

Sent: 19 December 2019 17:49

To: Development Management

Subject: Consultee Comments for Planning Application 19/01280/FUL

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 5:49 PM on 19 Dec 2019 from Mr Paul Jackson on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 19/01280/FUL

Address: Old Methodist Chapel The Green Low Hutton Malton
North Yorkshire

Proposal: Change of use and alterations to former chapel to form a
1no. bedroom dwellinghouse to include installation of
1no. high level window to north and south gable walls,
2no. rooflights to east and west roofslopes and raising of
wall height of existing single storey extension to allow
installation of section of glazed roof.

Case Officer: Alan Goforth

Comments Details

Comments: I have the following comments to make in respect of the re-submitted proposal:
1) No observations as regards the physical changes proposed to the Chapel building in order to convert it to residential use.
2) The lack of on-site car parking is clearly an issue, and the conversion to a residential use would only exacerbate the congestion of parked cars that has developed along the road adjacent to Carr and Club Cottages. This now appears to be over-spilling towards the area of the village green and I consider that if the road north of the shop becomes a 'regular' parking area for vehicles then this will have a detrimental visual impact on the AONB.
3) Whilst the issue of on-street parking is a matter for the Local Highway Authority to advise on, I might perhaps offer some historical perspective on car parking in this part of the village. I lived in Huttons Ambo from 1966 until 1982, and my direct association with the village continued until the 1990s. I attended Sunday School in the Chapel in the late 1960s/early 1970s, which was probably its last regular use. In relation to the Parking Survey, Zone 3 is not relevant because it is private land. Apart from the area opposite the shop, which is used for parking by people visiting the shop, parking has never taken place in Zone 2. It isn't the 'natural' side of the road to park on and anyone parking there would I think soon be disabused of that idea by local residents. Whilst it may technically be available from

a public highway perspective, I don't consider it to be a realistic option in the local circumstances. Parking in the section of Zone 1 adjacent to Carr and Club Cottages has become increasingly congested as the elderly residents I knew (single person occupancy; low car ownership rates) were gradually superceded by couples and families. The situation was temporarily eased when the off-street parking next to Club Cottages was created. Given the current extent of on-street parking, it would appear that the only reasonable 'expansion area' is in Zone 1 to the north of the shop, which as indicated above would start to adversely impact on the village green and its setting.

Paul Jackson