

From: Lisa Bolland
Sent: 24 May 2018 10:01
To: Development Management
Subject: 17/01455/FUL, 18/00275/FUL and 18/00399/FUL

Good morning,

Please find following the Kirkbymoorside Town Council Planning Committee's comments in respect of planning application 17/01455/FUL, 18/00275/FUL and 18/00399/FUL:

To review planning applications:

- a) 17/01455/FUL | Change of use of farmstead to form part livery stables, part holiday accommodation and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking (retrospective application) Access amended | Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE

The Planning Committee agreed that whilst the change of access satisfies concerns raised previously in relation to ingress and egress onto Gray Lane and the associated impact on neighbouring properties, it will have the effect of displacing the same concerns to the people who live near the new proposed access.

The concerns raised by members of the public who reside in proximity to the site are fully supported.

The Planning Committee would like to support local businesses and development, however, feel that they are unable to on this occasion and reiterate the following reasons:

- i. The new proposed access, whilst preferable to the former access, still poses safety concerns due the proximity to the bend in the road which restricts visibility. Furthermore, the volume of vehicular access is likely to result in considerable inconvenience to the neighbouring properties who will be affected by the associated noise, lights of vehicles shining directly into their property at all hours of the night and subsequent loss of privacy. The issues previously raised in association with the access and the associated impact on neighbouring properties have merely been displaced and not satisfied by the new proposed access.
- ii. Taking into account the refusal of Planning Application 13/01467/OUT at the nearby property of Sunnycroft for reasons of it being outside the development limit, situated in an area of high landscape value and area of special advert control, these characters are shared by this application which is for development on a considerably larger scale than the aforementioned application and has greater implications of access and impact to the neighbouring properties.
- iii. The development has resulted in a significant adverse impact on the existing amenities of neighbouring occupiers by virtue of the scale and over bearing impact in relation to neighbouring properties. As such it is contrary to the provisions of Policy SP20 of the Ryedale Plan – Local Plan Strategy, and the NPPF.

The Planning Committee reiterates concern that a development of this scale has been afforded the opportunity to be established in the absence of permission and that this application has been submitted retrospectively.

Additionally a member of the public raised concern as to whether the appropriate licences were in place for all events and the need for monitoring to ensure compliance.

- b) 18/00275/FUL | Change of use from shop (Use Class A1) and outbuilding to form 1no. 2 bedroom flat and 1no. 1 bedroom flat with attached garage. | 10A West End Kirkbymoorside YO62 6AF

No Comment

- c) 18/00399/FUL | Erection of a stable block for private use with 5no. loose boxes and tack room and incorporating a bedsit apartment for use as staff accommodation together with re-profiling of two areas of land using excess material from the Ravenswick development site | Ravenswick Swineherd Lane Kirkbymoorside YO62 7LR

No Comment

Regards

Lisa

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