

Consultee Comments for Planning Application 2019/20654/REM

Application Summary

Application Number: 2019/20654/REM

Address: Land At Shires Lane Embsay Skipton

Proposal: Reserved Matters Application for residential development (submitted pursuant to approved planning reference 2017/18839/VAR that authorises the construction of housing on the site)

Case Officer: Mr Sam Binney

Consultee Details

Name: Mrs Gillian Alcock

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On Behalf Of: Parish Consultation

Comments

Reserved matters application 2019/20654/REM : OBJECTION

To be read in conjunction with:

(Original application 26/2015/15886)

(Appeal decision reference: APP/C2708/W/16/3144561)

Variation: APP/c2708/W/16/3150511

(Outline planning permission reference 2017/18839/VAR)

Embsay with Eastby Parish Council is concerned that the current application, made under Reserved Matters, varies so significantly from the application allowed under Appeal that, in its view, it effectively constitutes a new application. The Parish Council objects to this application. Whilst the agent acknowledges that the current application differs from the outline layout, he justifies this in terms of solutions to the problematic issues of ball strike distance, the need for an alternative water storage solution and the avoidance of off-plot parking. The Parish Councils view is that in order to achieve the proposed changes the current application is now a far denser development, with reduced visual open spaces and with an access point abolished. The Parish Council considers these amendments to be a significant and unacceptable departure from the original outline submission.

The Parish Council is disappointed to see that despite an appropriate mix of houses in terms of style and size in the application, the affordable housing units are grouped together in one area, which is contrary to Strategic Housing recommendations for integration within a development. This observation is also supporting that held by the North Yorkshire Police, evidenced in their response to the application.

The restriction to a single access point (and the now extended build onto land to the east within the development, backing onto Low Lane) deprives the farm tenant access to eleven acres of well used grazing land to the south side of the development. The gated footpath, in the north west corner, does not provide satisfactory access to agricultural land, in that it currently leads into trees with no clear way through. Any amendment at this point would by necessity have an unacceptable arboricultural impact on the visual impact of the area.

Furthermore, there is also the additional safety risk with the implication of restricted access, for use by the Emergency services should this single access be blocked at any time. The Parish Council would dispute the argument put forward by the agent that the need for a second access is unnecessary.

(It is interesting to note that in pre-planning advice taken in 2015 the acceptability of a proposal with two points of access and the need for improved pedestrian access was confirmed and that also in the planning statement preamble (2017) for the variation of Condition 6 it was noted that Highways had identified the need for sufficient visibility splays for vehicles turning in and out of the two new proposed access junctions on Shires Lane. Additionally, the approved layout scheme provided for pedestrian access between the highway edge and the wall. The Parish Council is unable to determine any satisfactory reason as to why these proposals should be amended in any way)

The loss of integrated open spaces and communal parking has led to the majority of properties having two designated parking spaces, lengthwise. The Parish Council would suggest that experience has shown that, in reality, cars will not be parked in tandem as suggested (nor into garages) but that one car will almost certainly be roadside parked within the development with the associated problems of restricted vehicular movements and pedestrian safety. There is, in addition, the issue of movement of the refuse collection wagon, with only two turning circles shown on the submitted plan (unless residents will be required to place their bins onto Shires Lane). A survey conducted by the Parish Council (prior to extant permission for almost a hundred additional houses in the Parish) indicated that most of the responding householders had a minimum of two cars per household).

One of the Parish Councils objections to the original application for development on the site was the detrimental damage to the views across open countryside that would be caused. The Inspector, in her report, concluded that whilst the development would be visible from Low Lane, it would not be visible over a wide area . (or) only as a narrow field of view . and (as such) would not appear overly prominent or an unduly incongruous incursion into the wider open countryside. The Parish Council would argue that whilst this may indeed have been a valid comment on the original plans, where the houses were set further back from Low Lane, the moving of the dwellings eastward and now adjacent to Low Lane will significantly alter this view. The new layout encroaches further into the open space and is further exacerbated by the proposal that these houses will appear as two storeys from the road side (although in reality three storey from the development site) and will no doubt be fenced in by the residents seeking privacy and security. The Parish Council suggests that this is an unsatisfactory diversion from the previously agreed submitted proposal and will have an adverse visual impact from both the road side and to residents within the development itself. This is contrary to the Inspectors conclusion on which she

based her permission.

The response from North Yorkshire Police has indicated its concern on a number of issues regarding security with which the Parish Council would concur.

The Parish Council considers that it is imperative that Highway issues are highlighted and determined at this stage of the application prior to any possible permissions being granted particularly as they have not been resolved, despite assurances to the contrary, by the other developer (RN Wooler & Co Ltd) on Shires Lane. There is, to the Parish Councils knowledge, no known plan in place for the safety of the residents of over one hundred new and existing properties in the locality. Given that the Inspector in her report, under Condition 8, required that these details be presented for approval it is the opinion of the Parish Council that they should be made available at this time.

With regard to the flow of water into the proposed pipe to replace the existing culvert, the Parish Council has confidence that Craven District Council will satisfy itself that the run off of surface water from this development will not intensify the flow into Green Bottom Beck, which is already known to cause localised flooding and drainage issues. This latter fact is acknowledged by the applicant in the documentation for the current application.

The Parish Council is of the opinion that paragraphs 5.14 and 5.15 of the application are somewhat contradictory. Having moved the development further east (to compensate for ball strike distance) resulting in the disappointing loss of a number of internal open spaces, as put before the Inspector, (whilst at the same time creating, of necessity, a tract of open space adjacent to the cricket field) the Parish Council would not support any suggestion of further development of this tract (5.14). With over one hundred houses having extant approval within the parish and the Local Plan indicating no more than a total of sixty by 2030 the Parish Council considers that it is inappropriate to imply that any further development could / should take place - either on the cricket field side or indeed south of the current approved site. (In fact, in 5.15 the applicant states that the western side of the development is to be left underdeveloped).

As the proposed plan, if approved, would inevitably result in a loss of open space the Parish Council notes that some compensatory provision will be made for some alternative off-site provision. The Parish Council would, therefore, like the opportunity enter into discussion regarding the use of 106 monies to provide for open space, within the parish, should the situation arise. It is, however, clear that this application on Reserved Matters differs vastly from that which was placed before, and subsequently approved by, the Inspector on her site visit. The Parish Council is of the opinion that it has no option other than to consider the current application as a virtually complete revision of the original and, therefore, has no alternative other than to object.