

1. Comments on the Revised Application (one page summary)

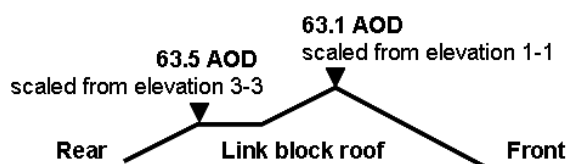
(a) Viable community pub forced to close

A viable pub that provided cohesion to a distinct community was forced to close by developers (this will be addressed in detail in a separate communication).

(b) Incorrect and highly misleading drawings

The elevations omit large sections of roof that will be visible. The true impact of the revised proposals is illustrated by the unabridged elevations shown on page 2. The complex roof plan fails to show a substantial gable end wall that will be visible on the west elevation.

Additionally, the roof to the two story link block between the pub and the main three story extension is drawn differently on different drawings. The roof plan clearly implies that from the rear (SE) the roof slopes up (matching the existing roof) to a ridge, an area of flat roof then up again to a second ridge and then down to the front (NE). This is contradicted by the elevations: elevation 3-3 represents the rear ridge as being the highest (it scales 63.5m AOD) while elevation 1-1 represents the front ridge as being the highest (it scales 63.1m AOD).



How can this be correct?

The application drawings are clearly contradictory, what is proposed is unclear.

(c) Development too large

As page 2 illustrates, the revised scheme only reduces the visual intrusion when viewed close by from the west. From all other viewpoints the revisions have no beneficial effect. As the unabridged west elevation clearly shows, the revisions serve to highlight the main (unchanged) bulk of the building looming above. The development will block the important views of Otley Chevin from the public park, intrude very substantially into the view from East Busk Lane and will dominate adjacent properties.

(d) Parking and road safety

Informed by knowledge of local conditions, we strongly assert that the revised scheme has major implications both for parking and for road safety. The large number of Victorian terrace houses in the vicinity means that street parking is at a premium, particularly on East Busk Lane and Danefield Terrace. The local geography, the allotments and the nearby rugby ground add to the pressure. The Summercross pub with its large frontage, its large carpark and its largely local pedestrian customers was beneficial.

The revised care home application (despite diversions like smart cars and funding for bus stop improvements) will clearly attract considerably more traffic and need for parking than did the pub. Because the on-site provision of parking is clearly inadequate, significant contention for on-street parking will occur (particularly on early summer evenings and at week ends) with no feasible alternative available. Additional traffic, hunting for parking, will use the unsuitable East Busk lane (heavily parked), Ings Lane (unadopted access road used by pedestrians with no footpath) and Danefield Terrace (narrow, heavily parked and no footpath). Further road safety concerns relate to additional non-local traffic exiting onto Pool Road (speeding traffic rounding the bend to the right) compounded by the effect of funnelling the care home traffic up to this junction.

(e) Conservation Area

A historic and essentially open and urban scale site will be replaced by an overdeveloped enclosed site with a building of an inappropriate scale (very much deeper than the houses, with large areas of flat roof and dominating the skyline). The floor levels in the historic pub building are to be lowered from 56.67 to 55.900 (by 0.77m) and from 59.66 to 58.990 (by 0.67m), the impact of this on the elevations of this historic building may be substantial and is unclear from the drawings, a new entrance door is shown but again no details are specified. Although the pub building is being retained unspecified alterations are proposed, this is wrong. So is the loss of historically important trees and the large hole to be cut through the historic orchard wall.

2. Unabridged Elevations showing the 65.860 AOD Ridge

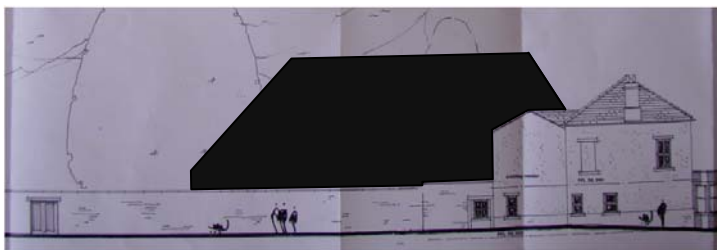


West Elevation

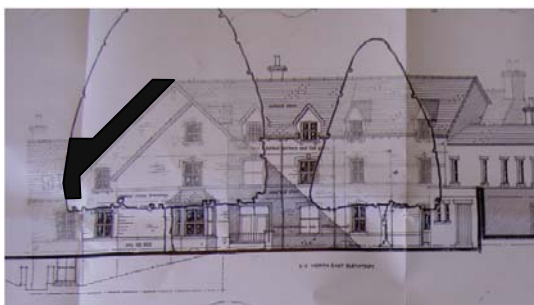
The projecting roof has a missing gable end wall at its right hand end



