

Parish comments

From: Louise Pink
Sent: 15 December 2020 17:40
To: Development Management
Subject: Re: Planning Notification 20/01120/MFUL Please see attached Letter

Dear Planning/Karen,

Sheriff Hutton Parish Council OBJECT to planning application 20/01120/MFUL - Land At OS Field 257 Cornborough Road, Sheriff Hutton, on the following grounds:-

The parish council object to the extension of the village boundary.

It would create an unnecessary building in an open countryside location.

The application would create a precedent for other applications for development outside the village boundary.

The previous, recent application for a new entrance stated that it was for woodland maintenance only but now having had that granted and the work completed the applicants have now put in this new application for a new dwelling.

The national planning policy framework (NPPF) sets out the governments planning policies for England, and how they should be applied. Within the NPPF paragraph 79 states that any newbuild within open countryside must be of exceptional quality, in that 1. it is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise the standards of design more generally in rural areas, and 2. would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area. It is claimed that this is the reason why this building should be accepted, we would argue that in fact there is nothing outstanding about this building, in fact it appears a jumbled mess of buildings that have been designed to be different for differences sake. Whilst architectural design is very subjective this building feels to have been designed for the sole purpose of gaining planning permission through the loophole of paragraph 79 of the (NPPF) little thought has been given to the local vernacular in regards to building materials used. Sheriff Hutton and its surroundings is predominantly red brick traditional style buildings, how a stone clad base with black timber sidings and elements of zinc on both sides and roof is meant to help the building enhance its settings is anyone's guess. Much is made of the fact that it cannot be viewed from the southern, eastern and western viewpoints however from the north this will easily be viewed due to its elevated position, particularly from approaches on both the Whenby and Skewsby roads and in particular the listed Cornborough hall. With regards to the building being of the highest standard, how is underfloor heating and the possible use of either a ground source heat pump or air source heat pump innovative these are old technology. Surely Ryedale should as stated in paragraph 79 of the NPPF be expected to demand that any new build is truly exceptional and be of the highest standard possible, new buildings claiming to be exceptional and innovative should

surely be aiming for passive house standards and renewable technologies and as near to carbon neutral as is possible. This proposal is none of these. It should also be stated that the proposed road entrance was only recently approved by Ryedale for woodland management purposes, it appears a little deceitful that this is now to be the entrance for the proposed new house, especially given that dates within this application show it was already been planned as far back as March and with pre planning meetings agreed.

Best Regards,

Louise

Clerk - Sheriff Hutton Parish Council