YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 12 MARCH 2019

Late Consultations Summary Sheet
(Received by 08 March 2019)

Members can view late consultations in full on the Members' Extranet

Item 05

01	**E/16/4A**	**Cloverdale, Beck Lane, Smardale**
	Waitby & Smaredale Parish Meeting	The Parish Meeting cite a fear of crime as a major concern within the community of Smardale arising form incidents at Cloverdale and are concerned that the home will house tagged young offenders. Concern that Cloverdale does not sit comfortably alongside the thousands of tourists (including young families) now visiting Smardale Gill Viaduct and Nature Reserve. Crime statistics accessed via www.ukcrimestats.com indicate that within a 1/4 mile radius of CA17 4HG, there were 2 reported incidents of Anti-Social Behaviour and one of Criminal damage and Arson in June 2018,. In July there was a further incident of ASB and in August 2 reports of Violence. Cloverdale commenced operation in May 2018 and in the period Jan to May 218 there were no reported incidents of crime within the same 1/4 mile radius. Request the Committee visits Smardale to contextualise the planning application.
02	**R/07/59B**	**Little Barn, West of End House, High Fremington**
	Comments from 4 Neighbours	Concerns raised include the following: 1. Impact on amenity of neighbours, particularly loss of privacy and natural light and siting of the package treatment plant. 2. Impact on highway safety. 3. Impact on the setting of the barn. 4. Impact on earthworks associated with Fremington Dyke. 5. Impact on the character and appearance of the barn. 6. Concerns about the size of the barn. 7. Potential damage to neighbouring properties resulting from commercial vehicles associated with the proposed development. 8. Impact on wildlife using the field. Points 1-6 are addressed in the officer's report. No objections have been raised by the Authority's Wildlife

		Conservation Officer regarding the impact on wildlife with respect to point 8. Point 7 is not a material consideration in planning terms and was not, therefore, a matter addressed in determining the application.
	Friends of the Dales	Highlight the need to safeguard features of archaeological interest associated with Fremington Dyke. This issue has been addressed in the officer's report.
	Neighbour	Further comments from neighbour summarising concerns of 4 other residents and reiterating previous comments and concerns in relation to: 1. Impact on the Fremington Dykes 2. Highway safety 3. Impact on the barn and its setting 4. Negative impact on residential amenity These matters are covered in the Officer's report. Neighbours request a site visit by Members before any decision is taken to accept the proposal. They also propose recommendations to amend the scheme should Members approve the application.
04	**R/56/498**	**Hawes Methodist Church, Main Street, Hawes**
	Agent	The agent has responded to comments made by local residents. They have confirmed that log burning stoves will not be installed, but replaced with electrical stoves, with a real log/smoke effect built in. No storage will therefore be required for logs. There will be one shared bin for waste with weekly commercial collections.
	Residents	Objects. The site visit notes do not document their views. They point out that access to Duerley Wynd is required at all times. Visitors will unload/load at the door directly opposite and block access. They agree that something needs to be done with the building but 5 flats is over development. An undercroft could be created in the building to allow for loading/ unloading.
	Resident	Objects. They note that the wheelie bins would be located in the small rear walled curtilage at the rear of the property. This is a narrow passage only 1.25m wide in places and would cause conflict with the use of the fire exit and therefore be contrary to Regulatory Reform (Fire Safety) Order 2005 and North Yorkshires Fire And Rescue guidance for storage of bins. It is an example of the unacceptable overdevelopment of this site. The proposal would exacerbate the existing unauthorised blocking of the right of way along Chapel Street and holiday users are unlikely to walk 300m to the public car park with or without their luggage. The proposal would therefore be contrary to Policy SP4 of the Local Plan.

	Resident	Supports the application. A holiday let conversion will utilize a space in a forward-thinking way and leave the outside lightly and sympathetically touched. Lots of the houses in Chapel street are already holiday cottages. Guests load and unload their cars without undue hassle or disturbance and do not cause long-term delays. The issue of parking is dealt with by the purchase of annual passes for the carpark at the DMC. Many houses in Hawes have bins outside the front of their property. Holiday cottages bring an economic benefit to Hawes.
	Resident	Objection. Limited amount of public and private car parking space in Hawes and there has been a significant increase in the demand for parking spaces. The number of holiday cottages and second homes has dramatically increased to 19 with a further 3 reported to be coming 'on-line' in the near future. This has led to traffic problems and an increase in the level of air pollution. The applicant's proposal to provide spaces for their clients at the YDNP Authority's car park down at the Dales Countryside Museum car park will not provide a solution.
06	**S/04/7A**	**Land between Parkfield and Oaklands, Moorthwaite Lane, Barbon**
	Kirkby Lonsdale Civic Society.	No objection. The plot is an appropriate site for small scale infilling.
	Resident	A commentary on issues assessed in the Committee report and reiterating points previously made.
07	**S/08/1A**	**Barn A, Aikrgg, Killington**
	Agent	A commentary on issues assessed in the Committee report and reiterating points previously made.
	Letter from a resident.	Support the application, in current state the barn is unsightly, collapse occurred in bad weather and the proposal would improve the appearance of the area.
10	**C/43/19F**	**Angel Inn, Hetton**
	Letter from Lichfields on behalf of the Parish Council.	Re-states points previously made with reference to the letter received from Rural Solutions and Carl Tonks Consultanting.
	Letter from Armstrong Luty solicitors with opinion from Richard Humphreys QC	Legal opinion in relation to the application.
11	**C/43/44G**	**Angel Inn Wine Cave, Hetton**
	Letter from Lichfields on behalf of the Parish Council	Re-states points previously made with reference to the letter received from Rural Solutions and Carl Tonks Consultanting. Raises points concerning the appropriateness of extending the Wine Cave; a former agricultural building.

	Letter from Armstrong Luty solicitors with opinion from Richard Humphreys QC	Legal opinion in relation to the application.
12	**C/64/90B**	**Bridge End, Stainforth**
	Applicant	Additional technical information and commentary on the application.
	Resident	A commentary on issues assessed in the Committee report and reiterating points previously made.
	Committee report incorrectly states under "public responses" that we haven't had any but these were received.	19 letters received objecting to the proposal: • The hot tub is visible from Stainforth Bridge. • View from Stainforth Bridge is harmed. • The noise and disruption from users of the hot tub harms the amenity of nearby residents. • Stainforth is a quiet Dales village and a hot tub in this location is inappropriate. • Visitors park inconsiderately on the highway. • Where will the hot tub drain? Soakaway is not appropriate. 1 letter supporting the proposal: • The visitors to the holiday cottage helps support the Craven Heifer public house.
	Email from a neighbour	Commentary on the Committee report (see Extranet).
	Further email from local residents both in favour and against the proposal.	A commentary on issues assessed in the Committee report and reiterating points previously made.

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