

NYMANPA

- 2 AUG 2017

Dear Sir / Madam

With reference to Planning application NYM/2012/0285/FL. I am the neighbor of the applicants and reside at The Cottages, Bannial Flats Farm.

Although, as correctly referenced within the documents pertaining to the application, there has been previous authorization for the conversion to form 3 holiday cottages within the buildings, the current application seeks to increase this development to include a further permanent family sized dwelling.

The original application was considered as a portion of the complete area of Bannial Flats Farm: the new application has infrastructure of only a small portion of the farm area. Particularly in respect of access and parking, it does not seem feasible that sufficient ground area has been assigned for parking of up to 2 vehicles per holiday property; possibly 2 vehicles plus visitors to the existing permanent home; another 2+ vehicles to the requested permanent home. If insufficient space is assigned then I am concerned that vehicles may park on the shared narrow access driveway.

In addition to this, there is no inclusion or provision for traffic calming or passing facilities on the narrow access road from the A171 to the proposed development. Neighbors already have evidence of this as being a problem and this needs to be addressed prior to planning consent. I have right of way over the access road, and use it every day when riding out, or moving horses to the riding area at the top of the access road. My grandchildren, dogs and cats regularly use this road too, and I am concerned that increased or swift moving traffic may cause accidents, or worse, to children and animals. Holidaymakers will have no idea that these may be present on the road.

I trust that you will give all these points due reflection. I am not against development of the Bannial Farm barns, but do feel that the present amenities and quality of life for existing residents should also be given due consideration.

Yours faithfully
Sandra Ford (Mrs)