

29/8/2017

CONCERNS

RB

From: Pickering Town Council
Sent: 25 August 2017 10:47
To: Development Management
Subject: Planning Application 17/00894/MOUT

The proposal to develop 1.08ha of land off Ruffa Lane for a housing estate of up to thirty dwellings was not supported by the council. First and foremost the council thought that there were more suitable sites for housing in the town which fitted more naturally and easily with existing development. The proposed development bore no relationship to the form and character of the town: it would look incongruous, first because there was a field between the site and the most easterly dwelling on the north side of Ruffa Lane and second, because the depth of the proposed estate was in marked contrast to the line of single detached dwellings to the west. And given the sloping nature of the site, the housing estate would be an obtrusive feature in farmland.

The council had concerns about access to the site. The distance between the junction with Whitfield Avenue and the proposed entrance to the site is not far; however, the proposals to manage traffic movement do not appear to facilitate ease of traffic movement given that there may be more than one vehicle per dwelling on the proposed site. And it was not assumed that many people would be walking to the town centre to do their shopping and access other services, let alone using the town bus – they would be using their cars.

Two minor points. The developer has not contacted the town council to indicate, should planning permission be granted, what would happen to the bracket light at the junction of Ruffa Lane and Whitfield Avenue, and the dog litter bin, both in the ownership of the town council.

Andrew Husband

Clerk to Pickering Town Council