

X

Whitwell with Crambe Parish
C/O Lance Thompson Clerk
Pond Farm
Crambe
York
YO607JR

11.9.19

Re- Planning application no- 19/00890/FUL

Please see below our comments:

Following a site visit at the proposed site, members came to the conclusion that their major concerns are as follows:

1. The site is not big enough for two houses. It will not allow much garden or play space
2. The proposed parking area does not include a turning area, which was a requirement on other approvals in our joint parishes. The application instead shows 2 narrow drives with barely enough room to open the car doors next to the proposed buildings. The angle of the drive seems to not give adequate entry onto the highway without predictable risks to individual's safety such as pedestrians using the public foot path
3. To have vehicles having to be reversed on the road at this point where there already exists 5 other properties that feed in immediately adjacent to the western boundary, appears to be contravening highway safety
4. We understand that the hedge on the western boundary is a joint hedge, in consequence the applicants do not have full jurisdiction and cannot comply with the removal of the required length
5. Removal of more hedge on the eastside will lead to a loss of privacy for occupants of adjacent houses
6. Height of the proposed building should not overshadow North Lodge
7. It is noted that the previous new semi detached houses built by the applicant, appear to have not been build to planning approval. Such that the roof height appears just under half a meter taller than the adjacent existing building, which is not congruent with the approved plans.
8. As a matter of urgency, it is recommended that an enquiry is made of the building regulations of this previous build.
9. It is preferable that the stone used for the possible build is brown sandstone with slate roof to match neighbouring properties
10. Major concern was voiced over the initial excavation of this site prior to any planning and the removal of all deposits without any archaeological consultations. This is within a medieval plot, (please refer to the archaeologist report which states that any potential of undisturbed

medieval remains were removed as the site was reduced by at least half a meter and the deposits spread over the field opposite)

It was agreed that it is inevitable that a build will take place, a single dwelling with a turning circle and room for a garden would be much preferable to two small semidetached houses, with tight parking at the side.

11. Photo included shows easterly view of the narrow road when the Ryedale Council refuse vehicle has to reverse up the whole length of Main Street as there is no turning area as it is a no through road. Date taken 6.9.19

