

15 /01180/MFUL

Redevelopment of Pickering Trout Lake and environs

1. Of the sixteen members of the public who attended the meeting, at least thirteen had come along because of their interest in, concerns about, or opposition to, the application. Six of them addressed the council. Mr A O'Donnell, who represented Moorland Trout Farms, was also present.

The council assured the attendees that their concerns and views would be communicated to the district council. These are summarised below.

- a) The proposed development lies within the conservation area and in an area classified as of high landscape value. It follows that a large car park would compromise the inherent attractiveness of the countryside in this part of Pickering. There were other potential sites in the town: the western part of the Recreation Ground and the brown field sites to the west of Recreation Road were mentioned, both being close to the town centre. There were worries that the development, in meeting the demand for additional parking in the town, might deter some potential visitors.
- b) The application should be deferred pending a review of parking provision in Pickering, and the identification of suitable locations for additional parking which would not compromise the attractiveness of the town and environs. Local authorities, the newly formed Pickering in Business and other interested parties should work together on this project.
- c) There were a number of issues arising from access to, and egress from, the site and the road along the Undercliffe:
  - could the railway crossing bear increased vehicular movement?
  - could the narrow, hump back bridge bear increased vehicular movement? Note its use as a turning point for coaches, lorries, vans and cars.
  - There was no footpath between the site and the road along the Undercliffe: pedestrians could be crossing the level crossing and the narrow hump back bridge at the same time as drivers were leaving the Undercliffe road to access the site and, perhaps, moving away from the site to the road.
- d) It was thought that the footway into Pickering was unsuitable for large numbers of people.
- e) Disabled people would not use the car park as it was too far from the town centre.
- f) There was concern that the increase in traffic movement in this part of Pickering would exacerbate air pollution.
- g) Were permission to be granted the embankment that had been created around the trout lake should be removed and used as infilling to level the site and thereby reduce the flood risk to the town.

- h) The applicant had stated that the existing business was no longer viable hence the need for change; however, the reference in the Design Statement to “the trout lake has been heavily stocked with fish” (2.4) appeared to suggest that the business was viable.
  - i) Were permission to be granted, the applicant would need to abide by the conditions imposed by the planning authority.
2. It became clear to the council that the application is controversial and to this end members of the planning committee are urged to visit the site and familiarise themselves about access issues, the site itself and its relationship to the built environment and adjoining countryside. The council further suggested that several visits should be made in different weather conditions.

The council requests that the observations, concerns and views expressed by members of the public are addressed by the district council. The council is particularly concerned about increased traffic movement in the vicinity of the site entrance, the consequences for pedestrians, and whether the bridge is strong enough to cope with additional traffic movement. The council did not think that enough information had been provided about the glamping units and was concerned that planning permission for the glamping units could set a precedent that would lead to proposals for more camping units in this part of Pickering.

Andrew Husband  
Clerk to Pickering Town Council

**15/01180/MFUL - infilling of fishing lake together with change of use of land to form a 158 space car park with siting of seven glamping units and erection of reception building to accommodate café, shop, exhibition and meeting space, service kitchen, public toilets and shower rooms, storage and a three bedroom manager's apartment to include demolition of existing service building that includes owners' private accommodation, and formation of on-site road, pathways and landscaping at Pickering Trout Lake, Undercliffe.**

The council recognises the need for additional parking provision in the town; however, there remain concerns that the site of the fishing lake is not the most appropriate location. Members were reminded of the attractiveness of the area proposed for redevelopment: one member referred to the attractiveness of the stretch of still water close to the town.

Concerns remain about access and egress from and to the Undercliffe and whether drivers, particularly when crossing the bridge and meeting incoming cars would have the visibility they required to enter the Undercliffe road safely. And concerns remain about the structural integrity of the bridge and whether it can carry HGVs and the large numbers of vehicles particularly when the railway is open.

Councillors wondered whether it was lawful to create a designated footpath on a public right of way. Wells Walk and its continuum into the area bounded by the station car park, the scout hut and the track to the beck was a byway open to all traffic.

There were concerns about the disposal of waste water and sewage; however, it was pointed out that storage would be provided on site prior to being removed from the site. Doubts still remained about storing waste material close to the beck and in a designated flood plain.

There were concerns about the glamping units. The worry was that were permission to be granted, permission for additional units and perhaps other holiday accommodation would be sought. The council was worried that the introduction of glamping units could set a precedent.

Finally, the council wants to bring again to the district council's attention the concerns its expressed about the earlier application for the redevelopment of the fishing lake and environs (Planning application 14/01369/MFUL). To this end, the council's earlier communication to the district council accompanies these comments (Pickering Trout Lake).