

Andrew Tait [via email]

Planning Team

Yorkshire Dales National Park Authority

10 January 2024

**Objection to Planning Application: S/05/62 The Pheasant Inn, Casterton, Kirkby Lonsdale**

**Full planning permission for conversion and subdivision of existing public house into 3no. dwellings with associated gardens, sheds and bin stores and installation of air source heat pumps and EV charging points**

Dear Mr Tait

Friends of the Dales **objects** to this planning application to close the Pheasant Inn. We consider this proposal to be in contravention of several aspects of the Local Plan, and YDNPA policies and objectives.

**Impact on Local Community**

The Inn has two bars, a restaurant, and ten guest rooms. The facilities are very well used by local residents and attract many visitors - bringing more benefits to the community and providers of leisure activities locally and in the wider area. The closure of the Inn would take this much needed local economic contribution away from the community. The proposal would result in the direct loss of local employment, namely the six full and part time jobs currently running the business.

The Inn is one of the key community hubs in the village, the others being the village hall and the church. Its closure would result in a significant loss to the many local formal and informal groups who meet there. The nearest alternative pub/restaurant is in Barbon or Kirkby Lonsdale, both of which involve a car journey as there is no bus service to either.

We understand that there is a very strong feeling in the village and the wider area about this proposal and a public meeting called at short notice attracted more than 30 people, all of whom were against it.

At the time of writing, over sixty comments/objections have been submitted from local residents, a significant proportion of the local community. These objections provide significant evidence of the long term impact the proposed closure will on residents, visitors and the local economy, with no gain in affordable housing.

Continued./...



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### **Against Local Plan Policies**

Policy H13 of the South Lakeland Local Plan allows conversion of rural facilities to residential only with specific conditions, which this proposal does not meet.

SLDC Core policy is contradicted in all of the following

- CS5: to maintain and enhance the strength of tourism in the area
- CS7.4: to support the retention of appropriate businesses outside service centres
- CS8.17: to provide for the social and economic needs of rural communities and supporting the rural community
- CS9.1: to support proposals and activities that protect, retain or enhance existing community assets and 'Control the loss of community facilities' and 'Recognise that facilities such as village/community halls, open spaces, schools, nurseries, places of worship, public houses, sport and recreation facilities, post offices and convenience stores play an important role in the social and cultural infrastructure of a settlement'
- SLDC Local Plan Policy E6 states that 'Proposals to change the use of existing employment land and buildings to a non-employment use will not be permitted' (with two exceptions, neither of which are met here).

Chair, Policy and Planning Committee

On behalf of Friends of the Dales

*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.*