
Subject: 16/01824/FUL- Land off Main Street, Whitwell on the Hill

From: Jo Denton
Sent: 07 December 2016 18:59
To: Development Management
Cc: Sam Cook; Mike and Fiona Le Masurier; Lance Thompson; John TEALE
Subject: Planning Application No: 16/01824/FUL- Brotherton

Dear Karen,
thank you for your letter dated 14.11.16 re Planning Application No: 16/01824/FUL- Brotherton

We have considered the application and have the following observations regarding the access, scale of proposed buildings and enhancement.

1. It appears from the plans and after a site visit for perspective, that the site seems too small for 2 properties and that we suggest a bungalow which would be in keeping with the site line down the village where there are single story houses in-between semi detached properties.
2. There are several apparent drawbacks with the current position of the properties such that the road narrows at the proposed site, and this is likely to hinder access to the road for existing tenants whereby their drives enter onto Main Street and will be a foreseeable safety risk. Please can you inform us if Highways have commented on the proposed plans and if so what their opinion is of the road safety on Main Street at the proposed site.
3. Current tenants' cars and delivery vehicles and community service vehicles easily block safe access along Main Street particularly at the proposed site and it is likely that new tenants at the the proposed site will park out side their front door which appears habitual for existing tenants, despite rear car parking.
4. There is substantial evidence of the visiting cricketer players parking their cars during the summer months causing such a safety hazard where the Main Street narrows at the proposed site.
5. A suggestion could be that proposed buildings are set further back off the main road and the road widened in front of the properties to allow for a delivery vehicle or community service vehicle for example to reduce the foreseeability of risk of an accident due to poor visibility.
6. In addition this would enable good visibility for the existing tenants in properties near to the proposed site to join Main Street in a safe manner.
7. The existing track to the east of the proposed buildings is in poor condition and we have observed numerous potholes- a new tarmac surface would be beneficial.
8. From the plans it appears that the proposed buildings are below road level- please can this be clarified.
9. We suggest that the the ridge level of the proposed buildings should not be higher than the adjacent property.
10. Further that the eaves level of the proposed buildings should not be higher than the adjacent property.
11. It is not apparent from the plans whether the proposed buildings are in scale with the adjacent property and of those on the opposite side of the road- please can this be clarified.

12. Long term tenants and residents enjoy excellent views from their properties and it is important that the character of the village remains intact within the Area of Outstanding Beauty and new buildings are sensitively considered.

13. Whitwell on the Hill has signs on the A64 only for direction and the Parish Council request as an enhancement for the village should the planning be successful that 2 stone plinths are erected at each end of the village and it is hope that funding will be available for 2 signs from AONB.

On behalf of Whitwell with Crambe Parish Council
Lance Thompson Clerk
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