

Object

HBL

DATE
26/07/16

Subject: Parish Council Response
Attachments: Pecketts Yard Objection July 2016.docx

From: Louise Pink
Sent: 25 July 2016 11:56
To: Helen Bloomer; Development Management; Karen Hood
Subject: Pecketts Yard, Sheriff Hutton - Parish Council Response

Dear All,

Please find attached the Parish Council's response to the proposed development at Pecketts Yard, Sheriff Hutton by Daniel Gath Homes Ltd.

Please would it be possible for you to provide acknowledgement that this response has been received and logged.

Best Regards,

Louise
Clerk - Sheriff Hutton Parish Council

**16/00965/MFUL, Pecketts Yard, East End, Sheriff Hutton
Erection of 1 no. bed dwelling, 6 no 4 bed dwellings, 1 no 3 bed dwelling and 4 no 2 bed dwellings
together with associated garaging, parking amenity areas and landscaping by Daniel Gath Homes.**

At two well attended lively public meetings strong feelings were expressed against the application. No representation was made in support of the application.

Recognising all comments the majority vote of the Council was to OBJECT to the application.

KEY OBJECTIONS:

ACCESS TO DEVELOPMENT SITE -

Long standing issues over the existing difficulties of the East End narrow approach to the site. The Parish Council wish to emphasise that the access problems to the site start at The Green area, leading directly to the proposed development site, and **not** from the minor forke road. Daniel Gath Homes Ltd do not appear to recognise or accept this. Typically large vehicles, i.e., oil delivery tankers, commercial delivery vehicles, ambulances, etc. already struggle to carry services within the lower area, due to this narrowing access road.

The Council question the data provided by them within the plans relating to the inevitable increased traffic movements from the outset of the 'build period'. This will be a major concern within the area from the outset. No construction management plan has been provided to advise this Council or residents as to how the traffic flow in either direction will be controlled at any stage or permanently.

HOUSING –

The development with the proposed number and size of houses within a relatively small area requires review as there is a recognised need in Sheriff Hutton for smaller affordable houses, than 5 bedroom houses. Reduced numbers at the local school is typical of the need to attract more families to the village. The larger type of houses is unlikely to attract them.

The limiting capacity of the existing water and drainage systems cause issues with standing surface water.

PARISH CHURCH REPRESENTATION –

The Parochial Church Council and the Parish Council are concerned that various aspects of the planning application for development immediately adjacent to Grade 1 listed church and churchyard of national importance appear not to have been addressed; no environmental impact assessment or archaeological evaluation has been provided: the excavated and finished grounds appear to have an impact on the Victorian brick and tiled walls on the southern boundary of the development site. The developer should provide plans and cross-section levels to support their risk assessment.

TREES –

The affect on existing trees in the yard and loss of a number overall; proposed layout and density of building design with possible inadequate and inappropriate landscaping or means of enclosure considered to be unacceptable in overwhelming detail. There is insufficient screening proposed. Mature trees should be replanted in replace of any trees removed.

PUBLIC FOOTPATH –

The public footpath on the site appears to have been ignored in Daniel Gath's proposals.

CONCLUSION –

In August 2015, the Council strongly emphasized the ongoing problems caused by the limited restricting access to this site. The current revised submission has done little to recognise or alleviate this problem. It

appears to have been ignored by all concerned, apart from the local residents. It remains the basis of strong, continuous objections from the entire neighbourhood, as demonstrated by over sixty residents at an open meeting held on the 18th July, and in impressive numbers I'm writing to Ryedale District Council.

The Council objects to the application in its present form, especially as appears little different from the one withdrawn in November 2015.