

R/S

RYEDALE DM

M 23/6
23 JUN 2014

No objection
Comments made.

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From: Pc Westow [westowpc@ymail.com]
Sent: 20 June 2014 10:27
To: Development Management
Subject: Planning 13/00885/FUL

Please find below comments from Westow Parish Council regarding the referenced planning application.

Application No: 13/00885/FUL

Comments on the revised plan for Mount Farm Westow from the Parish Council

The Parish does not object to the development of Mount Farm stack yard; however we must point out that there are issues which need to be dealt with sympathetically if the development is to go ahead.

The property at the northern end of the plan is acceptable.

The terrace of three properties does, however, cause us some concern.

Having 3 properties here has a knock on effect with increased traffic (potentially 8 vehicles) using roads in the village which were never designed to take the volume of traffic they do now, let alone more. A reduction from 3 to 2 properties would help to alleviate congestion in the Orchards.

We would like to see the overall height reduced as we feel they are still too high.

The parking of vehicles in front of the cottages is not acceptable, if the number of cottages were to go to 2 instead of 3 it would be possible to park vehicles at the side of the properties.

The orientation of the properties could be altered to face north, thus having a south facing rear garden.

The line of the properties, if re-orientated, could take their position from the cottages to the west (Stone Croft and Low Beams).

If, in the future, there is any development of the outbuildings and farm house of Mount Farm the access for any vehicle can only be made from main street. If the development of these areas takes place and there are two properties (the barns and outbuildings and the farm house itself) as in the original plans then the lack of access for a vehicle for the farmhouse will mean any vehicle(s) will have to be parked on Main Street. We are already crowded with vehicles in the village, and this is not acceptable.

The use of tarmac is not one we can support. The water authority has already said this. There are a number of alternative materials which could be used which are more environmentally friendly and visually

more attractive. We do not recommend the use of limestone chippings, they degrade too quickly and turn to a paste when wet.

The computer generated pictures show a wall dividing the developed area from the rest of the village. Why build another wall when there is one there already. The existing wall could be repaired and planting could take place by the side of it to soften the environment. We appreciate that this sort of thing needs some maintenance but careful selection could minimise this.

The turning head which the Highways department requested has, it would appear, be placed with little thought for the environment around it. As it is, a hedge will have to be removed; if the turning head were to be moved so that it was adjacent to the northern line of the development there is already a space there, this would be a far better solution.

There is, we feel, room for some more sensitivity in this development, both for the environment and for the conservation area it is in. We repeat that we are not against the use of this area for residential development, but there are issues which we need to take into account over and above the stack yard area.

Regards

Westow Parish Council