

Tim Davis (via email)

Planning

YDNPA

2 July 2020

Objection to Planning Application: C/44/70D Ashes Farm, Selside

Full planning permission for siting of two wooden cabins

Dear Mr Davis

Friends of the Dales accepts that wooden cabins are an increasingly popular form of visitor accommodation. This is acknowledged in the Local Plan, where under Policy T3 in paragraph 6.18 it is stated that the market for wooden cabins has increased rapidly and that they are “a more permanent form of development and a more intensive use of land”. However, the introduction to Policy T3 rightly demands that this kind of proposal will therefore “need to demonstrate that they have incorporated designs, layouts and technologies that will deliver environmental benefits, such as energy saving measures, the use of renewable energy, the provision of recycling facilities and improved biodiversity”.

No such designs, layouts and technologies are incorporated in the plans so the proposal does not meet the high standards that we would expect within a national park. Nor can we see any environmental benefits resulting from these proposals, in fact quite the opposite may be true. Neither the vague design statement nor the plans themselves show that the cabins would make any positive contribution to their surrounds.

Furthermore, the siting of the cabins and their appearance are out of keeping, something that is tacitly acknowledged by the applicant who feels that the cabins will need “clever planting of new shrubs and trees”. Bearing in mind previous applications on this site for more visitor development we are also concerned about possible overdevelopment in this very remote area.

Accordingly Friends of the Dales considers that this application for siting two wooden cabins in a remote part of Ribblesdale fails to meet the standards required by the Local Plan and therefore should be **refused** in its present form.

Yours sincerely



K.M. Petyt

Dr Malcolm Petyt, Chair of Policy Committee



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