

From: Allerston & Wilton Parish Council
Sent: 12 November 2018 15:25
To: Development Management
Subject: 18/01114/FUL

Application No: 18/01114/FUL

Applicant: Mr O Stead

Description: Erection of 3, 2 bedroom detached timber framed holiday cabins with associated decks, access and parking.

Location: Land West of Cayley Arms, Allerston, Pickering YO18 7PJ

The majority decision of Allerston and Wilton Parish Council is to reject this application of the following grounds.

1. The land is designated agricultural land. The councillors believe that this should be the only use on the site.
2. The land is outside the building line of the village of Allerston and is not designated on any Ryedale Plans as building Land
3. The owner has already received planning permission for a large barn on this field for his sheep. (2018/00004/FUL) The councillors believe that this is the only building that should be built on the site. The applicant stressed in his previous application that this was a field for his sheep.
4. The access to the site is off the busy A170, visibility to the west is reasonable but the site is only just within the 40-mph speed zone, there is some evidence to show that cars do not slow down until they reach the speed limit signs. Visibility to the East is poor. There could be up to 6 cars a day accessing the site by residents several times a day plus any service vehicles to the site. There is a very high potential for accidents.
5. The A170 junction with Allerston Main Street is a few yards beyond the site entrance and this junction has had several accidents on it over the last few years, the last one on Saturday 27th October. Adding another junction with car access on this stretch of road is potential for more accidents.

The Council is also concerned about reports given to the Councillors of work commencing on the site prior to planning permission being granted. Groundworks for the roads to the Cabins and a septic tank being installed. The Council has no access to the site to confirm these.

Thank you for your help in this matter
Lesley

Lesley Myers
Clerk to Allerston and Wilton Parish Council
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