

Bankfield and Coot Development

WHAT IS A VALID OBJECTION TO A PLANNING APPLICATION?

- Previous planning decisions (including appeal decisions)
- Visual amenity (but not loss of private view)
- Highway safety
- Traffic generation
- Adequacy of parking, loading, turning
- Layout and density of buildings
- Noise and disturbance resulting from use
- Nature conservation
- Overlooking/loss of privacy
- Loss of trees
- Design, appearance and materials
- Local, strategic, regional and national planning policies.
- Etc.

WHAT CANNOT BE TAKEN INTO ACCOUNT?

- The perceived loss of property value
- Private disputes between neighbours
- The loss of view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownership disputes over rights of way
- Fence lines etc
- Personal morals or views about the applicant

If you wish to object to the application you should write, giving your objections, to:

Development Control Manager
Regeneration and Housing Services
South Lakeland House
Lowther Street
KENDAL
Cumbria LA9 4UD

Quoting the planning reference: SL/2010/0182 BANKFIELD HALL & THE COOT RESTAURANT

For your information

Previous planning decisions - there have been two previous planning applications (5/95/0354 & 5/95/1959) with significantly less development (conversion of The Coot and construction of 3 cottages) which were rejected on the basis of Policies S4 & E6 above. Application 5/95/1959 also went to appeal and the appeal was rejected on 23 April 1996 principally on the basis of Policy S4. Another application was made (5/90/2450) for 12 dwellings and this was also rejected on the basis of Policies S4 & E6.

Loss of employment sites and premises - Proposals to change the use of existing employment land and buildings to non-employment use are not normally permitted and is contrary to policy E6 of the South Lakeland Local Plan. What guarantees can be given that the Bankfield Hall project will be completed before The Coot project so that the staff can be transferred over and no loss of employment will result? If this is not done then employment will be lost for the period of the works

Important open space for amenity - The proposal would have a detrimental impact on the setting of the tarn and village and is contrary to Policy S4 of the South Lakeland Local Plan.

Increase in traffic journeys - although the Highways Officer considers the extra traffic generated by the development to be acceptable, this part of Great Urswick has a narrow road and poor visibility in the area of the southern end of the Bankfield Hall site, posing danger to pedestrians and road users. It was mentioned in Cumbria County Council's Great Urswick Travel Plan as needing attention. This would get worse should the possible phase 2 of the chalet development take place.

Drainage - Flooding occurred on The Coot site recently and I am concerned that the extra surface water coming from Bankfield Hall can only exacerbate this matter.

and there are many other issues you may wish to comment on.