by residents and the parish council. In particular, there were widespread safety concerns about the site's suitability for accommodation given the number of serious accidents that have occurred on Blue Bank. Although a significant amount of supporting evidence was supplied (including details of the relocation of the village school to a safer location), I understand that the NYM National Park is satisfied that these safety concerns were immaterial to the development's approval. The potentially life-threatening risks associated with the proposed site understandably attracted the most attention and scrutiny when the application was originally considered. However, this safety concern would have been dominant even if the site had been outside of the remit of a national park; the focus of any investigation into the proposed amendments to the original application should be on the nature of the properties in relation to the NYM National Park's stated special qualities.

Through the planning application process, the descriptions of the proposed houses have focused on their traditional aspects and design. For example, the *Design and access statement* (30 August 2013) specifically mentions how the materials have been chosen to comply with National Park regulations and to reflect the "more traditional elements of the area". These include:

NYMNPA

26 JUN 2015

- Timber window and door frames
- Stone verge coping and corbels
- Painted timber frames
- Split level roofing
- Traditional canopies to break up elevations
- Chimney stacks to provide relief to the roof

The choice of clay pantile and natural grey slate roofs as well as stone roof verges are also referenced elsewhere in the document. This is reiterated in the *Application for Planning Permission* (received 2 September 2013) which details clay pantiles and slate roofs and timber windows. Although I have not seen any revised plans for the properties – these are not available online, and I have had no response to my email requesting them – the proposed changes are likely to affect every single one of these statements, which were specifically chosen (and approved) because of their suitability for the location.

With regard to the changes to the roof, the *Design and access statement* states that the houses are “modest sized”, the proposal being for “a simple 2 storey detached house...[and] 2 blocks of slightly taller semi-detached houses”. The “small scale” of the housing was seized upon in the *Director of Planning’s Recommendation* (12 December 2013). Can I take it that, given that the *Decision Notice* (22 May 2014) dictated that work could not commence before scaled plans (including eaves and ridge height) had been submitted and approved, further plans will now need to be submitted for inspection?

The *Director of Planning’s Recommendation* clearly reinforced the suitability of the architect’s original proposed choice of materials and design. The reasoning behind condition 9 (Windows and Doors – Timber) was stated as being so that the houses “comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.” The *Recommendation* reiterated the suitability of the approved plans by stressing that the “materials will match those found in the locality and the design and form of the development is in-keeping with the locality.” Again, this was specifically laid out in the *Decision Notice*: “All new window frames, glazing bars, external doors and door frames shall be of timber construction.” The recently proposed changes to the original plans clearly contradict these principles, in particular that the choice of scale, height, materials and design should “complemen[t] that of the local vernacular” (Development Policy 3).

Before a final decision on the original application was made, the views of the public were no doubt considered. Of the very few letters that actually supported the proposal, the comments of Mr Barkess (23 September 2013), Mr Parkinson (7 October 2013) and Mr Gibson (1 October 2013) are particularly pertinent. Despite being generally supportive of the development, these comments stress the importance of choosing building materials that match neighbouring properties; one letter specifically states: “Can you insist on wooden windows? Cheap PVC ones are off-putting – leaves a nasty taste in your mouth.” Of those respondents who opposed the proposal, there was significant concern about the density of the dwellings, that the properties were overlooking 11 Eskdaleside and that the tall,

steep pitched roofs would be very prominent in the landscape (Mr and Mrs Grayson, 20 September 2013; Mr and Mrs Mortimer, 30 Sep 2013; Mr Mortimer, 30 Sep 2013). The newly proposed changes to ridge heights, addition of dormer windows and removal of coping stones will exacerbate the existing concerns around the imposing nature of these new properties in the landscape. Are these concerns being looked at again in the context of the amended application?

The public planning notice does not specify the reasons for the proposed changes in material and design. Given that the original application explicitly stated that the materials and design had been selected for their suitability for the location and in order that the overall design would comply with the National Park's best practice guidance – and were subsequently approved on these grounds – I would like to register my objection to the proposed amendments to the existing scheme.

