

From:

Subject: Re: Mill Farm, Low Mill, Farndale - NYM/2020/0281/LB
Date: 05 May 2020 13:17:49

Dear Mrs Saunders

Further to my email of 01 May 2020 on the above, may I bring to your attention my concerns which pertain to this same development, but from 2012. I believe there is a road safety issue here which cannot be easily overcome as it covers the necessity of meeting regulatory 'Visibility Splay' requirements. You can see the issue from the plans that are supplied with the application.

If my understanding of the regulations is correct - and NYMNPA have forced me to meet these requirements in accordance with NYCC Highways in the past - visibility is required for 70m from an eye position on the outlet drive, 2.4m behind the intersection line. This is not possible when entering Daleside Road as the outbuildings obstruct all visibility to the left. Clearly - a dangerous situation. Bearing in mind that this development will be for 3 holiday lets (not two as the application states - please see the plans), and let us postulate that each let may have more than one car, then there will be a lot of traffic using the drive to come out onto Daleside Road. There is already a lot of farm vehicle and delivery vehicle traffic which passes along this narrow road through Low Mill. Adding additional holiday-let traffic enter the road in an unsafe manner is going to lead to accidents and perhaps injury. The alternative is to permit roadside parking, which would ensure traffic problems in the daffodil season and at times when the NYMNPA carpark is full. Allowing uncontrolled parking of vehicles on our already fragile road infrastructure must be opposed. The traffic impact on this area must be assessed.

In short, I consider that the access and parking needs to be very carefully considered from safety and traffic flow perspectives before approval can be granted. I have copied my concerns to the Chairman of Farndale Parish Council and ask that this concern be raised at Parish Council at the next meeting.

Note -I voiced these concerns 2015 - only to be told I was too late on each occasion. I trust I am in good time on this occasion.

Best regards,
Stuart Nelson
The Old Post Office
Low Mill, Farndale



From:
To: [Planning](#)
Subject: NYM/2020/0281/LB - Listed Building consent for for internal and external alterations to farmhouse and conversion of outbuildings to form 2 no. holiday letting cottages with lean-to log store
Date: 30 April 2020 21:48:33

Dear Mrs Saunders

I write as a concerned individual.

May I ask for clarification on the above.

You state in the title that this is for "...2 no. holiday letting cottages..."

I have looked over the plans. These appear at first sight to be the same as those submitted under application

NYM/2015/0214/LB (26.03/2015).

1. You may recall that I made comment to your department in July 2015 that this is in fact represents 3 no. holiday lets but as approval had been granted I was out of time
2. I also commented that as a neighbour, I objected to having what was in effect a increase in traffic and related parking issues in Low Mill. Low Mill already experiences a considerable influx of tourist traffic. I did not believe that the Planning should be granted without an Environmental Impact Assessment having been presented to residents.

My original comments still hold and I reiterate them now that the Planning Application has been resurrected.

Best regards,
Stuart NELSON

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"When folk ask me where I come from, my head it is not bowed - I say I come from good, old Hessle Road"