

Clare Bland [via email]

Planning

Yorkshire Dales National Park Authority

3 December 2024

Objection to Planning Application: S/05/62A - Full planning permission for conversion and subdivision of existing public house into 3no. dwellings. The Pheasant Inn, Casterton, Kirkby Lonsdale, LA6 2RX

Dear Ms Bland

Friends of the Dales wishes to object to this application.

Friends of the Dales actively supports the policies of the national park and other planning authorities in relation to sustainable development, locally based businesses providing employment opportunities and ensuring community assets are retained for the benefit of the community.

The Pheasant Inn has been a critical community asset for the village of Casterton and surrounds even through recent difficult times, and as is seen across the Yorkshire Dales there are plenty of public houses thriving by providing needed visitor accommodation, refreshments and places for people to meet. The personal needs of the current owners are driving their intention to see the end to the Pheasant Inn being a public house, including accommodation, and instead converted to housing so as to gain a financial return. That is noted but it is in contravention of Local Plan policies notably E6, CS 9.1 and H13, as well as not being what the community needs in maintaining the community asset as a public house.

We strongly urge the National Park Authority to refuse this application and allow the permitted process for pursuing the community ownership funding and ultimately a community led approach to securing the facility for the future. The Community Benefit Society (Casterton Community Hub Ltd) has been working on this since the Pheasant Inn owners first indicated their desire to sell the facility and have made positive progress including dialogue with potential buyers. This approach is in line with Local Plan policies. Locally based involvement is crucial and the community will be well placed to consider how to address challenges such as providing local jobs through provision of on-site accommodation or improvements to public transport.

Community assets like the Pheasant Inn are crucial in supporting sustainable communities in the national park through providing employment, visitor accommodation and as a place for people to meet. The community has expressed this need through the responses to the planning application and their support for the community ownership initiative, so we feel it is extremely important that the community's wishes are recognised as part of the Authority's support for sustainable communities.

Yours sincerely

Chair, Policy and Planning Committee



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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.