

Refused - object

CC

Oswaldkirk Parish Meeting RYEDALE (1)

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- 5 JAN 2015

Chairman

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DEVELOPMENT
MANAGEMENT

David Badham

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YO62 5YJ

5/1/15 - cm -

28 December 2014

Charlotte Cornforth
Planning Case Officer
Environment and Planning
Ryedale District Council
Ryedale House
Malton
YO17 7HH

Dear Ms Cornforth,

The amendments to the planned development of St Gregory's, Oswaldkirk (Ref 14/01055/FUL) outlined in your letter and correspondence of 12-12-14, have been discussed with key residents of Oswaldkirk via a village information session held on Sunday 21-12-14 specifically to consider the revision documentation.

The outcome of this session was that the increase in the number of car parking spaces was noted and appreciated, as was the proposal to improve the sight line. However, whilst these modifications address some of the concerns raised at Oswaldkirk Parish Meeting it is considered that the likelihood of these car parking spaces being used is still low due to the restricted space available for vehicle maneuvering and that the proposed development is unlikely to improve the current car parking and road safety issues on the Main Street adjacent to St Gregory's house. The issue of road safety is particularly important given the proximity to the junction with the B1363 and the car parking density already in this area.

Additionally, it is disappointing that our views regarding, 'Likelihood of use' highlighted in our comments dated 14. Nov 2014 below appear to have been disregarded.

In light of the above, Oswaldkirk Parish Meeting still recommend that the application is refused.

D.G. Badham

PREVIOUS COMMENTS

Comments were submitted at 10:25 AM on 14 Nov 2014 from Mr Mark Clook (Secretary of Oswaldkirk Parish Meeting).

Application Summary

Address: St Gregorys House Main Street Oswaldkirk Helmsley
YO62 5XT

Proposal: Subdivision and extension of existing 6 bedroom dwelling to form a 1 bedroom dwelling and a 3 bedroom dwelling together with alteration and extension of detached outbuilding to form a 3 bedroom dwelling with attached garage

Case Officer: Charlotte Cornforth
[Click for further information](#)

Customer Details

Name: Mr Mark Clook (Secretary of Oswaldkirk Parish Meeting)
Email: mark.clook@btinternet.com
Address: 11 St Oswald's Close, Oswaldkirk, York, North Yorkshire
YO62 5YH

Comments Details

Commenter Type: ie Site/press notice

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Please note that this application was discussed at a meeting of Oswaldkirk Parish Meeting on Wednesday 12th November 2014. Planning Application 14/01055/FUL by Ampleforth Abbey and College, (Mr David Read), for the:- Subdivision and extension of an existing 6 bedroom dwelling to form a 1 bedroom dwelling and a 3 bedroom dwelling together with alteration and extension of a detached outbuilding to form a 3 bedroom dwelling with attached garage. Location: St Gregory's House, Main Street, Oswaldkirk. YO62 5XT The above application was discussed in detail and the following was concluded: Whilst the Parish Meeting appreciated that the renovation of St Gregory's House would improve the street scene and hence should be welcomed, they had

concerns regarding the size of the development (i.e. splitting a single dwelling site in to three separate dwellings) and the potential car parking issues. The location of St Gregory's House is close to the junction of the Main Street in Oswaldkirk with the B1363 - York Road. This junction poses a risk to both road traffic and pedestrians due to the number of cars parked close to or on the junction. The development of the St Gregory's House site in to three separate dwellings would only make this issue worse. Whilst it is accepted that a total of three off-road car parking spaces have been proposed, the Parish Meeting raised the following concerns:

Access - the line of sight is limited due to the proximity of neighbouring properties and hence pose a potential risk to pedestrians and traffic alike. Likelihood of use - given the restricted nature of the driveway of the proposed development it was considered unlikely that the occupiers of the new development would use the allocated car parking spaces. For example, the one allocated to the barn conversion would entail reversing in to the space from the roadside, or reversing out of the property on to the road. In addition, the attached garage is considered to be of limited, if any use, regarding car parking due to the closeness to the boundary and hence inability to get a car in to it. The two spaces for the main house are located in a such a way that it is unlikely that it will be possible to turn around before exiting the property. Insufficient number of car parking spaces - it is noted that the 1 bedroom dwelling does not have any allocated car parking. Given the current issues with car parking and the risk that the parked cars pose to pedestrians and other road users, the Meeting felt that this would only increase the current problems. Over development of the site - the Parish Meeting felt that the proposed development amounted to an over development of the site and some of the issues highlighted above could be addressed by a reconsideration of the layout and number of dwellings proposed. On the basis of the above, the Parish Meeting voted against the proposed development.