



KIRKBYMOORSIDE TOWN COUNCIL

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Planning Application ZE24/00418/FUL | Use of site for wedding venue with a temporary alternative access and access arrangements (Cond 05 and Cond 06 of planning permission 17/01455/FUL) for a maximum of 13no. weddings in 2024 only from May 2024 through to September 2024 | Deep Dale Farm House Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6LE

The Town Council objects to the application for use of the site at Deep Dale Farm House as a wedding venue and the proposed access arrangements onto Village Street, Keldholme.

The Town Council would refer to Planning Application 13/01467/OUT for the adjacent site and would reiterate the concerns raised specific to the proposed access arrangements. The same concerns are applicable to the current Planning Application, as follows:

Extract of Minute 13200 of the Ordinary meeting of Kirkbymoorside Town Council dated 20 January 2014: PLANNING

“13/01467/OUT | Erection of a four-bedroom dwelling, flexible B2 workshop/barn and holiday cottage/annex (site area 0.175ha) | Land To Rear of Sunnycroft Village Street Keldholme, Kirkbymoorside.

It was agreed to submit the following comments:

- It is inappropriate to introduce commercial/industrial use into a residential area, which would be the outcome if this application was successful.
- The proposed site falls beyond the linear boundary of the property and encroaches onto the private road.
- Access to the site from Gray Lane is too narrow and considerable measures would need to be taken to ensure clear visibility at this access point in order to make it safe.”

Planning Application 13/01467/OUT was Refused by the Planning Authority as the proposals were contrary to the requirements of Policies SP20 (Generic Development Management Issues), specifically Amenity and Safety and Access, Parking and Servicing. The Town Council considers these matters remain of concern for the current application.

Extract of SP20: Generic Development Management Issues

“Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.”

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“Access, Parking and Servicing

Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads.”

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With reference to Planning Application 17/01455/FUL for the same site, the Town Council raised concerns specific to the access arrangements onto Village Street in its submission dated 15 January 2018. These concerns remain valid for the current application ZE24/00418/FUL.

Extract of Minute P17050d) of the Kirkbymoorside Town Council Planning Committee dated 15 January 2018:

“17/01455/FUL | Change of use of farmstead to form part livery stables and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking (retrospective application). | Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE

..The Planning Committee would like to support local businesses and development, however, feel that they are unable to on this occasion for the following reasons:

- i. Access to the site from Gray Lane is via a single track lane and it is too narrow and considerable measures would need to be taken to ensure clear visibility at this access point in order to make it safe. The access is inadequate to accommodate the vehicles required to service the site, most of which are required to make several manoeuvres in order to gain entry from the C20 onto the single track. The result of such manoeuvres has already resulted in damage to the neighbouring property. Furthermore, the volume of vehicular access has resulted in considerable inconvenience to the neighbouring property who have been affected by the associated noise, lights of vehicles shining directly into their property at all hours of the night and subsequent loss of privacy.***
- ii. Furthermore, taking into account the refusal of Planning Application 13/01467/OUT at the nearby property of Sunnycroft for reasons of it being outside the development limit, situated in an area of high landscape value and area of special advert control, these characters are shared by this application which is for development on a considerably larger scale than the aforementioned application and has greater implications of access and impact to the neighbouring properties.***
- iii. The development has resulted in a significant adverse impact on the existing amenities of neighbouring occupiers by virtue of the scale and over bearing impact in relation to neighbouring properties. As such it is contrary to the provisions of Policy SP20 of the Ryedale Plan – Local Plan Strategy, and the NPPF.***

The Planning Committee would like to raise its concern that a development of this scale has been afforded the opportunity to be established in the absence of permission and that this application has been submitted retrospectively.”

The Town Council objects to Planning Application ZE24/00418/FUL | Use of site for wedding venue with a temporary alternative access and access arrangements (Cond 05 and Cond 06 of planning permission 17/01455/FUL) for a maximum of 13no. weddings in 2024 only from May 2024 through to September 2024 | Deep Dale Farm House Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6LE.

21 May 2024

Minute 24010 of the Ordinary meeting of Kirkbymoorside Town council dated 20 May 2024