

**Whin Brow
Hood Lane
Cloughton
Scarborough
N Yorkshire
YO13 0AT**

2nd June 2016

Your Reference: NYM/2016/0349/FL

Dear Ms Saunders,

Thank you for the opportunity to comment on the planning application by my neighbours at Rockhaven.

Historical Context

You will be aware that the building was built in 2010 and was the subject of planning application (NYM/2010/0295/FL). The Parish Council objected on many grounds including a concern "that this building (if approved) will result in a future application to convert the building to residential, office or holiday accommodation". The National Park Authority approved the application on 21st June 2010

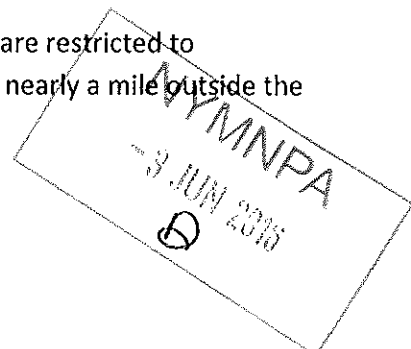
In 2013 the owners applied for permission to convert the stable/ studio to form residential annexe accommodation (NYM/2013/0279/FL). The Parish Council objected, pointing out that they had predicted that there would be a future application to convert the building to residential, office or holiday accommodation and specifically asked that if the application was approved conditions were applied to prevent the property being used for holiday or commercial purposes of any sort. The National Park Authority refused permission.

Planning Context

The objections raised in 2010 and 2013 are applicable to the current planning application, particularly the Director of Planning's erudite analysis submitted on 18th July 2013. Specifically:

Development Policy 8, only permits the conversion of buildings to other uses when then building is of architectural or historic importance. The building which is the subject of this application is only six years old and has no architectural value whatsoever.

Core Policy J specifies that new buildings outside villages are restricted to agricultural or forestry workers dwellings. This building is nearly a mile outside the



village of Cloughton and will not be converted to be dwellings for designated workers.

The condition applied to the 2010 approval, namely that "The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose", should not be eased.

As the Director of Planning pointed out in 2013, the reason why the 2010 permission was granted was because it was considered reasonable that such buildings would be needed to serve the needs of the host dwelling and even if the occupiers of the main dwelling changed this need would still exist. Consequently if the garage, stables etc. are converted to two holiday units it is likely that further buildings will be required to service the needs of the main dwelling.

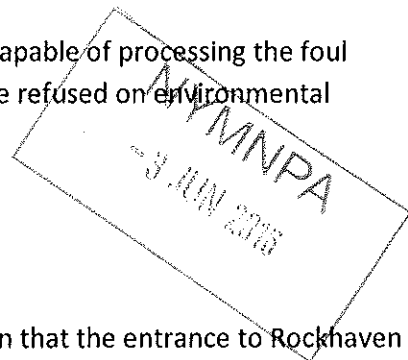
The Director of Planning also stated that the Parish Council had "expressed concerns that there would be a future application to convert the building into residential, office or holiday accommodation. The Parish's concerns appear to come to fruition". And again.

The application should be refused on the above planning grounds

Environmental Context

As you are aware from the application form Rockhaven, like most local properties, does not have the benefit of mains sewage and relies on cess pits. Many of these cess pits are very old, built in the 1900's when the houses were built and are totally inadequate to treat the waste from modern living with dishwashers, washing machines etc. This is very apparent on a warm summer's day. Many properties have been converted or enlarged, to create holiday accommodation which further overloads the old sewerage systems. The application form gives no details about the capacity of the existing system or whether it has been enlarged or updated. If the cess pit has not have been upgraded it may not have the capacity to handle the effluent from four modern households and consequently will discharge foul water into the surrounding water courses.

Unless it can be shown that the sewage system is capable of processing the foul effluent from four dwellings then the application should be refused on environmental grounds.



Traffic Context

The applicants commented in their 2103 application that the entrance to Rockhaven is on "a very fast and noisy road, having bus and coaches reversing and turning round every 30 minutes Monday to Saturday 7am to 7pm." This is correct. The parish council pointed out

that "access to the highway was not good being within 10 yards of a junction and on a bend". This is also correct. The entrance to Rockhaven is hidden by the brow of a hill to the south and it is at the apex of a long downhill bend from the north and at the junction with Hood Lane. It was the site of a fatal accident some years ago. At the junction with Hood Lane the footpath changes from the east side to the west side of Newlands Lane consequently pedestrians have to cross the road at this point, further exacerbating the traffic hazard. Access to Rockhaven is through a heavy wooden gate which is kept closed forcing drivers entering or leaving Rockhaven to park in the main road whilst they open or close the gate, generating another hazard.

The application form specifies that there will be two additional parking places for the two proposed holiday units to supplement the two existing parking places for the host dwelling and the existing holiday unit. This is totally inadequate; it assumes that households only have one car and that no visitors come by car. There are often three or more cars parked within the grounds of Rockhaven now even though there are only two households. Residents of the existing holiday flat are frequently forced to park in Hood Lane within about three metres of the junction with Newlands Lane, restricting the view of traffic to the south. If planning permission is granted there will inevitably be more vehicles parked in Hood Lane further restricting the view of traffic on the main road when exiting Hood Lane and there will be more vehicles entering and leaving on a dangerous corner.

Unless these traffic concerns can be satisfactorily addressed permission should be refused on highway safety grounds.

Conclusion

I ask you to reject this application in its entirety; it would seem to a blatant example of planning creep. Many of the arguments and conclusions put forward in 2013 are still applicable.

Yours sincerely,

Dr James A. Brace

