

Amendments

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

2012/0248

Wendy Strangeway

From: David & Sandra Wregleswort
Sent: 23 May 2012 23:20
To: Planning
Subject: High Dalby House
Attachments: Ground Floor Plan 3.pdf; Parking places.pdf

NYMNP

24 MAY 2012

CS

Dear Sir/ Madam

Please find attached a copy of an e-mail I have sent to Mrs Bastow who I understand is away on leave. The email is important as it answers questions she posed to me in respect of my forthcoming planning application. Please acknowledge safe receipt.

Dear Mrs Bastow

Before dealing with the specific issues surrounding this application I think it essential to give you some of the background which has led to it.

Published research on Dalby Forest reveals :-

1. Dalby Forest extends to 8600 acres and hosts a variety of major events throughout the year and is the most visited outdoor attraction in Yorkshire attracting 420,000 visitors per annum. With average car occupancy being two persons it follows 210,000 cars per annum use the Forest Drive.
2. Forests and woodlands have key qualities that make them favoured spaces for tourism and leisure activities promoting year round tourism regardless of the weather.
3. Over £4.3 million has been spent on the "Dalby Project" which has specifically developed the area for visitor use. Only half a mile away from HDH there is a wonderful visitor centre designed and built to improve and develop the forest as a 'Regional Centre for Sustainable Economic Activity'. The declared objectives of this Visitor Centre are 'to extend the length of stay on the site, attract visitors throughout the year including increasing overnight stays and increase tourism spends in the local economy. This is to be achieved through the provision of a variety of activities within and around the visitor centre'. The whole project was created to enhance the existing regional tourism product, to attract high growth and spends in the area and to offer opportunities for business and employment nearby. We feel that our business 'ticked all of the boxes' and is the product that the massive public investment hoped to attract.
4. We found that presently there are only 4 serviced guest rooms available on a working farm on the edge of the forest and this accommodation is not always open. It was clear that as far as serviced accommodation is concerned there was a giant 'Black Hole' in supply. The next nearest serviced accommodation provider is at least four miles away in Thornton-le-Dale.
5. It is a simple fact that the more visitors that can be attracted to the area the better the wider general benefit. It is an established industry fact that visitors willing to pay a higher tariff for their accommodation also have a higher spend to the benefit of the surrounding local economy.

In the 1930's High Dalby House operated as a bed and breakfast and the last owners also ran bed and breakfast and let some of the property on a self catering basis. As far as the cottages are concerned we want to be able to use them for self catering and as an overflow for the bed and breakfast when necessary.

We decided that we would create 5 luxury standard guest rooms sleeping a maximum of 10 persons in the guest house and a maximum of 4 persons in our two cottages. We would provide meals and afternoon teas. A drinks licence has been applied for to allow drinks throughout the day as applies to every other licensed guest accommodation.

High Dalby House is a select venue that we feel will become the "jewel in the Crown" of the Moors and coast area. Primarily, we are promoting ourselves as a retreat for adults only. As well as attracting resident guests we do hope to attract and cater for other small non resident groups such as artists, photographers, birdwatchers, astronomers and the like. We want to provide a venue for Dalby community events: for meetings, for example, Womens Institute, other local interest groups and for meetings of all types. We also want to attract and cater for small shooting parties, christenings, wakes and other private celebrations. However, we are fundamentally a retreat and we will not be 'packing people in' as this will destroy the ambience we are trying to create. These functions for non residents will obviously be at various times of the day. We discussed this position with the Licensing department at Ryedale Council and they suggested a drinks licence applicable to non residents from 10 a.m. until 11 p.m. to cover all eventualities. These are the same hours as have been routinely granted for similar establishments who cater for non residents throughout Ryedale and the country.

The best example we can think of to put people's minds at rest regarding what is going to be going on at High Dalby House is that contrary to popular belief we do not even have a "Bar". Residents will be able to obtain drinks from a bottle cooler. In respect of non residents drinks will be served to order as a table service only. The drinks licence sought covers the house and the patio/lawned area in front of the patio. It may be seen from the house plan that we are physically unable to cater for large groups. Our dining room only has 5 tables.

We are not and have never intended to become a public house. To do so would require us to obtain change of use to a drinking establishment under the A4 classification. We have only sought planning permission for change of use under the C1 classification. We only want to be able to provide the same facilities that every other small hotel enjoys i.e. to be able to serve drinks to both residents and their their bona fide friends; and non residential persons in the small groups we have already identified.

Concerns about Traffic? - 210,000 vehicles per annum enter the forest. This equates to 420,000 traffic movements per annum. In addition to this there are countless movements by residents, by Forestry Commission vehicles and by delivery vehicles etc. I would submit that it is more likely that there are more than half a million traffic movements annually.

