

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0574 - Case Officer Mrs Hilary Saunders - Received from Mrs Sarah Stow at Kirkby House, Priestman's Lane, Thornton Dale, PICKERING, Thornton Dale, PICKERING, United Kingdom, YO18 7RT
Date: 16 October 2023 16:54:14

I sent my concerns yesterday, 15/10/2023 via this portal.

I have also sent a letter today 16/10/2023 to accompany my comments to Mr Mark Hill.

Apologies, as I have seen from a recent email today from you that I should have sent my letter to Mrs Hilary Saunders.

I apologise once again

Comments made by Mrs Sarah Stow of Kirkby House, Priestman's Lane, Thornton Dale, PICKERING, Thornton Dale, PICKERING, United Kingdom, YO18 7RT

Preferred Method of Contact is Email

Comment Type is Correspondence

Mrs Sarah Stow
Kirkby House
Priestman's Lane
ThorntonDale
YO18 7RT
16/10/2023



Mr Mark Hill
Head of Development Management
National Parks
The Old Vicarage
Helmsley
YO62 5BP

REF: NYM2023/0574

Dear Mr Hill

I have made a few of my concerns re the above application on the 'comment portal' on the website. I would like to reiterate my main concerns again on paper.

The 'just park' car park is a very different concern to that of a works car park 50 years ago. The employees would arrive and leave daily.

The car park was locked at night and weekends. Now I could, if I were one of the 10 million 'just park' app users, book my slot online and park at any time at all including overnight.

If more parking is needed in the village do we really want it run by 'just park'. You run a more than adequate car park in the village which is never at capacity. A recent example of this was last month when the sunshine brought lots of visitors to the village to watch the Mintec car rally pass through. Over 150 vehicles. There was also a large area of your car park cordoned off as some 60 or so vintage lorries were on display between 10am and 2pm. There was still ample room for visitors to park.

I was shocked at the lack of consultation, apart from the bowling club with this application. We are so lucky to live in such a beautiful part of the world and rely on yourselves to keep it that way. This is my understanding of the North Yorks National Parks.

Traffic generation, highway safety, noise and disturbance, effect on conservation and road access all need to be looked at. In the meantime the 'just park' app users will be guided by their sat nav to this new 24 hour facility day and night down this little lane with no pavements and multiple walkers of all ages.

To sum up. In my opinion this is not the small works car park that it once was. It's now a commercial corporate enterprise and not in keeping with the area.

Yours sincerely

Sarah Stow (Mrs)

From: [k](#)
To: [Planning](#)
Subject: Comments on NYM/2023/0574 - Case Officer Mrs Hilary Saunders - Received from Mrs Sarah Stow at Kirkby House, Priestman's Lane, Thornton Dale, PICKERING, Thornton Dale, PICKERING, United Kingdom, YO18 7RT
Date: 15 October 2023 15:01:41

I have many concerns regarding this application.

It literally appeared overnight. Tarmac, signs, parking meters, CCTV and charging points. No consultation with anyone apart from the bowls club.

It was fifty or so years being the car park for the mill, and latterly offices. It is very different to the now commercial, corporate and 24 hour public parking facility it has become. In its time as a 'works' car park employees would arrive in the morning leave at night and the car park was locked overnight and at weekends. Very different from now.

On the 'just park' app it clearly states that overnight parking is allowed and that it is suitable for minibuses and small vans.

We are extremely lucky to live in such a beautiful area enjoyed by locals and visitors alike. There is adequate parking available in the village centre with appropriate facilities.

There are no pavements in Priestman's Lane and if two large vehicles meet it can be difficult. A recent example of this was Friday 15th September when the refuse cart had to reverse to let a large oncoming vehicle through, resulting in significant damage to the verge. The refuse vehicle was stuck for some hours before an HGV recovery truck hauled it out. This lane is not suitable for an increase in traffic.

Priestman's Lane attracts lots of walkers. Large groups of serious ones to families strolling along, enjoying the beck side. I'm not the only grandma who enjoys pooh sticks at the bridge near the access to this new car park! I fear this will change as a result of the 'just park' motorist being guided in by his sat nav. Finally I feel there should be a number of things looked into.

Highway safety

Traffic generation

Noise and disturbance

Effect on conservation area

Road access

If more parking is required in the village it should be done via the correct channels.

Comments made by Mrs Sarah Stow of Kirkby House, Priestman's Lane, Thornton Dale, PICKERING, Thornton Dale, PICKERING, United Kingdom, YO18 7RT

Preferred Method of Contact is Post

Comment Type is Adverse Comments

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0574 - Case Officer Mrs Hilary Saunders - Received from Mrs Janet Sanderson at Household, Walnut Cottage, Priestman's Lane, Thornton Le Dale, Pickering, North Yorkshire, YO18 7RT
Date: 13 October 2023 15:27:47

Application NYM/2023/0574 certificate of lawfulness of existing use or development.

