

**From:** dm  
**Sent:** 17 April 2019 15:06  
**To:** Development Management  
**Subject:** Consultee Comments for Planning Application 19/00366/MFUL

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 3:06 PM on 17 Apr 2019 from Mrs Angela Dawson on behalf of Pickering Town Council.

### **Application Summary**

**Reference:** 19/00366/MFUL  
**Address:** Meadowfield 40 Thornton Road Pickering North Yorkshire YO18 7HZ  
**Proposal:** Demolition of existing buildings and erection of an 84 bedroom hotel with ancillary restaurant/bar, erection of 3no. light industrial units (Use Class B1 (b and c), creation of habitat area for Great Crested Newts and associated access, parking, drainage and landscaping  
**Case Officer:** Jill Thompson

### **Comments Details**

**Comments:** The council considered this application at their ordinary meeting on 15th April 2019. Concerns were raised about the safety of the proposed access into the site. It was noted that on the first draft site plan the access was shown as being where the existing bungalow is situated, and this access has now been moved closer to the town. It was thought that visibility at the original access point would be better, but that the safest solution for traffic movement would be if the developer were to create an access road at the rear of the site taking traffic through Thornton Road Industrial Estate and out onto the A170 at the existing industrial estate junction.

The council also commented that there should be pedestrian access from the site into the town centre, and that the developer should also consider creating bus stops. A question was also raised about whether this development fitted into the local setting of Pickering as a historic market town.