

Paul Martinson Wood [via email]

Planning, YDNPA

3 September 2019

**Objection to Planning Application R/06/87S. Kearton Country Hotel, Thwaite.**

**Full planning permission for change of use of existing 12 bedroom hotel (C1) to form self-catered holiday accommodation (C3)**

Dear Mr Martison

Friends of the Dales objects to this proposal on the grounds that it would be an unsustainable development (SP1 Policy) given its impact on the strength, diversity and vitality of the local community of Thwaite. The loss of a public bar, tearoom etc and of accommodation suitable for walkers on key walking routes and for cyclists would also be regrettable and not supportive of Policy T4 (Development that provides facilities or services that directly help visitors to enjoy the Special Qualities of the National Park).

Whilst sympathetic to the situation of the current owners we are not convinced that the business could not be made sustainable, as it was in the past. The selling agent's particulars mention 'excellent trading figures', 'a great business opportunity', 'enviable repeat-trade business', and a 'ready-made niche market'. We note from the figures supplied in the application that the business remains profitable, before debt payment presumably.

Given the Authority's objective of encouraging more visitors to stay and enjoy the National Park, preferably in the most sustainable way, i.e. without cars, it would be regrettable to reduce the availability of serviced accommodation, particularly in this important walking and cycling hub.

Yours sincerely



Dr Malcolm Petyt, Chair of Policy Committee

*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.*



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