

2020/22092/FUL      Objection

Demolition of store and construction of building to provide additional living space

12 Barden Road, Eastby

Embsay with Eastby Parish Council, whilst recognising that a rebuild of the current site could improve the visual aspect of the area, considers that the construction of the two-bedroomed self-contained dwelling forms, in effect, an additional housing unit and a likely intensification of use of the existing access onto Barden Road.

Embsay with Eastby Parish council wishes to advise the officer that there has been no consultation with the Parish Council, by either the applicant or their agent, as suggested in Paragraph 40 of the revised NPPF. Furthermore, there has been no approach made to the Allotment Holders (who are adjacent to the proposed build) in order to obtain Community Support – as suggested on the Craven District Council planning requirements website – under a “Statement of Community Involvement”.

The Parish Council has also been made aware that the owner of the access gate and boundary wall (Chatsworth Estate) has not been officially notified of this proposal.

The Parish Council considers that the vehicular access from Barden Road is grossly substandard, due to the extremely limited visibility on exit to the east, and to the west where verge side parking further decreases visibility, and that this problem will be exacerbated by the increased usage. Indeed, in a recent application in Eastby (2020/21578/FUL) North Yorkshire Highways registered an objection where a 60-metre visibility line was not met.

The Parish Council is concerned that the reduced driveway area, with possible tandem parking, could result in vehicles having to reverse onto the access lane – and in the worst-case scenario onto Barden Road itself. This latter would be unacceptable.

Barden Road is narrowed by virtue of roadside parking and carries a large number of various forms of transport including wagons and tractors, is the main route north from Embsay and, at times, is the only access into the parish when flood related diversions are in place.

In addition, as there are no pavements on this part of Barden Road the risk of accident is increased when making egress from the properties on the south side of the road – as in this case.

The lane is also used by pedestrians accessing the allotments. Whilst the Design and Access statement indicates that provision has been made for the “Public Right of Way” the Allotment holders are concerned at the short notice response deadline. They will require more information regarding their ability to access the Allotments, particularly during construction. The Parish Council has a responsibility to provide allotment facilities and are also, therefore, requesting this information. The Parish Council notes that the Public Rights of Way, Waste and Countryside Services has also indicated that a Temporary Closure Order is required and must be applied for.

In the event that this application is successful, the Parish Council also requests that an ‘informative’ be appended to any consent given – drawing attention to North Yorkshire County Council’s regulatory control of ‘skips’ outside the boundary of the property, on the public footpath, verge, or highway if such a need so arises. In addition, the existing Public Right of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order. The Officer is asked to ensure that the applicant is to be made aware that it an offence to obstruct a Public Right of Way.

The Parish Council is, however, surprised to learn that the Highways Officer has registered a response, in connection with the access to the property, that:

“no local highway authority objections to the proposed development. The proposed development does not alter the existing access to the site or the volume of traffic using the site and consequently there are no Local Highway Authority Objections to the proposed development”

As the Access statement indicates that the new build is for additional family living space, separate from the main house, the Parish Council considers that this would indicate independent family members living in it – with the strong possibility that they are of driving age - and that the usage would in all probability, therefore, increase. Should the construction be approved there would be, currently, in total, six bedrooms in the curtilage – again an indication of intensification of use.

The Parish Council would, therefore, request that the Officer re-consults with the Highways Officer to determine the reasoning behind his decision and in the meantime the Parish Council will object to this application on the grounds of intensification of a substandard access and highway safety, in addition to the need for further information as requested above.