

ZA25/27049/FUL

Cravenwood Embsay Skipton BD23 6PH

Full planning permission for partial change of use of dwellinghouse (C3) to form 2.no holiday lets (sui generis) (retrospective)

OBJECTION: Recommend REFUSAL

Embsay with Eastby Parish Council notes that this application has been submitted on the advice of the North Yorkshire Council Planning department following discussions between the applicant and the Council's enforcement officer.

The Parish Council is given to understand that as a Sui Generis property is considered to be the closest to commercial use, the requirements are stricter and there is need to consider the wider implications of the HMO on the local area, and that factors such as the potential impact on the local area, noise pollution, traffic impact, need to be taken into considerations related to the particular use.

As the application forms were not available to view the Parish Council has used the covering letter to determine its response.

In the first instance. the Parish Council views this application as, effectively, a retrospective application for an ongoing commercial development, carried out without the necessary planning consents. Had the applications been submitted as legally required the Parish Council would – and still does – object on the following grounds:

- Highway safety by access and egress
- and the possible inadequacy of the drainage system.

As the property was previously used as a single dwellinghouse this change involves a material change in the use of the building. (It is noted that the covering letter includes the fact that the holiday lets offer an income for the applicant which is required to invest in the maintenance of Cravenwood, which is a listed building... it is the Parish Council's understanding that comments on the financial implications of any application are not within either it's or the officer's remit.)

Whilst it is acknowledged that the dwellings have already been in use as holiday lets, as evidenced by the retrospective nature of the application, the Parish Council would like the officer to be aware of the following - (particularly in light of the fact that there is no published information to indicate whether either the immediate neighbours, tenants on adjoining land or the Highways officer have been asked to comment):

- The Parish Council is concerned about the increased intensity of vehicular traffic on what is currently deemed to be a substandard exit onto the main route through the Parish.

In recent years there has been a considerable increase in developments within Embsay, approaching some one hundred new properties to the north of Cravenwood. Any resident wishing to access either Skipton, Embsay, Eastby or beyond needs to use East Lane / Skipton Road which passes alongside the access to Cravenwood. Additionally, there has also been an expansion of the mill complex opposite into smaller units, resulting in more traffic emerging onto the road way immediately opposite the entrance to Cravenwood.

The single access road to the well supported Embsay and Bolton Abbey Railway is also near to this 'junction' and, consequently, there has been a considerable increase in vehicular movements past this point. The route is also part of a recognised cycle way and there has also been a significant rise in 'cycling groups' using the roadway. In addition, there are issues relating to excess speeds throughout the parish with this particular point being problematic.

This 'entrance/ exit' is in fact the access and egress point for the 'Cavendish Arms' public house car park which itself also generates variable amounts of traffic movement. The exit is on a 'rise' and currently relies solely on mirrors for sightlines, creating added difficulties for residents and visitors alike. It should be noted out that the mirrors placed opposite both the Cavendish and the Mill exits are on private properties, are not maintained by Highways and currently rely on the goodwill of the owners.

Additionally, the access to Cravenwood itself from the car park is a narrow, unadopted way, crossing the beck via a narrow bridge, also used by visitors and parishioners accessing the adjacent woods – walking or by bicycle. This is an additional concern should any emergency services be needed.

The Parish Council, therefore, contends that it is sufficient to warrant **refusal** on the grounds of safety – **unless** egress visibility is improved to meet the Department of Transport's recommended standards. The Parish Council would ask that the Highways Officer is consulted in light of the current situation on Skipton Road.

- There is comment in the submission that "the proposal involves change of use where all connections to foul and surface water drainage are existing". Given that the application, if successful, would permit up to fifteen guests at one time (with the inclusion of the two permitted 'huts' already on site, sleeping five) plus the residential property with an unspecified number the Parish Council would like further information on this aspect, in order to determine, and avoid, additional loading on the parish combined sewerage system.
- In terms of the potential for noise disturbance, whilst the applicant / agent maintains that the cottages do not have the capacity to accommodate large groups and, therefore, have minimal impact on current and future occupants of the nearby dwellings, it should be pointed out there is the potential for up to fifteen guests to be accommodated at any one time and this must be borne in mind.
- It is stated that the cottages are not intended to provide accommodation for full-time occupants, only as short-term holiday accommodation. If the Officer chooses to grant permission, then the Parish Council requests that this is conditional upon no full-time occupation in either property without a further application for change of use.

The Parish Council requests that the officer gives its concerns the fullest consideration before any decision is made.

Embsay with Eastby Parish Council

June 2025.