Before we bought HDH two businesses were operating from this house and there were eleven people living here and they used five 4x4 vehicles. They drove their cars up and down the forest drive 24 hours a day x7 days a week x365 days a year. They also had vans and lorries coming and going. We accept that in the unlikely circumstances that our guest house is full all year round, and that each guest comes in a car which they use every day there may be marginally more traffic movements than there were when the last people lived at High Dalby House. In any event any additional traffic would be minute in the scheme of things.

We do have sufficient parking – at least 25 hard standing places is more than enough (see areas marked in red on the plan). We have 6 acres of lawns and grounds and although not ideal I have marked the areas where cars could be parked in dry conditions in green on the plan.

My nearest neighbour Mr Laley has been worried about his access becoming blocked. I have assured Mr Laley that any additional traffic created by the attendance of non- residents would be negligible and that we have parking for at least 25 cars inside our curtilage. I have owned this property for 2 years and nobody has parked there yet. I explained to Mr Laley that in my opinion his access would not be a natural place for our guests to want to park. I believe that the natural place to park would be within our grounds. I have assure Mr Laley that if guests did park in his access I would ask them to move. I believe that this conversation put his mind at rest on this point.

I attach herewith a plan of potential parking areas and a plan of the ground floor of the house showing our living space outlined in red.