Yours faithfully,

Rebecca Mansoor (Mrs)

NYMNP
28 JUN 2015

Mr Ronnie Duck
'Windsor Cottage'
9 Eskdaleside
Sleights
Whitby
North Yorkshire
YO22 5EP

22 June 2015

24 JUN 2015

WS

Application- NYM/2015/0342/FL

Variation of condition 2 (material amendment) and condition 9 of planning approval NYM/2013/0626/FL to allow changes to ridge heights, inclusion of dormer window, use of white uPVC windows and doors and removal of coping stones from semi-detached dwellings

Dear Sir/Madam

Thank you for your recent letter.

I see that the effectively the same application has now been made as a Variation of Condition (Section 73) Application, rather than a Non-Material Amendment.

I object to the application for the following reasons:-

1. Fundamental to this application is the fact that all these amends reflect a change to the plans originally approved in December 2013, and should not be tolerated by a developer seeking to save money on the building out of an approved scheme;
2. The removal of coping stones reflects a further removal of the traditional features of the semi detached dwellings, especially to the gable ends. The detached house does not show this, hence the houses will not all look the same. This creates a lack of uniformity and is inappropriate. I am however pleased to see that the addition of quoin detailing has now been abandoned, given it was totally inappropriate;
3. The introduction of PVC windows and doors detracts from the visual appearance of the traditional dwellings and is wholly contrary to the original plans, regardless of what colour they may be. The original plans showed hard wooden windows, which is consistent with other properties nearby, and the PVC windows and doors now proposed are completely out of character and incongruous with the existing surroundings therefore;
4. The changing of the ridge height to the detached dwelling is clearly a (further) attempt to introduce a third bedroom to the property, and the inclusion of a dormer window will look wholly put of character to the area. The ridge height appears to be close to a 50% gradient, totally out of keeping with other houses, and more abruptly apparent given that it will be the most obvious property set at an elevated position at the front of the site. The dormer is also

off centre, adding to the inappropriate nature of the proposed deviation from the original approved plans;

5. The detached property is located in an extremely dangerous position at the front of the site and only has one parking space associated with it – it was originally shown as having a ground and first floor design so it was not out of keeping with the appearance of the area in terms of its height. There isn't sufficient parking and amenity space for the detached dwelling to be a 3 bedroom property, which is still being attempted by these amended plans showing a dormer window in the roof, with 2 x attic windows to the rear. Indeed, how can 5 x 3 bedroom houses really cope with 7 overall spaces within the site? In context, the number of spaces provided by the site is around half that which should be provided and NYCC Highways recommend 2 spaces per property. Have you consulted with NYCC Highways about all this? The need for 2 spaces per property negates the reality of allowing a detached dwelling with one space to become a 3 bedroom house, especially since the inevitable "overspill" parking would end up being on the adopted kerb or even the dangerous front area of the site off Coach Road. Does the National Park want to be responsible for creating a road hazard?

This application is very similar to the application you have previously refused.

I invite you to reject the application for these reasons as before.

I consider that this application is an abuse of process. When an application for these amendments has been made already, and refused, the applicant should appeal the decision to the Planning Inspectorate, not re-apply with some slight amends to the refused application.

In conclusion, all these amends are wholly out of keeping, incongruous and detrimental to the appearance of the area. To allow them would cause the NYMNPA to show a disregard to the area and to local residents who will have to put up with the 'out of place' development. What is the point of approving a scheme with traditional details, and which the Committee saw as being *essential* for approval to be permitted, to then allow these to be lost by a delegated decision of Officers.

