

PARISH OF HALTON EAST

Chair of Parish: Kathryn Heseltine
Old Hall
Halton East
Skipton
North Yorkshire
BD23 6EH

HEP/Plan/ICPmay13

3rd May 2013

Mr Roger France
Principal Planning Officer
Craven District Council
Development Control Services
1 Belle Vue Square
Broughton Road
Skipton
BD23 1FJ

Dear Mr France

Reference: **Application Number: 34/2012/13074**

Proposal: **Extension of Ice Cream Parlour (Change of use to indoor play space and creation of covered play space with extension of site to accommodate tree screening, retrospective application for extension to Car Park**

Location: **Calm Slate Farm, Holme Lane, Halton East, Skipton, BD23 6EU**

I am writing with reference to the above Application on the instructions of the Parish of Halton East, acting in the capacity as Chair of the Parish.

On behalf of the Parish of Halton East we would like to reiterate the points made in our previous letter (24th December 2012) and I have been asked to make the following additional points:

1. This application has been amended to increase the parking from 103 (December retrospective application) to now 141, an additional 38.
 - a. At 4 people per vehicle (not taking into account people carriers) this equates to an increase of 152 people from previous application.
 - b. Footfall:
 - i. 141 cars x 4 people = 564 people
 - ii. Plus overspill of say 75 cars x 4 occupancy = 300
 - iii. Equates to total footfall of **864** plus!
 - iv. Obviously this is an on-going daily turnaround of cars.Residents are asking when will this development stop expanding? What will be the maximum upper number of vehicles?
2. Since October 2012 residents have experienced a substantial increase to traffic. This is hitting the village on weekends and bank holidays, and no doubt in the future the school holidays, to the extent where residents have actually queued to gain access to and from the village and to their homes. This is detrimental to the enjoyment of their homes during what should be leisure time. Residents have asked what will happen if/when emergency vehicles needed to access the village?
3. The applicant has already increased his customer base by utilising agricultural buildings as 'Play Barns' since October (Halloween), without Planning permission and we assume agreement from his landlord.
4. The number of vehicles accessing the attraction has obviously increased in line with the increased visitor capacity of said Play Barns.

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5. A further increase to seating in the Diner from 70 to 170 and the addition of 2 permanent Play Barns and extended external play areas will only further increase the number of vehicles which we feel the proposed car park will not support.
6. The overspill car park has already reached the 28 day usage and has been recorded (from beginning of March 2013), evidence to be supplied to Planning after May 6th Bank Holiday. Plus at least another 28 days which have not been recorded covering the period January to March. What will be the outcome of this breach? Cars parking on the access B roads or along the drive to the Ice Cream Parlour (as is/has been happening already).
7. Highways have now re-assessed the access B roads and with concerns about the verges and traffic safety and are proposing passing places be constructed however if increase of capacity / vehicles this again will need to be reviewed as more will be required.
8. A significant increase to traffic using the back road through the village, as a cut through between the parlour and Hesketh / Bolton Abbey, is currently set at the national speed limit. It is hazardous to walk with children at weekends and holiday periods. The Residents would request this be reviewed and reduced to 30 or even 20 mph?
9. The noise pollution is becoming an even greater concern with the ever increasing numbers now that the Play Barns are open and the good weather is upon us. Residents further up the village have now realised the implications of this further expansion. Noise does travel!
10. Originally the Parish requested retrospectively that operating hours be fixed to the existing consent with the Planning Authority, as agreed with the Landlord at present, however residents are concerned of the enforceability as the applicant has clearly breached any agreements previously entered into with CDC and their Landlord.
11. Since the increase of activity many residents are complaining and a document has come to light: a letter received from the Landlords, Bolton Abbey Estates to the Parish (dated 15/7/2009), clearly stating these were to be 10:30 to 18:00 – again the applicant has not adhered.
 - a. Another point, the Landlord states within said letter that “noise will be mitigated due to the restricted opening times”.
12. Residents have expressed their opinion that surely a precedent has been established for tourist attractions within this locality:
 - a. Hesketh Farm Park operates 10:00 to 17:00 with last admission at 16:00.
 - b. Bolton Abbey Estates Car Parks (Cavendish Pavillion) last admission at high season is 18:00.
 - c. Brymoor Icecream (who Mr Rogers refers to in his original business plan) operates 10:00 to 18:00 (Last orders 17:00).
 - d. St Leonards Farm Park operates 10:00 to 16:00 (this is situated in a village and so is most akin to Yorkshire Dales Ice Cream Parlour)
 - e. Forbidden Corner operates 10:00 to 18:00 (or dusk if earlier)
13. The proposed plans include an increased outdoor play area which creeps further towards numerous existing residential properties – no compromise with regard to screening has been included within this amended application.
14. An increase from the currently 70 seat diner to 170 seats will increase the need of infrastructure such as:
 - a. road access (covered in above points),
 - b. car parking (covered in above points),
 - c. sewerage system – signage already on display in current facilities available suggest that it cannot accommodate further increase to facilities and residents are also worried if this will impact on their sewerage services.

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15. Residents are also concerned about the increase of vehicles turning and parking in the village rather than driving straight into the applicant's premises.
16. The future: Again residents are disappointed that an Application has been submitted to further, **further**, increase the size of the current operation.
17. Residents understand the applicant has an extremely good business however at what cost to the residents enjoyment of their homes and the countryside? Reference: Craven Herald, Thursday May 2nd, Brightenber Hill Turbine Development "*Planning Inspector Zoe Hill confirmed the proposed development was rejected last year due to the impact on nearby residential properties, she also said she would be considering the impact on nearby listed buildings*". Surely the same principle applies to Halton East with Halton Hall / Old Hall Grade II property and that of local residents.
18. The applicant has already advised his is expanding his operations into the Garstang/Preston area – will this mean that the "management" at Halton East venue will be compromised?
19. Visitor Plan – where do we start?
 - a. There are many words – superfluous, the residents cannot see any tangible benefits to the control of numbers or any guarantee of implementation.
 - b. The wristband idea will result in even more traffic movement in and out of the venue as people stay for shorter periods of time (maybe).
 - c. If read correctly, the applicant states these will be initiated only if 'in accordance with planning law', 'as agreed with CDC Planners' etc. Surely, one would have thought, these would have already been put in place?
 - d. Under the heading 'Supply' the applicant states "*we are not prepared to compromise visitor enjoyment by allowing the site to become oversubscribed*" residents believe, through their own experience, the site is already oversubscribed.
 - e. An example of good management could be taken from Forbidden Corner, pre-booking on line or telephone to ensure numbers do not exceed capacity available/permited.
20. Residents are of the belief that the applicant has been in breach of the current S106 Agreement by selling hot fast food (how can Billy Bob's Fish and Chips be considered as craft food products?). To this end if CDC were to enforce then there would be no need to expand to a 170 seated diner selling fast food in the beautiful hamlet of Halton East.

In summary, the residents of Halton East are now even more adamant this Application should not be granted.

Yours sincerely

Kathryn A Heseltine
Chair of Parish