

MINOR UPDATE

Date Application Valid	12 October 2023
Applicant	Mr Shaun Bays
Site:	Ferry House Ryton Willows River Lane Ryton NE40 3QF
Ward:	Ryton Crookhill and Stella
Proposal:	Change of use of part of existing dwelling to form self-contained holiday let (Additional Information received 24.01.2024).
Recommendation:	REFUSE

Reason for Minor Update:

Further Representations

REPRESENTATIONS

In addition to the objection, that is referred to in the main agenda, two further objections have been submitted, by the same objector, raising the following additional concerns:

- Erosion of the ground and poor drainage results in water run off onto River Lane. Getting in or out of a car can result in having to stand in running water, which adds to the problems when parking.
- The inadequate drainage on River Lane could result in a vehicle aquaplaning, or the surface being dangerously iced over.
- The parking of vehicles already prevents turning in the area that is supposed to be available.
- Parking at the Golf Club and ferrying people is unfeasible. There are no pavements or verges for pedestrians, the road is single track with blind bends. This arrangement would rely on someone else's land and, even if it was an acceptable, it could not be guaranteed as a permanent arrangement.
- The railway line is operational 24 hours and therefore poses an increased risk for users late at night who may be intoxicated and/or in poor mental health. Someone committed suicide on the crossing in March of this year.
- As well as emergency vehicles, other large vehicles also have to park in this area including for railway maintenance and council vans when the gullies and culvert are cleared out.
- The property has already been used as a holiday let and this has resulted in some guests engaging in 'adult' activities in the hot tub and streakers on the footpath. Public using the Right of Way should not have to be subjected to this.

A letter of support has been received by Cllr Buckley. The reason for his support is that he agrees with the applicant that highways safety concerns can be addressed through the use of a management plan, the Councillor also agrees with the applicant that:

- Alternate parking provision exists.
- That there is potential for more intensive occupation of Ferry House, without the need for planning permission, that could also result in an increase in vehicular movements.
- That the railway crossing is already used by cyclists and pedestrians (including people using mobility scooters and those with pushchairs).

SEE MAIN AGENDA FOR OFFICERS REPORT.