

15, MAIN STREET,  
EBBERSTON,  
SCARBOROUGH,  
NORTH YORKSHIRE,  
YO13 9NR.

23<sup>rd</sup> November 2014

Dear Planning Department,

I write this covering letter to accompany our planning application regarding our property, 15 Main Street, Eberston, following your receipt of a complaint that we have changed our property from a residential dwelling into a bakery.

We are indeed running a very small-scale bakery from our home, however we did contact the planning department in July 2012, before we started the bakery and were advised that it would be fine to go ahead with the bakery, as it is so small-scale.

After consulting our neighbours, who raised no objections, and registering with the Environmental Health Department, we subsequently started the bakery in August 2012, and have traded until now without any apparent complaints or objections.

We run the bakery from our domestic kitchen and front room, with no specialist equipment or adaptation of the building, and with the space reverting back to our family home on non-baking days.

The specific features of the business are:

- The opening hours of the bakery are Tuesdays, Thursdays and Saturdays, from early morning, e.g. 8a.m. until everything is sold, typically just after lunchtime.
- Products sold are hand-made artisan breads and cakes, e.g. granary bread, sourdough bread, olive bread, flapjacks, brownies, muffins, etc. and also a small range of fruit, veg, and other basics such as coffee, tea, juice, dried pulses.
- The machinery and baking processes used are very simple, with the breads and cakes being made by hand using bowls, knives and a hand-held electric whisk, and baked in a single domestic oven.
- The access arrangements are that visitors come into our property through the front door on Main Street.
- Any visitors in vehicles park on the main street, as our property does not have any parking land. The highway is wide enough that any parked vehicles do not block the road, and buses, refuse trucks, etc. have no problem in getting past. In practice, though, many of our customers do actually come on foot from Eberston and the surrounding villages, and so do not bring any vehicles with them.

We feel that additional information in favour of the bakery is that it is extremely well supported by local residents, holidaymakers and other local businesses, e.g. The craft workshop, Studley House Farm, etc., who are all delighted that there is once again a village shop in Ebberston.

We also feel that we are in a small way providing a focus for the village community along with the church, chapel, pub and other local amenities, and are providing informal social support for the elderly and vulnerable residents who do not have their own independent transport, and who come to the bakery each time it is open to buy a small amount of goods and have a long chat.

It is also significant to note that in the Village Plan 2011 – 2016, a village shop was identified by residents as a high priority, but was felt to perhaps not be feasible, despite being very much wanted.

We feel that we have demonstrated that a village shop is indeed feasible.

We feel that the bakery is a thriving, valued and appreciated part of the life and community of Ebberston and the surrounding villages, and we very much hope that any permission that may be needed will be granted.

We will be very happy to discuss anything in further detail, and look forward to your further communication.

Yours sincerely,

Jo and Trevor Wright

From: Cranston, David W  
Subject: FW: Non Domestic Rates (Business Rates)  
Date: 24 July 2014 12:15  
To:

---

From: Cranston, David W  
Sent: Thursday, July 24, 2014 12:15 PM  
To:  
Subject: Non Domestic Rates (business Rates)

Dear Mrs. Wright,

BAKERY AT WUTHERING HEIGHTS, MAIN STREET, EBBERSTON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9NR  
VO Ref: 24176253

Further to my telephone call of today.

The Valuation Office Agency is an agency of HMRC and is responsible for maintaining the Rating List.

It was my understanding, based on the information provided, that the kitchen is primarily used as part living accommodation and it is only occasionally used for business use. I also understand that there have been no special adaption's for use as a commercial bakery kitchen. In these particular circumstances it was my opinion that the kitchen is not liable to be assessed for non-domestic rates (business rates).

Please see the attached explanatory leaflet about working from home and business rates.

For your information, the attached link provides information regarding Non Domestic Rates.

<http://www.2010.voa.gov.uk/hi/>

Yours sincerely  
David Cranston

Address: Valuation Office Agency, Leaman House, Station Business Park, Holgate Park Drive, York, YO26 4GB.

This message is confidential and the information must not be used, disclosed, or copied to any other person who is not entitled to receive it. If you have received this message in error please notify the sender and then delete it.

The original of this email was scanned for viruses by the Government Secure Intranet virus scanning service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2008/08/0052.) This email has been certified virus free. Communications via the GSI may be automatically logged, monitored and/or recorded for legal purposes.

  
P04



## Official copy of register of title

Title number NYK217481 Edition date 25.02.2011

- This official copy shows the entries in the register of title on 25 February 2011 at 15:26:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 February 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Durham Office.

### A: Property register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE : RYEDALE

- 1 (14.04.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Main Street, Eberston, Scarborough (YO13 9NR).
- 2 (14.04.1999) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 17 August 1987 made between (1) Francis Howard Thorpe and Gladys Thorpe (Vendors) and (2) Ronald Doherty and Nellie Doherty (Purchasers):-

"TOGETHER WITH a right of way at all times and for all purposes with or without vehicles over the land edged green on the said plan AND TOGETHER ALSO WITH full rights in common with all other persons entitled thereto to use the piece of land hatched yellow on the said plan for the purpose of drying clothes"

*NOTE: Copy plan filed.*

### B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

#### Title absolute

- 1 (23.02.2011) PROPRIETOR: TREVOR GRAHAM WRIGHT and JOSEPHINE MARY WRIGHT of 15 Main Street, Eberston, Scarborough, N Yorkshire YO13 9NR.
- 2 (23.02.2011) The price stated to have been paid on 4 February 2011 was £136,000.

# EXTRACT FROM VILLAGE PLAN - 2011/16

## RECREATIONAL CLASSES



Ave Score 4.3 out of 10  
(12 households scored 8-10)  
1 offer to lead a class

Various classes from keep-fit to cookery, especially for the older generation, or aimed at men. were suggested. Only 1 offer to lead a class. Lack of space in Village Hall also mentioned.

LOW PRIORITY

## LIBRARY in Village Hall



Use Library service 64  
Mobile 7  
Pickering 26  
Scarborough 12  
Malton 4  
Ayton 3  
Scalby 2

Importance of library in VH  
Ave score 2.4 out of 10

Library in Village Hall was not felt to be feasible but suggestions such as a second hand bookstall and a reading group/book club were suggested.

LOW PRIORITY

## SHOP



Ave score 5.9 out of 10  
(44 households scored 8-10)  
Help organize and run 20  
Delivery helpful 21

Lots thought a shop would be great but perhaps not feasible however there was enough interest to investigate further.

HIGH PRIORITY

## NEIGHBOURHOOD WATCH



Ave score 6.4 out of 10  
(49 households scored 8-10)

62 offers of Help

Ebberstonians look out for their neighbours and most appreciate NHW although some are unaware of the scheme.

HIGH PRIORITY

## Parish Action Plan

12.	More recreational events in the village hall	Low	No action needed.		
13.	Library in the village hall	-----	Advertise the second hand books available in chapel every third Wednesday. Investigate running a bookstall one evening per month?  Investigate "Take One-Leave One" scheme and where?	Community coffee morning + chapel (Helen Leng)	Helen Leng
14.	A village shop	High	Investigate setting up a volunteer work party re viability.	Parish Council+ volunteers	Parish Council
15.	Neighbourhood Watch Scheme	High	Maintain current provision.	Parish Council + NW Co-ordinators	NW Leader and co-ordinators
16.	Access to Dalby Forest	-----	Negotiate free out of season pass/low rate for parishioners (parishes bordering the forest). Instigate a meeting between Forestry Commission and parishioners.	Parish Council+ Forestry Commission	Parish Council