
Subject: 16/00435/FUL Land Rear of Park View, Finkle Street, Sheriff Hutton

From: Louise Pink
Sent: 14 April 2016 14:28
To: Development Management; Karen Hood
Subject: Planning Application 16/00435/FUL

Dear RDC Planning,

Sheriff Hutton Parish Council would like to OBJECT to the following planning application, stating the following reasons:-

16/00435/FUL Land Rear of Park View, Finkle Street, Sheriff Hutton
Erection of 2 no. four bedroom detached dwelling with detached garages together with formation of vehicular access for Mr AE Haq, C/O Stephenson's Estate Agents.
17 members of the public were present at the Parish Council meeting in relation to this planning application. 8 spoke and all opposed the application in detail. There was no representation of support for the application.

The Parish Council previously considered a similar application in September 2015. They do not feel that substantial changes have been made since the original application. The main fundamental issues raised in September 2015 have not been addressed. Recognising all comments, the unanimous vote of the Council was to object to the application, which the Parish Council feel should be withdrawn in its current format.

Key Objections: over development of the area, inappropriate larger type of houses proposed which would be unlikely to attract families into the village or those needing to downsize; the scale of the proposed houses is intrusive; the access of the proposed location, with visibility towards Sheriff Hutton limited by a bend in the road; the width of the access road is unacceptable and inaccurate on the plans submitted; the limiting capacity of the existing water and drainage systems. The recent incidents of flooding and standing water have been experienced by the adjacent residents and this has been exacerbated by recent climate changes; the ecological impact of replacing existing natural boundary hedging with fencing; concerns surrounding the existing medieval ridge and furrow field system; the development would have a material adverse impact on the amenity of the present occupants of neighbouring land, including a loss of privacy to existing houses.

Best Regards,

Louise
Clerk - Sheriff Hutton Parish Council