

RSS

ASJ

Glenys Yates

From: Pc Westow [westowpc@ymail.com]  
Sent: 01 September 2013 20:46  
To: Development Management  
Subject: Planning Application 13/00885/FUL

Please find, below, the comments from Westow PC regarding the planning application from the Mount Farm Partnership, ref no: 13/00885/FUL.

Thank you.

Ryedale Planning Dept. Planning Permission ref. No: 13/00885/FUL

The Parish Council objects to this development

In the first instance we must say that the new plans for the stack yard development are an improvement on the originals from the beginning of the year.

There are a number of areas which are still causing some concern to us;

Access

The building features

The height of the terraced houses

The existing stone wall

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DEVELOPMENT 2/g  
MANAGEMENT

Access

It appears that access has not been addressed. We are still looking at eight vehicles, or ten – it is not clear on the plans whether access is available to the existing farm house from the stack yard,

The roads to Chapel Lane are already heavily used and more vehicles, residential and commercial, will cause further problems. The Lane itself is a road used as a footpath by local residents of all ages and too much increase in traffic could be dangerous. (c/f notes from 11/2/2013)

The reference to cars being parked in the front of houses – rather like town houses - appears to have been ignored and the new plans show exactly this feature again. Reducing the number of properties by one could alleviate this problem and would also help towards reducing the number of vehicles.

The building features

Tarmac drives and the type of hard standing are not appropriate – Yorkshire Water made a comment regarding this in their objection and statement of requirements from the original plans in January.

The height of the terraced houses

This has been improved, but we do wonder if the line of the terraced houses could be made a little more village friendly by the use of dormer windows and therefore reduce the height of the ridge a little further and give a better eye line from the cottages nearby.

The existing stone wall

No mention of this has been made and we are concerned that this feature is retained and repaired.

In the Planning Policy booklet, point 4.4 it is states that:

“..it should be remembered that this was previously a working farm-yard and as such required regular access by larger agricultural machinery. A parking provision of 2 no. spaces per dwelling has been allowed for in the proposals.”

This gives the impression that it is acceptable to have this number of vehicles and appears to be a ‘fair swap’. It is a long time since the mentioned ‘larger agricultural machinery’ was present in the stack yard and it was not in the numbers that will be present in this proposal; the volume of traffic in the village has grown considerably in the intervening time.