

From: Weaverthorpe Parish Council
Sent: 16 October 2020 07:35
To: Development Management
Subject: Planning application no. 20/00910/73A - Removal of Condition 03 of planning approval 17/00059/FUL dated 4th March 2017

Weaverthorpe Parish Council have considered the above application and have asked me to communicate to you that they agreed to SUPPORT the application for the removal of condition 03, relating to Sunday School Cottage, Weaverthorpe.

The reasons for this decision are as follows: -

We understand the reason is to stop villages becoming full of second homes for city dwellers but this is not the case in Weaverthorpe. We have only one home owned by someone who lives in Sheffield.

If homes are only for sale to those who have a link to the village it will not lead to a mix of residents in the village, which has happened over the last couple of decades because people have moved from elsewhere which helps to create a diverse and supporting community, which the local needs occupancy condition will cease to achieve.

The local needs occupancy condition includes selling to people who have employment in the village. There is no evidence that our local businesses only employ local people.

When properties are for sale, a mix of age groups need to be attracted to the village. The local needs occupancy condition will eventually stagnate our school if non local people are not allowed to purchase properties, as younger people need to see Weaverthorpe as an attractive place to live. This does not always mean young people who have existing links to the village.

We feel that a more important issue for the District Council is to encourage builders who are developing property to create affordable housing.

The increasing use of the local needs occupancy condition which makes marketing the property more difficult will increase the number of empty properties in the village, which increases the risk of vandalism and illegal occupation of the properties. Currently, two properties are standing empty because of the local needs occupancy conditions, this may get worse because the properties will not sell.

There are already plenty of beds for tourism in the village which makes the prospect of the purchase of a holiday home less viable.

This property even having the local needs occupancy condition applied to it, is currently occupied by a family from Poland.

Another property that was developed by an existing resident has the LNO conditions, this will make it difficult to sell once their family has grown up.

Weaverthorpe Parish Council have already raised the subject of the local needs occupancy rule with RDC on a several previous occasions. Most recently we were told that it would be reviewed in the next issue of the Local Plan which was scheduled to be out for consultation towards the end of 2019. A document entitled RDC Council Plan has just been issued to us by the YLCA, but we still await the opportunity to input on the subject of Local Needs Occupancy.

Jeff House Clerk to Weaverthorpe Parish Council