

PARISH COUNCIL

CC

OBJECT

2 Manor Park
Broughton
Malton
YO17 6QL
5.11.13

- 6 NOV 2013

DEVELOPER
MANOR PARK

61

6/11

Dear Mrs Hood

Re Application No. 13/01099/OUT, erection of one dwelling on land adjacent to Dhekelia, Moor Lane, Broughton, Malton, YO17 6QJ

At our Parish Meeting held on 31st October 2013 we discussed the above application. I write to pass on the observations and comments made at this Meeting.

We consider that this application is contrived, being deliberately presented so as to convey the impression that the developer is doing us all a favour by building on this site.

Four times we are told that the land is "derelict"; it wasn't before Dhekelia was renovated. It used to be a pleasant, well maintained garden (Google Street View, YO17 6QJ) but the tipping of soil, rubble and a significant number of bonfires to remove the large amounts of wood from the Dhekelia project have ensured a rapid transformation.

The mention of bonfires in the previous paragraph reminds me to point out that the person filling in the Screening Assessment Form should have ticked the "yes" box when asked about their waste disposal activities.

Why is there no rear boundary line drawn on the plan to show the limit of Dhekelia's plot? Is it an attempt to imply that there is more land beyond the end of the garage? The end of the plot is just beyond the garage back wall.

Where is the telephone pole on the plan? Will it have to be re-located in order to allow access to the new build?

There is much use of the word "bungalow". We are told that "the scale and appearance is being reduced by the construction of a bungalow, to avoid an overbearing appearance in the street scene". According to the plan the bungalow will measure 10 metres by 5 metres and have three bedrooms. We look forward to seeing the detailed plan showing how this is to be achieved in such a small area. A cynic would add that in all

probability the final application to build will mention a dormer bungalow. This is hardly avoiding an overbearing appearance!

However, our main objection is on the grounds of safety. Any car reversing out of either drive will have a blind exit because the end wall of Dhekelia is up to the footpath. This problem is exacerbated, with the many cars already parked in Moor Lane because four nearby cottages only have on-street parking. Moor Lane is a narrow road and for many it is the only way in and out of the village and hazardous enough already.

When the renovation of Dhekelia is finished it will be a good sized family home. If planning permission is granted for this bungalow then we are of the opinion that a lack of garden space for the incoming children to play coupled with extra cars parked on the road will lead to a greater risk of an accident in Moor Lane.

Indeed, in the Minutes of our Business Meeting held on 18.4.2013 we read:

“Concern was expressed about the number of children on bikes playing on Moor Lane and being oblivious to passing traffic.
Concern was expressed about the speed that some adults drove up and down Moor Lane”.

Broughton Parish Meeting is opposed to this application.

Yours sincerely

John Horsman
Clerk, Broughton Parish Meeting
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