

Ms Michelle Clowes (via email)

Planning

YDNPA

26 May 2020

Objection to Planning Application: R/31/22R Marske Hall and the Sawmill, Marske

Full planning permission for conversion of Marske Hall from 10 open market apartments to an aparthotel and conversion of basement to associated facilities which include gym, sauna, laundry, retail space, cellar bar and tasting rooms; conversion and extension of the kennels to an events space; conversion of the Sawmill to an events space; construction of outbuilding to house electricity sub-station and provision of car parking areas

Dear Ms Clowes

Friends of the Dales has considerable reservations about the potential impacts of this proposal. Whilst the accommodation may be such as to attract walkers and cyclists, the presence of the two event spaces mean that it will be an attractive location for celebratory events such as weddings and anniversaries. This use of the venue seems to have been down-played in the application details.

Marske is a particularly charming, remote and contained settlement, and is located within one of the more tranquil parts of the national park. It is worth re-iterating the aim in the Management Plan of 'maintaining the national park as a place where a true sense of tranquility, remoteness and solitude can be found'.

It is hard to see how the noise management plan could be achieved in practice; it is unrealistic to expect 'all doors and windows will be kept closed all the time'. High-spirited people coming together to enjoy a celebratory event are unlikely to avoid congregating in external areas, talking loudly or slamming car doors. Celebratory events, and increased visitor activity, will also generate unwelcome extra traffic on the very narrow approach roads which could be hazardous.

Friends of the Dales also strongly supports the NPA's aspirations to maintain dark night skies, a scarce resource and one of the special qualities of the national park. This application, especially with the proposed glazed roof on one of the event spaces, would directly conflict with the aim of Policy 2.31 which aims to prevent harmful levels of noise or light emission.

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Should the Planning Committee be minded to grant permission, then clear and effective conditions must be attached, to include:

- time limits to evening events
- control over numbers attending
- external lighting to be designed to keep light spillage to an absolute minimum, using sensor lighting where possible, and to be turned off from, for example, 11pm

Yours sincerely

A handwritten signature in black ink that reads "K.M. Petyt". The signature is written in a cursive style with a long horizontal stroke at the end.

Dr Malcolm Petyt, Chair of Policy Committee

Friends of the Dales is a working name of the Yorkshire Dales Society which was founded in 1981 and is a registered charity and company limited by guarantee. Friends of the Dales is free of political and financial affiliations. We work to ensure that the Government, the Yorkshire Dales National Park Authority, and other relevant agencies deliver their obligations to care for the special qualities of the Yorkshire Dales, an internationally important area. We do this by considering major planning applications and policy development affecting the Yorkshire Dales and adjacent areas. We offer a year round programme of walks and talks so that everyone can enjoy and learn more about this beautiful area and why it needs protection. We have a membership of around 1,300 individuals, families, businesses and organisations.