YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 11 JULY 2023

Late Consultations Summary Sheet
(Received by 7 July 2023)

PLEASE NOTE: this is a brief summary of the additional comments received since the agenda was published and Members are advised to view consultee/neighbour comments on the website via the links below (then scroll down to responses)

Item 7

1	R/01/31R	**The Charles Bathurst Inn, Arkengarthdale, Richmond, DL11 6EN**
	8 letters of objection from residents	Objections on the following grounds: Landscape harm, loss of an important view, harm to Conservation Area, building on a greenfield site, increased light pollution and harm to Dark Skies, uncertainty over future use of the building, question the need, better alternative sites exist, harm to an existing business, contrary to policy, no social or economic benefits have been identified, noise disturbance from residents and staff vehicles.
	One letter of support	Would support local economy, provides jobs and hospitality services.
	Parish Council	The Parish Council's objection represents the opinion of the majority of residents following two well attended public meetings.The Duke of Norfolk, the largest landowner in Arkengarthdale, supports the community and has submitted a letter of objection. Objection on grounds of community amenity and loss of an iconic view. Location is inappropriate and the view across the car park is not the same as view across this site. This is a greenfield site, designated as an important open space. The building will house staff that do not work in Arkengarthdale. There is an increased burden on drainage and the spring water supply. The community has no objection to developing

		The CB Inn so that its thrives as a business. A building to accommodate staff for The CB Inn would be acceptable in principle but only if built to the side or behind the inn itself.
	Highway Authority	No objection. Recommends conditions securing access, turning and parking areas and approval of a Construction Phase Management Plan. (Recommendation is given on the understanding that the proposed accommodation will be occupied by employees of the Inn).
2	R/03/136A	**Neddy Meadow, South of Swale Hall Lane, Grinton**
	Resident	Photos submitted by an objector, said to have been taken in 2012.
	Parish Council	Parish Council request the application is refused. There is no evidence of a track being in place prior to the sale of the landholding in June 2012. The Land Registry title plan from June 2012 does not show a track, nor does the current OS 1:25000. Photos provided from 2012 do not show a track. The track was laid by the then owner of the barn in 2012 to gain access to it. The Track Statement submitted with the application only shows photos that were taken in 2016/2017.
	Applicant	An updated statement has been provided by the applicant giving additional evidence, including aerial photographs and map extracts, that the track has been in situ and used in association with agricultural activity that has previously taken place at the site.
3	R/07/361	**Land north of Reeth Dales Centre, Reeth, Richmond, DL11 6SP**
	Resident	Land sensitivity Report prepared for the emerging Local Plan shows that the site should be classified as having high or moderate/high sensitivity. Character of the site is locally important and development would erode that

		character. Planning report does not a provide a sufficiently cogent case for why the site should be developed. Query why the Parish Council now supports the application proposals. Building height is excessive and unnecessary. The separation between the application site and houses on Arkengarthdale Road is insufficient. The impact of the proposals is greater than the report suggests. Business would be better located in the centre of Reeth to help support the centre. Design, visual impact and heritage issues are greater than suggested in the report and the modern design is out of keeping with traditional buildings in Reeth. Dark skies issues and impact on wildlife not adequately addressed. Proposals out of context with the natural character and beauty of the wider site which has ecological and historic interest.
	Resident	Site is visible from Arkengarthdale Road and from Fremington Edge. Alternative locations available in Reeth. Garden boundaries are closer than set out in the report, one being 10 metres from the edge of the site. The author questions the recommendation for a number of reasons.
4	S/01/341	**Settle-Carlisle railway line and adjacent land, off Cowgill, Dent, Sedbergh**
	Parish Council	Concern that it is still not clear which are the final plans and therefore the Council cannot confirm objection or not. “Public Drop In” does not really constitute Public Consultation. Concerns about process as Network Rail have given no consideration to flood concerns or local property owners.
	Applicant	Noise Assessment form and calculations

		received.
	Planning Officer	This information is required by conditions recommended by the Environmental Health Officer on Construction Noise and Construction Hours.
ITEM 8	C/70/33	**Dowgill Barn, Thorpe, Burnsall, Skipton, BD23 6BJ**
	Resident	An anonymous objection has been received raising points including that approval would open 'flood gates' for other similar buildings, the applicants own 5 properties with 2 barn conversions pending and the proposal contravenes planning policy.
ITEM 9	EC/46/103	**Low Hall Farm, Kettlewell** (no link to enforcement file for GDPR reasons).
	Planning Agent	Landowner requests that the Authority do not take enforcement action whilst the appeal in relation to the LDC is still running. Commencing enforcement action now would duplicate work and time and cost burdens for the landowner and Authority. The LDC appeal would be determined this summer and then all parties will know the lawful use of the land at that time and can act accordingly. There is no significant risk to public safety or nuisance and following comments from nearby neighbours pitches have been moved away from the neighbours.

Richard Graham
Head of Development Management