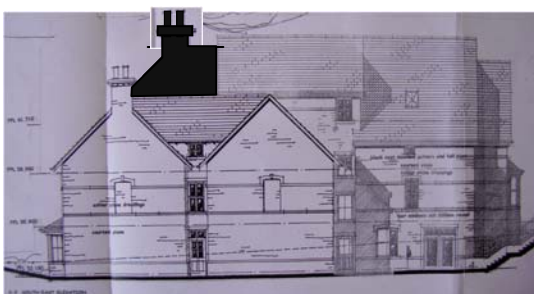
North West



An approximate view from East Busk Lane



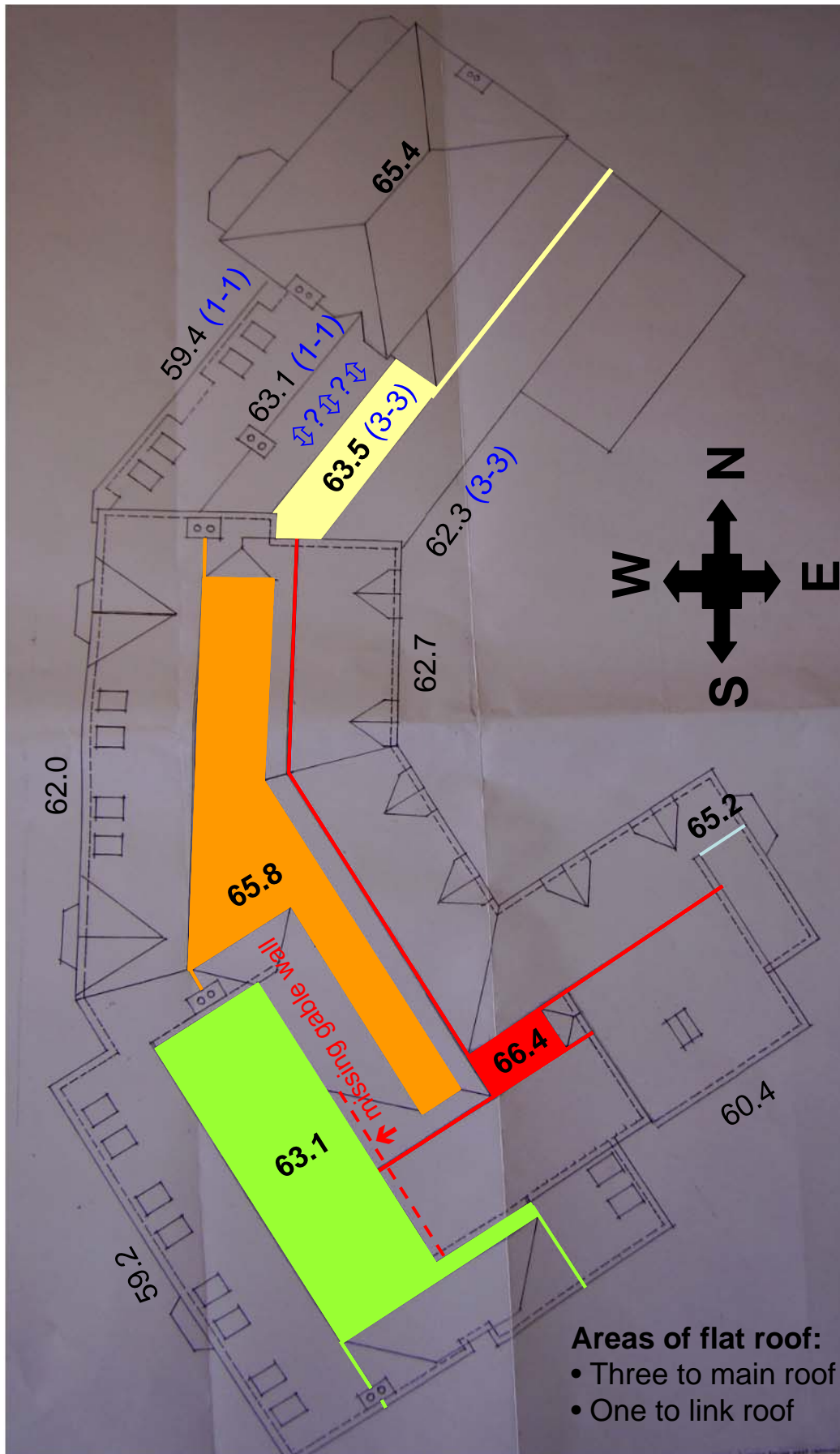
North East



South East Elevation

Intermediate flat roof level shown

3. Estimated Roof Levels (scaled off the elevations)



4. Comments on the Process relating to the Revised Application

The as known timeline is tabulated below, we make the following comments about the process:

- The original application was not actually available in Otley library until sometime during the week commencing 10 November.

Ongoing confusion relating to the revised application:

- The Christmas/New Year timing.
- Not all the original yellow planning notices were replaced.
- Other than two changed dates, the replacement yellow planning notices are identical to the original notices and give no indication that the application has been revised.
- It is not known when the revised application actually became available in Otley library.
- Failure by LCC to inform many objectors about the 22 January Plans Panel meeting (either no communication or a very late communication).
- Failure by LCC to inform all objectors about the 19 February Plans Panel meeting (with the implication that not all objections have been duly registered on the LCC database).

Timeline (as known)

30 October	Original Westward Care application
<i>Date displayed not known</i>	Yellow planning notices displayed with a 6 November publication date and 27 November deadline for submitting comments.
<i>Believed to have become available during the week commencing 10 November</i>	Application available for inspection in Otley library
11 December	Subsequently extended deadline for comments.
18 December	Revised Westward Care application
<i>Were they changed before Christmas?</i>	Most of the yellow planning notices replaced by an identical notice with a 23 December publication date and 13 January deadline for submitting comments.
<i>When where they available?</i>	Revised application available for inspection in Otley library
19 January	Date of a formal letter from LCC to some of those who submitted objections apologising for an administrative error and for the resulting short notice about the Plans Panel meeting on 22 January .
22 January	Plans Panel meeting: decision on the application deferred to the next meeting on 19 February .
27 January	Date of a formal letter from LCC to those who are registered on the LCC database as having submitted comments stating that a revised application is available for inspection and that the Plans Panel meeting on 19 February will make a determination. This letter was not received by all who submitted objections.
19 February	Plans Panel meeting: due to make a decision on the application.