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**Subject:** 15/01384/FUL Land east of Sheriff Hutton Ind Est  
**Attachments:** 1501384FUL Planning Objection Holiday Cottages.pdf

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**From:** Louise Pink [mailto:sheriffhuttonparishcouncil@gmail.com]  
**Sent:** 22 January 2016 20:11  
**To:** Tim Goodall  
**Subject:** Re: Planning Application 15/01384/FUL

Dear Tim,

Please find attached details of an objection by Sheriff Hutton Parish Council in relation to planning application 15/01384/FUL - Lane East of Sheriff Hutton Parish Council.

You mentioned previously that if the application was recommended for approval it would go to the planning committee in February. Do you know if this is now definitely the case and if so, what date will the committee meeting take place and will this meeting be a closed meeting or can members of the public attend?

I await your reply and confirmation that you have received the Parish Council's objection.

Best Regards,

Louise  
Clerk - Sheriff Hutton Parish Council

**OBJECTION** - Planning Application 15/01384/FUL – Land East of Sheriff Hutton Industrial Estate

Change of use of agricultural land to form a holiday park to include erection of 10 no. holiday cottages.

**Sheriff Hutton Parish Council wish to OBJECT to the above planning application on the following grounds:-**

- The Parish Council have strong concerns over the proposed access. It has been highlighted previously by NYCC Highways department to the applicant that the access gate can be reinstated but that it should be used for occasional use and not involving any large or heavy vehicles. If the development was to go ahead the plans show that no other access would be made available and the reinstatement of the access gate onto the Main Road would be the only access in and out of the site. Therefore, all holiday cottage traffic would use this access, as well as refuse lorries on a weekly basis and all the construction vehicles when the site was being built. This would far exceed occasional use.
- Concerns regarding the proximity to the main road. The Parish Council feel that the first holiday cottage will be sited too close to the road and a better solution to be investigated would be for the development to be pulled back from the road and sited further down the field.
- Concerns over whether refuse lorries will be able to enter and depart the site safely and whether they will have sufficient space to turn around without the need to reverse onto the main road.
- The Parish Council feel that the existing road, further along the main road would provide a more suitable access point. The planning documents do not show any provision on site for a reception area / building for key collection, drop off or any inquiries from the holiday makers. Presuming these will be provided from the owners home via the current access road the Parish Council feel that access to the site would be more appropriate down the existing access from Cottage Lane. This would have the added benefit of a more secure site where access can be easily monitored and

the speed of the traffic is reducing as it is closer to the start of the 30mph speed limit.

- The Parish Council consider that the proposed development will be sited too close to the nearby aircraft landing strip.
- Due to the type of agricultural land - rig and furrow, the Parish Council are not confident that this will be retained and any damage caused to the rig and furrow during site construction may mean that it is impossible to restore. A sewerage system will need to be installed and as building regulations have set depths which must be adhered to which given the undulating nature of the site these would need to be excessively deep to be covered in the furrow bottoms.
- The Parish Council are not convinced that the biomass heating store will be sufficient for the number of proposed cottages.
- Concern over the finish of the proposed cottages as the information on this within the current plans is very vague.
- Concerns relating to screening. This has not been developed in the plans fully. The Parish Council would ask for a substantial increase in the screening from the main road.
- The plans show no amenity/play area provided. Due to the shape and size of the plot approx a fifth of the site is covered with road ways and bordered on one side by a busy road and on another by a private air strip. The Parish Council feel that this is not a safe environment for any families visiting the site for any length of time.
- The Parish Council have concerns that the cottages could ultimately become permanent dwellings. If the application was to be approved the Parish Council would ask for restrictions to be placed on the usage of the cottages and a maximum duration be stated so that in future the cottages cannot be occupied on a full time basis.

**As this planning application stands the Parish Council consider that it should be REJECTED.**