

Mrs K M Land
17 Woodland Rise
Wakefield
WF2 9DN

30th March 2016

To: Mark Hill
Head of Development Management
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

30 MAR 2016

Ref: NYM/2015/0885/FL

Re: Objection to Application in respect of change of use of land from the siting of a touring caravan to the siting of a log cabin/mobile unit for holiday use at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale
Grid Reference 499578 497505

I am the owner of Wyke Lodge Cottage, which is adjacent to the paddock referred to in the above application. Wyke Lodge Cottage is a holiday home and should not be confused with Wyke Lodge, which is a much larger residential property, which also lies adjacent to the proposed development site.

As such, when we visited the cottage, for the first time this year, we found the planning application notice, dated 19th February 2016 in our post box, hence the delay in putting in a formal objection.

I have several concerns, which are listed below:

1. In our experience as holiday home owners, this particular area of the National Park is saturated with cottages/holiday homes in this particular area. In the last three years we have had to make several changes and offer special prices in order to be able to rent our cottage. Another holiday let right next door to our cottage, which we market on the basis of being secluded and quiet would, we feel, be extremely detrimental to our business.
2. We have also noted that in his Planning Statement, Mr Dobbie says at point 2 that, the site is linked to an existing business and could be managed appropriately without the requirement for additional permanent residential accommodation. We are at a total loss to understand how he can support that particular statement. We, as the owners of the "existing business" have absolutely no interest or intention of managing the said log cabin for Mr Dobbie. We have never even had a conversation with Mr Dobbie other than for him to tell my husband that he had no intention of developing the site!

When the land came up for sale originally we made enquiries of the planning department regarding the possibility of someone building on the land and we were told that, only if they were resident on or close to the land could they build. We can only assume that Mr Dobbie has been given the same information, hence the misleading statement in point 2.

3. Mr Dobbie states that the site is in close proximity to the road network and the site will not result in increased traffic that would be harmful to the community. This is a very interesting statement as, we have in the past 5 or 6 years, contacted highways to ask if we could have a concealed entrance sign because the entrance to Wyke Lodge Cottage, has proven to be extremely difficult at times. The difficulties are not caused by the amount of traffic but by the fact that we are very close to a rise in the road and also approaching a sharp bend prior to a steep hill. We were told that, because we were in the National Park, all that could be done was to have slow down signs painted in the road. If Mr Dobbie's application is successful the entrance to the site will be at the opposite end of the rise in the road. Our experience is that traffic at times comes at a terrific speed (in both directions) along that particular road. We are particularly fortunate because, if we stand on the opposite side of the road to the cottage we have a clear view of traffic in both directions, which is how we drive in and out of, and it's also what we tell our guests to do, having almost come to grief ourselves when backing out of the drive. Also, just to point out that we are at the shallow end of the rise. The entrance point on the said application is in the dip and approaching a bend in the road heading back towards Scarborough. I am at a loss to understand why Mr Dobbie does not think this is a potential highways disaster.
4. As I am sure you will be aware, we are very concerned that, should Mr Dobbie be granted permission to build one log cabin, it will not be a very large step for him to then apply for more and, surely having already built one his case will be all the stronger.

I truly hope that this application is investigated and considered very carefully before any planning is granted.

Can I also ask that any further written communication is sent to our home address (as above) as we do not know when we will be visiting the property again in the near future.

Kind regards

Kath Land

30 MAR 2016