Living in Walnut Cottage adjacent to Victory Mill car park, I have observed the changes and development of the site for several decades.

Victory Mill was a busy working mill and there were traffic movements from lorries delivering and visitors six days a week. During the early 1990's, operations at the mill appeared to be winding down and the mill eventually closed. There appeared to be no business activity at the site for several years, presumably whilst consideration was given to its future. It was eventually redeveloped as offices and a formal car park was designated to serve the offices. Traffic movements were very modest and for the most part limited to two movements a day at the start and close of business.

The car park was rarely seen to be used at anywhere near full capacity other than very occasionally when there was a special event at the bowls club and the car park was kindly offered for overspill parking. When the site was used for such purposes, there were again few traffic movements as the attendees only travelled to, and exited a single event immediately adjacent to the application site.

The majority of offices were then converted to apartments and private parking for the apartments was allocated at the back of the mill and not at the current application site. Since the conversion to apartments, the car park has little used and never seen to be anything other than sparsely occupied. The gates to the car park continued to be locked during out of office hours, that is, at the close of day, overnight and at weekends.

The applicant states that the change of use to a public car park would ease the congestion of residents parking in the village. I am responding to this application as a resident and not a NYC member as I have an obvious pecuniary interest. However as an elected NYC representative and in respect of a different matter, I do feel qualified to comment on residential parking within the village as I have been very much involved with consultation meetings for residential parking and the fairly recent amendments to the Traffic Regulation Orders. I do not believe that the application would ease residential congestion and this can be evidenced by looking at the numbers in your own NYMNP central car park which for the most part is rarely fully occupied other than at "Bangers and Cash" auction days which have now moved to Pickering. The residential parking congestion for the most part is caused by visitors not wishing to pay for car parking and visitors avoiding paying to access Dalby Forest. As such, I do not believe that the application car park would alleviate parking congestion in the village.

My concerns around the extended use of the car park, are not around the cars in the car park but in respect of the access to it from both Ellerburn Road and Priestman's Lane, both narrow lanes, the latter with a large grass verge forming the becksides to Thornton Beck. As the applicant states, the working mill was used by vehicles and lorries accessing the mill, however over time, as the vehicles and wagons grew in size, issues arose around the access where passing was difficult. It is notable that the business moved to an area with better access and infrastructure provision.

The significance and importance of the becksides is identified in the NYMNP Conservation plan for Thornton Le Dale, "The becksides are bordered with wide grass verges or trees in places and make a positive contribution to the streetscape". Vehicles needing to pass on Priestman's Lane, pull on to the becksides causing erosion of these identified banks and adding to the siltation in the beck. The Highways Authority edged the bank with granite curb stones in an attempt to prevent this damage, however this had little effect. In September 2023, the refuse wagon pulled on to the bank side to pass oncoming traffic and the bank gave way causing enormous damage to the bank, blocking the road all day whilst awaiting another vehicle to pull them out. (Pictures available) This demonstrates the problem in respect of both damage to the becksides and safety of vehicles who do not anticipate the instability of the becksides when pulling on to it. In addition to service traffic movements, the lanes are access routes for one adjacent working farm (Manor Farm) needing to farm associated land to the north and south of the village with agricultural vehicles, and there are three working farms at Ellerburn. There is also a camping business at Ellerburn and traffic movements include large camper vans and caravans.

Neither Ellerburn Road or Priestman's Lane have formal footways and as such, pedestrians and dog walkers accessing the footpath network and walking from the camp site to the services in the village, share the road with vehicles and as such, their safety has to be a consideration.

I realise my concerns are not pertinent to the CLEUD application however, I believe these factors would have been taken into consideration when the original development of the mill and associated car park was considered.

In conclusion, I believe the application to be a material change of use for the following reasons -

The original planning application for the car park was to service the use of one single building, Victory Mill. The current use opens up the car park to anyone visiting the area.

The changes of use from offices and apartments limited the traffic movement to what was for the most part, two vehicle movements a day and the occasional visitor. The current use requires and encourages many more traffic movements by people parking at the site for shorter periods but also by those speculating on finding a parking space at the site.

There have been no regular heavy goods vehicles requiring access to the mill other than deliveries since the business was redeveloped around twenty years ago.

I do not believe there has been any history of overnight parking for living accommodation such as camper vans and there are no facilities to support this type of parking.

To my knowledge, no visitor has ever been charged for parking and so in effect the car park has become a business and not an amenity for visitors to the mill building.

The car park since being formalised in 2003, was locked evenings and weekends. The new public car park is opened all day every day.