Kind regards

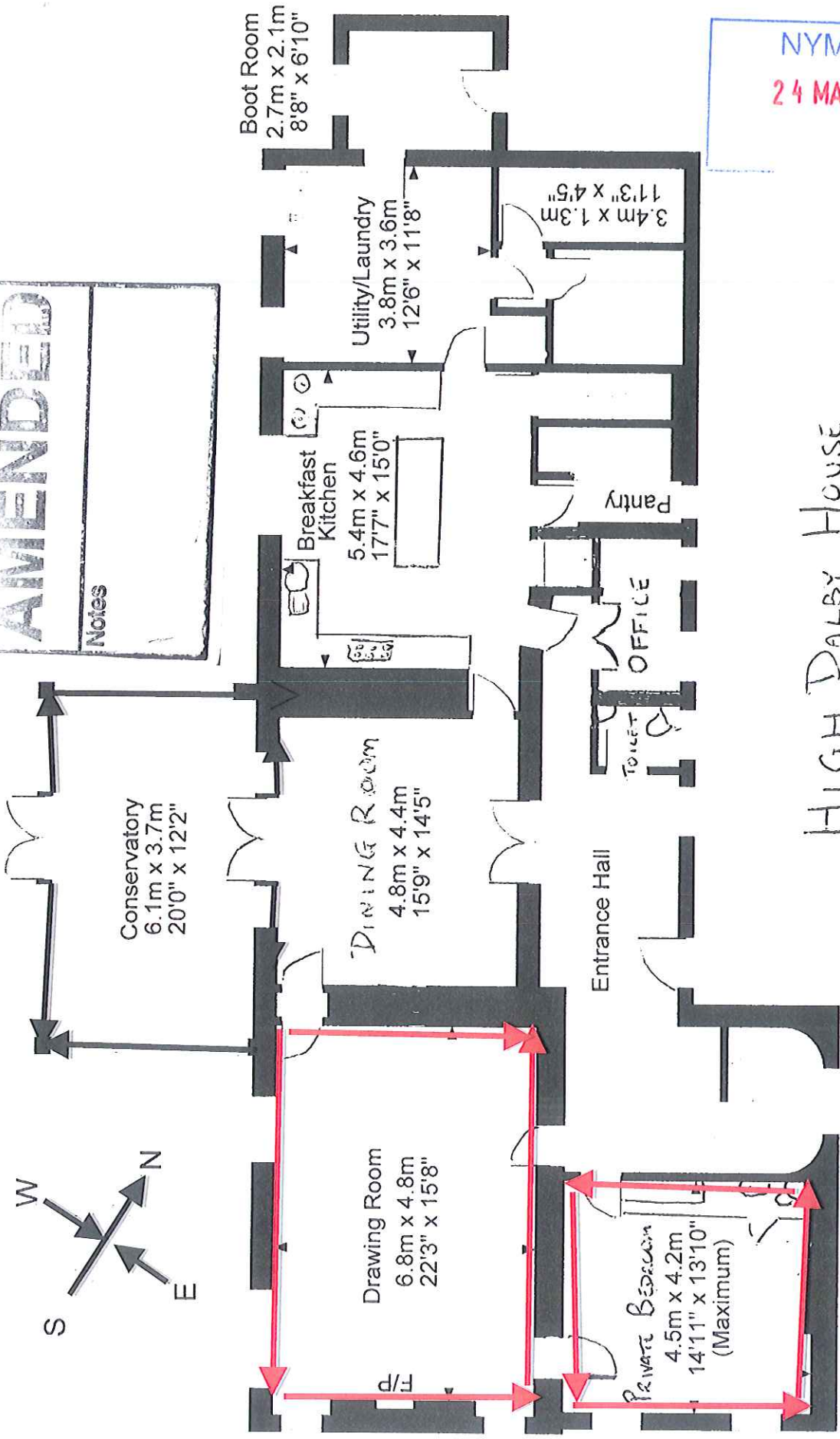
David Wreglesworth

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24 MAY 2012

AMENDED
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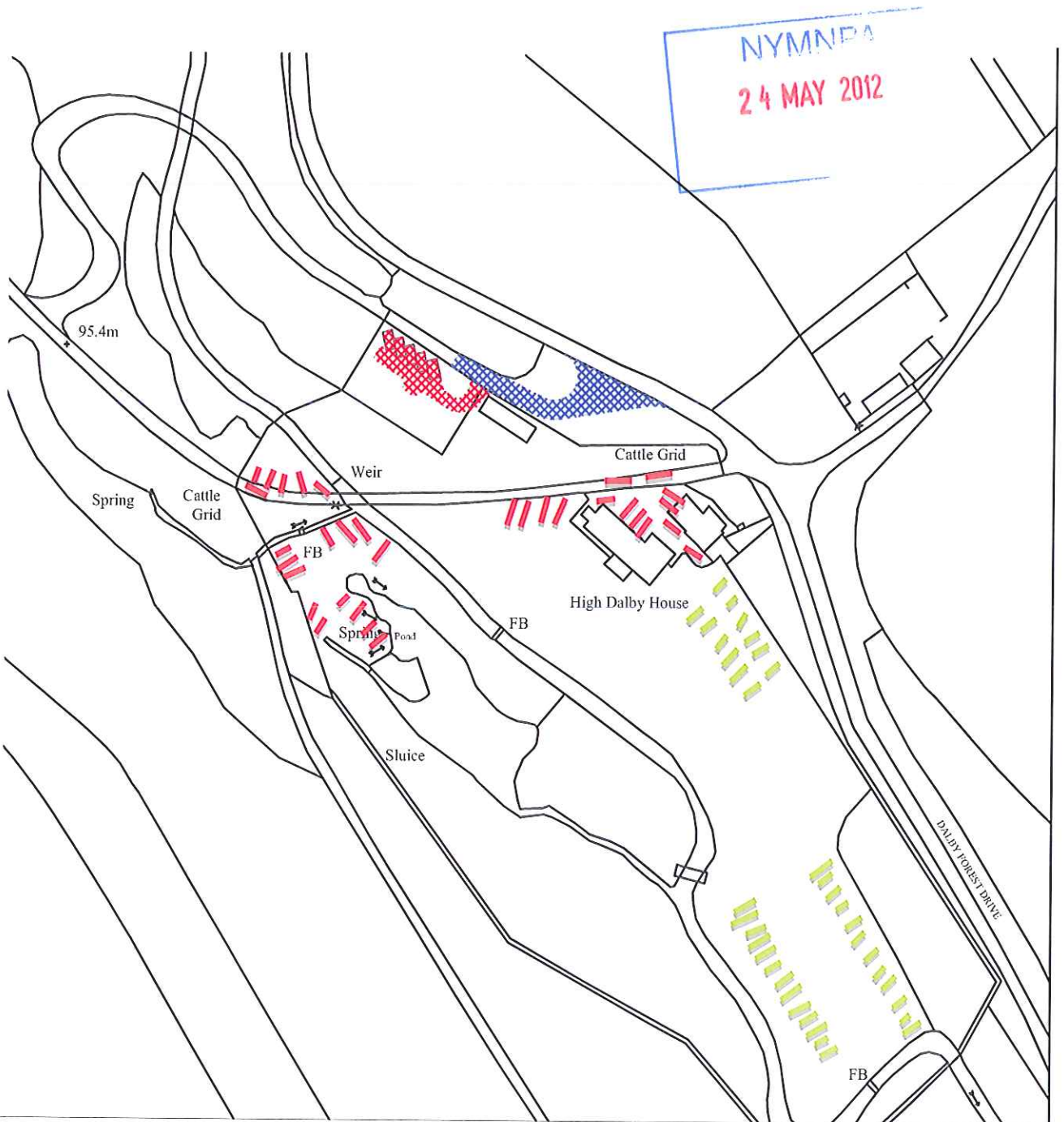
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High Dalby House
Ground Floor Plan
Scale 1:100

Private Living Space

HIGH DALBY HOUSE



Location Plan 1/2500

-  PARKING PLACE
-  PARKING PLACE ON GRASS IN EMERGENCY

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| AMENDED |
| Notes |