

Katherine Wood [via email]

Planning Team

Yorkshire Dales National Park Authority

28 September 2022

**Objection to Planning Application: C/43/44H
Fell View Barn, Hetton**

Full planning permission for erection of single-storey extension to provide three additional guest suites (C1 use), internal and external alterations to create two further guest suites; works to roof over and enclose the existing external storage area and provision of car parking and associated landscaping works.

Dear Ms Wood

Friends of the Dales **objects** to this application for reasons of **over-development, lack of appropriate parking facilities and increased light pollution:**

The various extensions of The Angel in Hetton have been going ever since the YDNP Authority became an independent body. As early as twenty years ago, members of the Planning Committee warned that what was a traditional village pub could soon be haunted by its own success, that it simply was a development in the wrong place. The current application must, therefore, not be considered in isolation as The Angel has become by now dominant and changed significantly the character of the village. Its **cumulative negative impact** of the village is plain to see.

Policies on tourism and visitor facilities clearly state that such a **history of expansions** must be taken into account when considering a new application. Policy T5, para. 6.35, makes this point clearly: "The National Park Authority will consider whether, when aggregated with existing facilities, the cumulative impact of a new visitor development would be detrimental rather than beneficial - for example, in relation to inadequate car parking.

We carefully checked the points on **car parking** raised by the Hetton cum Bordley Parish Meeting and others and concluded that the parking areas on the plans in the front and the back of the Barn are not capable of accommodating the number of vehicles specified, as the submission by the Parish Meeting has demonstrated. We also noted that the parking spaces in front of The Angel were already fully occupied by 8am on the occasions we checked ourselves. When checking in the evening it was also clear that many visitors to The Angel prefer parking in the road, rather than using the smaller car parking spaces. Furthermore, we noted the total absence of disabled parking bays.

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The lack of appropriate parking **goes clearly against policy SP4** which considers that any development must conform to certain criteria: (a) It must not “cause unacceptable levels of traffic that would harm the environment or capacity of the local road network (SP4g). (b) It must provide “appropriate access and parking provisions (SP4k). (c) It should respect “the amenity of neighbours (SP4n).

Another problem is the level of **lighting** for the front of The Angel which has significantly increased since the approval of earlier planning applications. If a similar level and period of lighting were to be granted for the new development it would cause ever more light pollution in an otherwise dark village. The application does not seem to address this problem.

For the reasons listed above we object to this application.

Yours sincerely

Signed by 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.