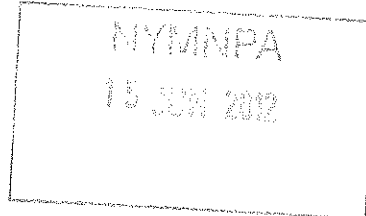


Nutwood
Low Dalby
Pickering
YO18 7LT

15th June 2012

North Yorks Moors National Park Authority
For the attention of Mr M Hill, Development Control Manager
By email



Dear Mr Hill

Planning Application Ref NYM/2012/0248/CU

I believe that this application is being recommended for approval at your next meeting

I have no issue whatsoever with the basic idea that High Dalby House operates as a small scale B&B and holiday cottage provider.

However, as a resident who lives directly abutting the forest drive, which is the natural (and only tarmac) access route for all customers for the proposed development I would like to take this opportunity to tell you of my concerns :

Dalby Forest has been successfully developed as a large scale visitor attraction, but all existing planning consents include a proviso to close at or before 6-30pm to keep the special nature of the forest intact.
The applicant has obtained an alcohol licence for the property from 10am to 11-30pm. If confirmed by the unrestricted issue of approval to change the property to c1 classification, this will lead to an unacceptable local disturbance with traffic leaving the hotel late at night.

Is it not possible to restrict non residents on the site to 6-30pm, just as the Authority has done elsewhere in the Forest?

I understand that a courts definition of ancillary use of building for bar and restaurant amounts to 2 small rooms of the building - however condition 2 approves a plan (attached) which shows 75 car parking spaces. There are only 2 indications of the scale of intensity of use on this application - the first is the number of rooms proposed to support the use (2) and the second is the number of parking spaces proposed (75).

These are the only indication of the scale of ancillary use your officer identifies.

By any measure this is more than is reasonably necessary for the B&B use (assume 2 car manager/one car for each room as advertised for adults only and exclusive). Surely there is a disconnect between ancillary use in planning terms and proposed use by the applicant.

75 places is the same number as provided for the visitor centre and far more than for Go Ape

Could a restriction be placed on the size of functions and parking provision?

On a matter of detail, what does the planning authority consider a dwelling unit, as condition 3 appears to preclude the use of the building as a dwelling, this is contrary to paragraph 2 of "main issues - principle of change of use" where manager/owners accommodation is to be provided.

My concerns relate solely to evening and night disturbance at my domestic property. I operate a log cabin rental business from the same site; however these cabins are at a sufficient distance from the road to be mostly unaffected by the increased disturbance that the proposal will generate.

Yours sincerely

Liz Cowley