

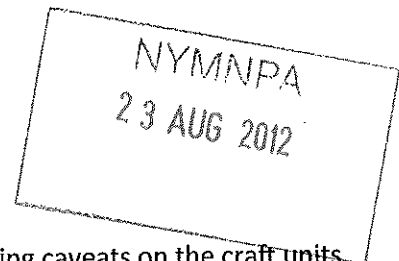
Thompson's Rigg Farm  
Crosscliff  
Langdale End  
Scarborough  
North Yorkshire  
YO13 0LN

22<sup>nd</sup> August 2012

Mr C France, Director of Planning  
North York Moors National Park Authority  
Planning Enforcement Committee  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

Dear Sirs

Re: Objection to Application no. NYM/2012/0443/FL



I am writing to object to the change of use and the lifting of the planning caveats on the craft units and kiosk at Low Dalby Courtyard.

The reasons for my objection are as follows:

1. Now that Dalby Forest (DF) is an established visitor destination, the units have a much greater chance of success as craft units now than when the site was first developed. I have proof that the Forestry Commission (FC) has not correctly promoted the units in order to maximise their use to 'crafters', for example, the FC has not maintained a waiting list of potential tenants.
2. I started my bike business in January 2009 and it currently employs five members of staff (FTE) based in Pickering at a rent of £1,200 per month. I have invested £150,000 in the business but would not have made this investment if I had been able to start a similar business in Low Dalby. Trade sources have informed me that Pace is confident of this planning application and have approached several of my suppliers with a view to taking business away from me. If a bicycle business (other than the hire centre) is allowed to operate in Low Dalby it will have a detrimental impact on my existing business.
3. The FC has turned down approaches by other cycle businesses to rent units giving the reason that they are to be for 'craft' purposes.
4. The peppercorn rents of the Dalby units (typically £150 per month) puts all non-Dalby commercial businesses at a significant financial disadvantage which is one reason why they should be kept for their intended use as craft units rather than commercial businesses.
5. Visitors to Dalby are not confined solely to cyclists and yet the FC seems determined to turn the Low Dalby Courtyard into a cyclists' hub by allowing Pace Cycles to use 66% of the available units (nos. 1, 2, 5 & 6) as well as running the bike hire centre. This lack of diversity and choice will not help to increase visitor numbers and Pace's dominant occupation raises questions itself?

6. The rules of tenureship have been more extensively broken by Pace than the FC's 'Design and Access Statement' would lead readers to believe. For example, Pace have used their units as office space in defiance of the planning regulations and despite the availability of an office situated above the units. Pace also undertake extensive bike service work and bike building, again in breach of planning, all of which is advertised on their website and in the press. They are a 'Cycle 2 Work' dealer which indicates they sell fully built bicycles to the public.
7. I have proof that Pace are using yet another unit (no. 6) for storage, again in breach of the regulations but with the knowledge and consent of the FC.
8. Pace's tenure of the units was based on a business plan to the FC whereby their dealers would sell Pace cycles and components. I was the local dealer at the time. Pace did not inform me that they would be selling directly to the public from Low Dalby otherwise I would have objected to the FC. Within days of Pace's occupation of the units, I had proof of their direct sales and resigned as a Pace dealer. I think they have used the dealer representation as a 'smokescreen'. If you look at their own website, their dealer network is non-existent.
9. Is Pace being allowed such a dominant and rule-breaking presence in Low Dalby due to the close personal friendship of the Pace MD, Adrian Carter, and the Yorkshire Director of the FC, Alan Eves? This relationship was mentioned in the Business Section of the Sunday Times, 12<sup>th</sup> August 2012.

In conclusion, the FC should manage and market the units properly for their intended and publicly funded use which the high visitor headcount now enjoyed by Low Dalby would support. Breaches of planning regulations have been ignored by the FC to the benefit of personal friends and to the disadvantage of other local businesses.

Yours faithfully

David Beeley

