

From:
To: [Planning](#)
Subject: NYM/2020/0983/FL
Date: 08 February 2021 14:01:32

As owners of Dale View Farm which is next door to Low Bell End Farm I am concerned about the increased visitor traffic past my property to Low Bell End Farm. Access to all properties is via a single private lane courtesy of Mr Trevor & Malcolm Dale of H D Dale & Sons, H D Dale & Sons who own and live at the end of this private lane. We often are disturbed by visitors to Low Bell End Farm who are lost and ask for directions due to the lack of signage off the main road, we frequently have visitors knocking on our front door asking for directions. One or two visitors is manageable but in the summer it becomes very waring! The private lane was designed to manage the small amount of traffic that eight residents create but the increase in traffic has produced problems with caravans, motorhomes, horse boxes etc. blocking the lane because they don't know where to go. The lane is narrow and there are no passing points for vehicles who meet each other. This at times has been a health and safety issue where vehicles meet other vehicles, vehicles meet walkers who are on the public footpath that follows the route of the lane and vehicles meeting children playing!

I am fully in support of diversification in Rosedale and we have always tried to be neighbourly and supportive of Mr and Mrs Beecroft but the current and proposed impact of development at Low Bell End Farm does not take into account the current and proposed influence it will have on its neighbours.

Victoria Leat-Smith

Dale View Farm
Low Bell End
Rosedale East
Pickering
YO18 8RE

From:

To: [Planning](#)

Subject: Comments on NYM/2020/0983/FL - Case Officer Mrs J Bastow - Received from Mr Trevor & Malcolm Dale at H D Dale & Sons, H D Dale & Sons, Sycamores Farm, PICKERING, United Kingdom, YO18 8RE

Date: 14 January 2021 15:08:30

As owners of the farm lane from Daleside road down to the entrance of Low Bell End Farm, over which the Beacrofts have a permitted right of way, we object strongly to the increase in traffic as well as the larger and heavier motor home units as stated in the architects accompanying letter. Our lane is also a public footpath which is heavily used all year round so there is a health and safety factor involved.

With all their previous planning projects has come an extra load on our lane. there are eight houses or businesses actually using the said lane for access, five of which have written agreements towards the maintenance plus one property with a 'strong' gentlemen's agreement. The other house and business belong to the Beacrofts and they have no obligation to the upkeep of the lane. with the previous owners there was a 'strong' gentlemen's agreement all the time.

Since the Beacrofts moved into Low Bell End Farm in April 2007 they have developed a campsite, sited a shepherd's hut (with or without planning), built a manege and stabling facilities for livery, converted a building into a bunk house and split the farm house into two dwellings. The manege has floodlights which we thought were not allowed, you may need to check as these lights are quite obtrusive in the dale. They have also developed a very successful game shoot which also adds extra traffic to the lane. As stated in the previous paragraph, all these projects have put extra load and potential dangers onto the private lane/footpath where there are children and people exercising dogs frequently.

Comments made by Mr Trevor & Malcolm Dale of H D Dale & Sons, H D Dale & Sons, Sycamores Farm, PICKERING, United Kingdom, YO18 8RE

Comment Type is Object with comments