

Clare Bland [via email]

Planning Officer

Yorkshire Dales National Park Authority

9 September 2024

Objection to Planning Application: C/52/38F The Boar's Head, Main Street, Long Preston

Full planning permission for conversion of the former Boar's Head public house to form three dwellings; erection of three new dwellings in former car-park and associated parking and landscaping

Dear Ms Bland

Friends of the Dales wishes to **object** to this application.

We have three principal concerns – a proposed change of use a community facility [public house] to market value housing, without good justification; the scale and intrusiveness of the proposed development; and lack of affordable housing provision.

1. Change of use leading to a loss of a community facility

The history, including the impact of the pandemic restrictions, is of two thriving public houses in Long Preston. The other public house in the village - The Maypole Inn - was acquired by local investors after the pandemic and is doing well. The village continues to grow not least because of the Local Plan allocation for new houses but also because visitor numbers to the area have significantly increased. This has generated an unmet demand for hospitality facilities.

Unfortunately, the Boar's Head under previous ownership by a pub company (Punch Taverns) has had no investment or any real attempt to make it work as we have seen with many other public houses in the Yorkshire Dales. Our understanding is that the community feeling is exasperation at the poor condition the pub has been allowed to reduce to, with an understandable wish to see the pub continue as a community facility [even if part of the site were converted for other use].

The applicant **has not provided an independent assessment of the facility** as is required by the Authority to satisfy the aims in the NPPF (2023) to maintain a range of facilities that are vital to the fabric of the rural community.

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2. Scale of Development

The site itself is very constrained not least with an access road required through the site for neighbouring housing together with parking for the pub. The proposals for the pub conversion plus six new houses and 14 parking spaces is overdevelopment. The result will be a congested site, with only a single lane access out on to the busy A65 [which raises safety concerns]. Removing the availability of the large pub car park as “spare capacity” for informal parking by local residents will worsen the parking problem elsewhere in the village.

There is also no provision of green/open space for the new residents of these large, multi-bedroomed dwellings. If the proposal was to convert *solely* the public house, then the plans could accommodate the much-needed open space and gardens that are vitally important for physical and mental health of the new residents.

We have concerns about the height of the new dwellings (some 9 metres higher than neighbouring houses) which may block out light to the rear of those properties.

3. Lack of affordable housing

This proposal is for four 3-bed houses and two houses over 4 bedrooms. Unfortunately, there is an incorrect claim [in the DAR] that the plans *do* include affordable housing.

We accept that this proposal is under the number of houses whereby a percentage of affordable houses is *required*. However, it is disappointing that no effort has been made to help counter the local housing crisis by providing at least some less expensive, smaller housing to benefit the community [for example younger people and/or those with limited incomes].

We are disappointed that the applicant **has not sought pre-application advice** from the Authority which might have helped them develop proposals better suited to the site and local community needs.

We would urge the Authority to **reject the proposal** on the grounds of change of use and over development.

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.