

Marske and New Forest Parish Council Comments on the Following Planning Application

Ref R/31/22Q/LB

On the 6th January 2020, a public consultation was held followed by a Marske and New Forest Parish Council Meeting.

Comments made by members of the Parish Council based on information received at the public consultation.

Listed building consent for conversion of Marske Hall from 10 existing open market apartments to 10 open market/holiday lets, plus 10 new holiday lets; conversion of basement to associated facilities; conversion and extension of the kennels to form café; use of existing garden building as electricity sub-station and conversion of The sawmill to an events venue

Marske Hall Conversion – Sensitive planning extension, utilising the space and existing architectural features sympathetically.

Conversion of the basement to associated facilities – No issues with the planning application.

Conversion and extension of the kennels to form a café – Sensitive planning extension, good use of space.

Use of the existing garden building as an electricity sub-station – No issues with the planning application

Conversion of The Sawmill to an Events Venue – The existing planning permission is to convert to two holiday lets or permanent residency with local occupancy this is more appropriate and should remain

J Wallis

11/01/2020

Clerk to Marske & New Forest Parish Council

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On the 6th January 2020, a public consultation was held followed by a Marske and New Forest Parish Council Meeting.

Comments made by members of the Parish Council based on information received at the public consultation.

Full planning permission for conversion of Marske Hall from 10 existing open market apartments to 10 open market/holiday lets, plus 10 new holiday lets; conversion of basement to associated facilities; conversion and extension of the kennels to form café; use of existing garden building as electricity sub-station and conversion of The sawmill to an events venue

Marske Hall Conversion

The effect on the village community –

- With the accompanying Marske Stable Block development a total of 30 holiday lets are proposed for the Marske Hall site. This scale of development and the resulting number of short term visitors was considered excessive and would have a disproportionate impact locally when compared to the small size of Marske village.
- A percentage of the apartments should be retained for purchase/rental by local residents for permanent residential occupancy. Permanent residents were considered to make a positive contribution to the local community, excessive numbers of short term holiday visitors were considered to have a negative impact.
- The scale of the development at Marske Hall as a holiday complex is in conflict with the character of the area, which is a small village with approx. 30 residents in the immediate village with a further 100 in the outlying parish. The proposed development is therefore considered inappropriate on these grounds.

Conversion of basement to associated facilities

No issues with the planning application

Conversion and extension of the kennels to form a café

- Employment opportunities
- A useful facility for visitors, walkers and coast to coast path users.

Use of existing garden building as electricity sub-station

No issues with the planning application

Has the use of renewable energy been considered?

Conversion of the The Sawmill to an Events Venue

Proposed use as a wedding venue –

- This was considered inappropriate and unsuitable for the location

Impact on neighbouring properties -

- Generating excessive noise/disturbance
- Unsociable hours of operation
- Increased traffic noise and pollution
- Light pollution from external on-site lighting

Site Considerations –

- Insufficient Parking Spaces, concerns were raised that no overflow parking is available when the facilities provided are in full use. This will result in parking on the road verges or blocking access to adjacent farm buildings.

Road system – entrance/exit routes are inadequate –

- The proposed one way system will be in direct conflict with farm traffic and livestock access that have a right of way to adjacent farm buildings.
- Poor visibility on 2 of the 3 routes to enter/exit the site
- Access to the property is via mainly single track local roads with few passing places.

Services

- The public sewers may be inadequate and have the potential to overflow and pollute Marske Beck.

The proposed development is therefore considered inappropriate on these grounds.

J Wallis

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Clerk to Marske & New Forest Parish Council