As such, if you are minded to ignore these comments and recommend approval of the application, I consider that I am entitled to speak at a hearing of the Committee on this application, especially since this is a Section 73 variation of condition application. As such, I consider this matter should be put on the agenda for Committee so I can explain to the Committee the points above, and remind them of the original basis on which they allowed the scheme in 2013. To grant delegated approval would, in my view, be procedurally improper, and *deny* me this right to be properly heard before a decision is taken. Further, it would be wrong to amend an approved scheme without going back to the very Committee which approved the scheme in the first place.

I will be most disappointed if this speculative 're-application' is entertained.

Yours faithfully

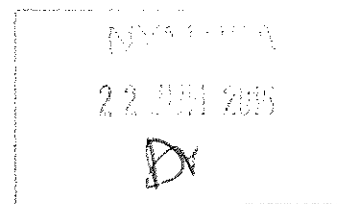
Mr R Dück

NYMNPA
24 JUN 2015

NYMNP
THE OLD VICARAGE
BONDGATE
HELMSLEY
YORK
YO62 5BP

HS
MR & MRS GRAYSON
11 ESKDALESIDE
SLEIGHTS
WHITBY
YO22 5EP
19TH JUNE 2015.

REF: NYM/2015/0342/FL



DEAR MRS H SAUNDERS

WE WOULD LIKE TO OBJECT TO THE PROPOSED CHANGES IN RIDGE HEIGHTS AND THE INCLUSION OF DORMER WINDOWS ON THE SEMI-DETACHED DWELLINGS THAT ARE BEING BUILT ON LAND TO THE WEST OF COACH ROAD, SLEIGHTS. ALL OF ESKDALESIDE IS ON A SLOPE WITH MY HOUSE BEING LOWER THAN THE "NEW BUILDS", AS THEY ARE SO CLOSE TO ME, WHEN THEY ARE FINISHED THEY WILL GREATLY OVERLOOK MY HOUSE AND GARDEN AND WITH THE LOWER OF THE SEMI-DETACHED PROPERTIES STAGGERED THE ROOFLINE WITH DORMER WINDOWS WOULD LOOK VERY UNTIDY. THE PROPOSED REMOVAL OF COPING-STONES IS NOT A GOOD IDEA AS MOST HOUSES IN THE IMMEDIATE AREA HAVE THEM.

NYMNP

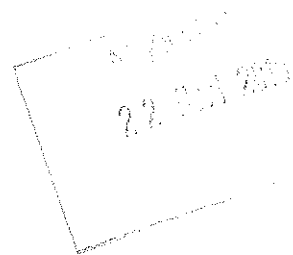
REF: NYM/2015/0342/FL

THEY ARE TRADITIONAL AND ISN'T THAT
WHAT NATIONAL PARK VALUES ARE ALL
ABOUT?

I DO HOPE THAT YOU WILL CONSIDER MY
POINTS CAREFULLY AND REFUSE THIS
APPLICATION.

YOURS FAITHFULLY

MR & MRS GRAYSON.





HS

WOODLANDS VIEW
15 Eskdaleside
Sleights
WHITBY
North Yorkshire
YO22 5EP

19 June 2015

Mrs H Saunders
NYMNP
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNP
22 JUN 2015
D

Reference: NYM/2015/0342/FL

Dear Sirs

I object to the proposed changes in ridge heights and the inclusion of dormer windows on the semi-detached dwellings that are being built on land to the west of Coach Road, Sleights. The area of Eskdaleside where we live is on a slope with our property being considerably lower than the in-progress new houses. The houses (as originally planned) will be very close to the rear of our property and will overlook the bathroom and bedroom of our house.

The increase in ridge height and the inclusion of dormer windows would undoubtedly increase the money the developer gets from the sale of the properties, but this is a step too far. Local residents are of the opinion that the original planning acceptance process left the door open to this second variation to be passed.

The proposed removal of coping stones is also unacceptable, as most houses in the immediate area have them, and the houses would stick out like a sore thumb (even more than they already will). The National Park surely exists in part to preserve the character of the area.

I therefore request that the planning committee refuse this new application.

Yours Faithfully

Peter J White