

Katherine Wood [via email]

Planning, Yorkshire Dales National Park Authority

13 October 2021

Comments on Planning Application C/44/212A Horton-in-Ribblesdale Station

Full planning permission for refurbishment and adaptation of railway station building to provide holiday accommodation and cafe/bar

Dear Katherine Wood,

Friends of the Dales object to this application for the following reasons:

A. Loss of important community facility:

The submitted application documents include a misleading “Community Use Letter” submitted under “Supporting documents”. The letter states wrongly, “The room denoted as Community Use under planning approval ref C/44/212 (granted 2002) has not been utilised for Community Use since planning approval was granted. It has remained locked within the control of the Settle and Carlisle Railway Trust except for access for cleaning and general maintenance. The Trust is not aware of any parties showing interest in using this room during this time.”

1. The room has been utilised for community use. Friends of the Dales (FOTD) Trustees have attended meetings in the Community Room with members of the Horton-in-Ribblesdale community on a number of occasions, not least when working with the History Group on the FOTD’s *Capturing the Past* project.
2. When attending meetings at the station, the keyholders were member of the History Group who could access the room whenever needed without referring to the Settle and Carlisle Railway Trust
3. In addition to the current use of the room for the village and school archives, the room has housed the server for the community broadband network for over 15 years, serving much of Upper Ribblesdale including part of Chapel-le-Dale and up to Beckermonds. It is important that such a valuable community asset is kept.

B. Heritage Impact:

The station lies within the Settle Carlisle Railway Conservation Area (SCRCA) and deserves the most careful treatment. The Settle and Carlisle Railway Trust was formed to “help preserve, restore and maintain historic buildings and structures along the line” and should not come forward with proposals that damage the until now much preserved station building.



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We have great reservations as to the treatment of the historic features in this important station building - further reasons for us objecting to this application.

1. Whilst the overall conversion has minimal impact on the external appearance of the building, there are internal changes that are unacceptable. Removing the ticket office window and replacing it with a doorway would remove a key historic feature of the building and destroy its integrity. The caption of Figure 5 in the Heritage Statement "Existing internal window to be enlarged to form door opening" downplays the damaging effect this change would have.
2. The proposed installation of a cubicle to provide an accessible toilet in the Community Room would create an ugly internal space, and again would destroy the historic integrity of this room with its fine windows. It would form a much reduced facility for the community.
3. Neither the new door nor the new window on the north side of the building are sympathetic to the rest of the Midland Railway architecture of the station. Whilst one may argue whether or not these should be "identifiable as a recent addition", greater efforts must be made to harmonise their style with the rest of the building.
4. Current parking next to the station "is only permitted for rail workers and rail users". On many occasions it has been inadequate even for rail users, especially at weekends. No extra provision for car parking for parking for staff or clientele of the café is shown in the plans.
5. It is worrying that the plans do not show or otherwise mention the important Lamp Hut/Oil Store north of the station, listed as "SCRCA structure within the Settle Carlisle Railway Conservation Area (SCRCA)". See photo below.



It is one of the few surviving lamp huts of its type along the line, and its retention and continuous maintenance must be ensured by relevant conditions, should the application go ahead. The hut was restored as part of the major works in 2002 when the architect at the time insisted on its inclusion in the station restoration project overseen by the Trust.

We believe that, for all the reasons listed above, the proposals should not go ahead in its current form and therefore object to this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'W. Fenten', written over a light grey rectangular background.

Wilf Fenten, Chair, Policy and Planning 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.