Janet Sanderson

Comments made by Mrs Janet Sanderson of Household, Walnut Cottage, Priestman's Lane, Thornton Le Dale, Pickering, North Yorkshire, YO18 7RT

Preferred Method of Contact is Email

Comment Type is Adverse Comments

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0574 - Case Officer Mrs Hilary Saunders - Received from Charles Webb at Beck Hall, Priestman's Lane, Thornton Dale, YO18 7RT
Date: 09 October 2023 22:16:28

I am concerned by several aspects of this application. Some are about the process of handling by NYMNPA, some are derived from the application itself.

In terms of process, it seems strange that the consulted "neighbours" have been limited to the Thornton Le Dale Bowls Club. This is a matter that affects the whole Lane, and certainly the houses close to the site.

On the same basis, given that the subject matter is significantly about traffic, would it not be appropriate to get an opinion from Highways Agency? There is no sign of this in the list of consultees.

As to the application itself. It is disingenuous to suggest that this is essentially the same as when the mill was functioning, decades ago. Road traffic has changed, the village has changed, and employees' cars arriving once and departing once a day are totally different from a public car park catering to tourists.

This needs to be properly thought through.

- 1) Nobody can reasonably object to a car park, but a public car park is very different to an office car park. It seems unreasonable to prevent the landowner from getting some revenue from a developed plot that is now largely idle, and yet requires maintenance to keep up its pristine condition.
- 2) If one was looking to build a car park in Thornton Dale (and that is a big "if" - the NYMNPA surely has a plan of some kind that identifies whether this is a need?), would one choose a lane with significant constrictions and difficult access at both ends, and a problematic turning to Ellerburn half way? It seems improbable.
- 3) If Highways and NYMNPA want a car park there, a reasonable compromise might be to allow a public car park on the following conditions:
 - i) no camper vans or similar allowed overnight, the responsibility for the enforcement of this being with the landowner, and this being a condition of the approval
 - ii) the entire carpark to be pre-booked online only. So there would be no signage or encouragement for drivers to cruise past it "on spec".
 - iii) Pricing/ booking to reduce potential "churn". Spaces to be booked for a minimum three hours. This is easily done by adjusting the JustPark pricing.
 - iv) Signage advertising the car park on the Lane to be removed. Drivers with online reservations will find their way there. JustPark (an excellent service) doesn't need more than the minimum labelling to identify spaces.
 - v) If (really) needed, vehicle size restrictions to be imposed.
- 4). On this basis, the car park should be able to generate revenue, but with a controllable and limited impact on traffic 'churn' on the Lane, and without ugly signage. But the authorities would need to have an expert view as to what flow of traffic this might facilitate, and whether this is acceptable.
- 5) (There is reference in the application to the village car park. This is often underused. Many visitors still seemingly don't know or believe it is as close to the centre as it is. Yet sometimes it is taken up with exhibitions which block it out. Any decision about this Application needs to form around a clear policy about parking in the whole village.)

Comments made by Charles Webb of Beck Hall, Priestman's Lane, Thornton Dale, YO18 7RT

Preferred Method of Contact is Email

Comment Type is Raise Concerns

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0574 - Case Officer Mrs Hilary Saunders - Received from Mr John Harrison at Brook house, Priestmans lane.Thornton dale, Pickering, Pickering, United Kingdom, YO187RT
Date: 10 October 2023 09:38:47

As residents on Priestmans lane we are deeply opposed to the proposed use of the commercial car park for public use.

We are blessed to live in this outstandingly beautiful part of North Yorkshire and feel it is wholly unsuited for public usage.

The accesses to the lane from Church hill and Whitby gate are difficult at the best of times .Parts of the lane are virtually single car width especially from the Whitby gate end.

My wife recently had the unfortunate experience of having to swerve to miss a vehicle on the bend by Beck Hall resulting in damage to the vehicle.The incident was caused by a driver who obviously did not know the road and judged the bend wrongly.We see many incidences of this on a regular basis.

The lane is frequently used by people to avoid heavy traffic in the village often travelling at excessive speed. Please note that the car park has been used by Motorhome's for overnight stays.

Some of these vehicles clearly do not have the facilities on board for this.

The size of some of these vehicles are inappropriate for the lane.

We are blessed with a more than adequate Public parking area in the village (With a Motor home parking area)

The lane is regularly used by walkers .

We see many families and individuals using the lane who come to appreciate this lovely part of the village.

There are no foot paths and we believe the added traffic would cause unnecessary additional danger to said walkers with the increase in traffic the car park would potentially create.

Thank you for taking our views into consideration.

Comments made by Mr John Harrison of Brook house, Priestmans lane.Thornton dale, Pickering, Pickering, United Kingdom, YO187RT

Preferred Method of Contact is Email

Comment Type is Object