

The Haycorns  
Stillington Road  
Sutton on the Forest  
YO61 1EJ

The Chief Planning Officer  
North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

For the attn. of Mrs. Hilary Saunders

11 June 2016

Ref:NYM/2016/0349/FL

Dear Madam

I would like to make formal objection to the plans NYM/2016/0349/FL on the grounds of National Park Planning Policy and Highway Safety.

I am well aware of the property as I have lived in the immediate area and I am also well acquainted with the planning procedures of the North York Moors National Park. I consider that it is the duty of the National Park to preserve and retain our heritage and the features of the landscape and this application does not accord with development Policy of the NYM local framework.

This planned development is a conversion of a very recently constructed stable-block. It does not show any features which link it to the landscape and the area. The plans show large amounts of glazed frontage to the development which does not match in any way the Victorian house which is Rockhaven. This development will also be viewed by many walkers who use the Old Railway Line and will therefore spoil the countryside vista.



I understand that when permission was given for the Stables 2010/0295 it was given on the condition that it was only used for storage. This condition should still be applied. In 2013 when the applicant applied for change of use of the Stables 2013/0279 the decision also reinforced that it could not be used for domestic/holiday cottage uses. I suggest that the Planning Committee reinforce this decision as I see no reason whatsoever that this decision should be changed.

The Highways issue is of genuine concern. The corner of Hood Lane/Newlands Road, Cloughton has always been dangerous. Many accidents have happened at this point including two fatalities.

Rockhaven has always had an unsafe vehicular entrance/exit. The gateway to Rockhaven is completely blind. Cars come down Newlands Hill at very high speeds and cannot see a car coming from or to Rockhaven until it is in the middle of the road. The gates on Rockhaven are now solid and therefore restrict the view of oncoming traffic to an even more serious degree. If this development were passed this danger would increase proportionately as more cars, with drivers unfamiliar with these hazards would use the gateway onto Newlands Road.

I would be grateful if the Planning Committee would take note of this letter as a formal objection to NYM/2016/0349/FUL and turn down the plans accordingly.

Yours faithfully

Rosemary March

NYM/NPA  
14 JUN 2016