

**Subject:** Re: 18/01126/MFUL Land at OS Field 8358 Main Street Ampleforth

Dear Planning/Eleanor,

Please find below:-

**18/01126/MFUL Land At OS Field 8358 Main Street Ampleforth**

Erection of a 7no. bedroom detached dwelling, adjacent garage, pavilion for domestic use, tractor and machinery garage linked with storage barn, block of four stables with tack room and storage and erection of ground-mounted solar panels, together with formation of access drive and reinforced grass turning circle, planting of an apple orchard and additional hard and soft landscaping.  
Ryedale District Council

Previous objection submitted by the Parish Council:-

*Ampleforth Parish Council has discussed this application in detail with Mr Fawcett who has submitted the application and members of the public who live near the site and have some comments and concerns about the development. These are detailed below:*

*There is concern that the development is on a green field site and will result in the loss of agricultural land and extension of the built up area of the village. The site lies within the village boundary but is not in the conservation area. We would like it to be included in this prior to any development taking place, in order to preserve the landscape and protect it from any further development if this application is approved. This a very large development for a residential home and we are concerned that it might be a stepping stone to further developments in the future, so suggest that it is restricted to domestic use only. We note that the current proposal does take into account preserving the natural landscape as much as possible and we appreciate this.*

*The position of the entrance is of concern to the residents who feel that its situation on the road is dangerous. It also means that the entrance drive crosses Knoll Hill which is a key landmark of the village and preferably should not be altered. A suggestion is to route the drive down either the east or west side of the site, thus avoiding Knoll Hill and an entrance at the top of the hill.*

*The Parish Council is keen to see some benefit from the development for the village and encourages the use of local tradesmen.*

*The design of the building is innovative and fits in with the landscape, neither the council members nor the residents had any objections to this.*

*The residents are worried about disruption which may be caused during the development and we ask that this is managed sympathetically to keep it to a minimum if it goes ahead.*

Following the amended plans the Parish Council have re-discussed the application. The Parish Council still wish to OBJECT to the application, both on the grounds listed above and the new comments mentioned below:-

*The Parish Council has examined the new plans for the entrance and drive to the proposed property. The new plan proposes an entrance close to the top of Ampleforth bank with the drive cutting directly across the top of Knoll Hill. One of our initial concerns was that the drive crossed Knoll Hill, a key landmark of the village and mentioned in all conservation documentation. This proposal makes the initial problem worse as the drive will be in full view from the main street in the village. Our proposal was to route the drive down the side of the hill to avoid it obstruction the view from the village and we would like this to be reconsidered. We would like to add that the local residents are almost 100% opposed to the development as they see no benefit to the village and a loss of another green field site.*

Best Regards,

Louise Clerk - Ampleforth Parish Council