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Marishes Parish Meeting
Bellafax Grange
Marishes
Malton
North Yorkshire
YO17 6UG

RYEDALE DM

18 April 2013

Karen Hood
Managing Development Team Leader
Ryedale District Council
Ryedale House
Malton
YO17 7HH

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Dear Madam

We understand that planning is a creative process used to enhance and improve the places in which we live our lives. As a community we have spent the last 3 and a half years trying to resist unwelcome and damaging change to our settlement. This change has been caused and is continuing to be proposed by the current applicants who have recently demonstrated that they have no intention of living in the settlement they are trying to change. We therefore appeal to Officers and Members to *work with us to make a difference* and support the voice of the community.

We wish to register our objection to the above planning application on the following grounds:

Conflict with the National Planning Policy Framework (NPPF)

The NPPF seeks to promote the retention and development of local services and guard against the unnecessary loss of valued community facilities in villages such as local shops, meeting places, public houses and places of worship. The NPPF is not supportive of single new dwellings in open countryside locations unless there are exceptional circumstances or convincing justification such as providing a dwelling for an essential rural worker.

Conflict with Ryedale Local Plan

The current application fails to satisfy L11(i - the facility is no longer financially viable) on the basis that previous applications have not satisfactorily demonstrated non-viability and the current 'micro-pub' has never traded. It is therefore impossible to argue or demonstrate this point. The proposal does not satisfy L11 (ii - there is no demand for the facility within that locality) on the basis that a high level of local objection has been consistently demonstrated by the residents of Marishes and the surrounding area. And finally, there are no equivalent alternative facilities nearby thus failing to meet the requirements of L11 (iii).

Conflict with the emerging Ryedale Local Strategy

We note that Planning Aid and the Communities and Local Government include emerging new plans (which have already been through at least one stage of public consultation) in the list of material planning considerations. Therefore, the up-and-coming Ryedale Local Strategy can be applied in this case.

The Ryedale Local Strategy states that; vitally, the Plan will also protect those things that are important in this area and which are highly valued by local people. These include Ryedale's outstanding landscapes and rich cultural heritage, as well as the community facilities and services that are essential in supporting rural communities, particularly those in more isolated locations.

The emerging plan is much stronger and more prescriptive in its aim to protect vital community facilities which serve the needs of local communities. Paragraph 3.27 states that the provision and protection of community facilities and services together with appropriate new employment and economic activity are important for the longer term sustainability of village communities.

In accordance with this document, the protection of The School House must therefore be the priority. However, as an application for a new dwelling, the scheme also falls short of the Strategy's housing aim. The Plan identifies that in the past, new market housing, commonly built in the villages, has not appeared to have addressed the housing needs of local village communities. Instead it has served externally driven demand for housing in rural Ryedale leading to a significant supply of larger, detached and expensive properties being built in the villages. To address the housing imbalance in Ryedale and ensure that scale and distribution of new homes supports this strategy, the Plan states that the Council will apply a Local Needs Occupancy condition on new homes built in the smaller non-service villages and in the wider open countryside (including homes created by the conversion of rural buildings and tourist accommodation). This will help to ensure that the relatively limited sources of new housing in these areas better reflect the housing requirements of local people and not externally driven demand.

The current application does not demonstrate either an essential need for a rural workers dwelling nor is it a proposal for local needs housing. Instead it would result in a larger and expensive dwelling which the Council has identified as causing an imbalance and threat to rural communities. The application therefore conflicts with the Strategy's aims, firstly to protect vital facilities in remote communities and secondly, the proposed dwelling does not conform with the Strategy's housing policy.

Loss of a community facility

As supported by the previous three Policy documents, the application seeks to eradicate the only remaining opportunity the community has to socially interact without the need to rely on private transport. The village does not have a village hall or any other suitable venue to host community events or general day to day interaction.

As a community it is considered that to prevent any further harm being caused to either the building or the social cohesion of the community it is vital that the application for residential use is resisted and an alternative use is found. Following the approval of the previous application which was supported by the Parish Meeting, we are disappointed that little attempt has been made to realise the potential of the remaining public house and holiday business. Parishioners share the opinion of the Planning Inspector that the remaining site could support and sustain a viable business aimed at the community, local and tourist trade. A number of alternative uses (business or community) could be suitable for the site (which has historically been used as business premises/hospitality) but have failed to be investigated.

In view of the above, we hope to be successful in our bid to register the building as a community asset and look forward to working with the owners and relevant third parties to secure a long term future for the site. The starting point of this venture is the refusal of planning permission for the conversion of the remaining public house to residential use.

Yours faithfully

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Chair of Marishes Parish Meeting