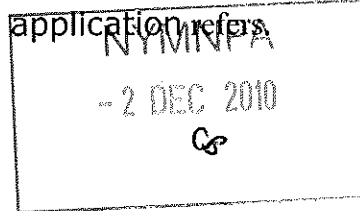


Wendy Trousdale

**From:** Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council  
**Sent:** 02 December 2010 09:09  
**To:** Development Control  
**Subject:** Extra info - NYM/2010/0873/FL. Kirkless Farm, Harwood Dale

Your letter dated 29/11/10 with additional info on this application refers.  
There are no additional views/comments



----- Original Message -----

**Subject:** NYM/2010/0873/FL. Kirkless Farm, Harwood Dale  
**Date:** Mon, 15 Nov 2010 11:57:01 +0000  
**From:** Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council

**To:** Dev. Control NYMNPA <[dc@northyorkmoors-mpa.gov.uk](mailto:dc@northyorkmoors-mpa.gov.uk)>

**Proposal: Change of use & conversion of redundant farm buildings to use class B1 office space and 1 local occupancy letting dwelling**

**Address: Kirkless Farm, Harwood Dale**

The above application has been considered by the Parish Council.

Council has no objections in principle. While the rural diversification and the creation of 20 jobs is laudable, the level of activity does give rise to concerns re. over-intensification and the adequacy of the access road. Passing places on the road are minimal and access for the emergency services is not good. The additional traffic will also have a significant an impact on the residents of Brook and Hawthorn Cottages & Kirkless Farm.

Council is concerned this scheme 1] will generate an unacceptable increase in activity which will harm the character, appearance and natural environment of the area and 2] the existing access arrangements are not adequate for the proposed use and level of activity.

Council request conditions be placed on any consent so as to ensure any dwelling can only be occupied on a letting basis by people meeting the local needs criteria and the dwelling cannot be sold off separately.

--  
J Marley (Mrs)  
Clerk to Hackness and Harwood Dale Group Parish Council  
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,  
41 Scalby Road,  
Burniston,