

Mr David Snelson (via email)

Planning, YDNPA

17 September 2020

Objection to Planning Application: Rowell House, Main Street, Dent

Full planning permission for change of use of the old Post Office from business use to residential

Dear Mr Snelson

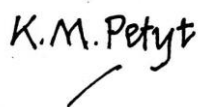
Friends of the Dales wish to express our concern that, if this application is granted in its current form, yet another potential employment site will be lost. The Friends regret the loss of any employment site, in particular where mixed use is possible.

Such sites are rare in the National Park, but are essential for its socio-economic wellbeing. Policy BE7 clearly insists on market testing in order to demonstrate that “the site is no longer commercially viable for sustaining employment activity at the level of the currently permitted use.”

Whilst we are aware of the relatively long period that has elapsed since the post office closed, there is no reason to believe that it is necessarily no longer feasible for the premises to be used for business or employment purposes. Indeed, the very fact of a possible mixed use makes it potentially very attractive in the current climate.

We cannot find any indication in the planning application to show that efforts have been made to sell or let this property for mixed use, and we are concerned about the building being changed to full residential use without such testing.

Yours sincerely



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.



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