

Great and Little Barugh Parish Council

Draft response to Planning Application No. 21/00794/73 Mr Wagstaff

To Alan Goforth

alan.goforth@ryedale.gov.uk

development.planning@ryedale.gov.uk

Dear Alan,

Our Parish Council met last night to consider the latest amendments to the above application and our response is as follows:

- We welcome the reduced ridge height and the reduced footprint of the double garage.
- We welcome the clarification regarding the balconies, which are to be Juliet balconies, but we are concerned that in the drawing the original outline for the previous overhanging balconies is still evident as a faint outline. We would like to know why this is.
- Our biggest concern is still the sewerage and waste water disposal. The Parish Council wish to reiterate our previous response in October. We note that the drawings show that the existing manhole and pipework will be capped with the soakaway for the Old Forge being covered by the new garage building. The drawings show that the sewage and waste water from the Old Forge and the two new properties will all be linked to the existing Klargester treatment plant.

The Klargester plant is 16 years old and was installed to deal with waste from 12 people. The original plans were for 2no two-bedroom cottages. We now have 2 buildings that are more akin to town houses with a total of 8 toilets, 4 showers, 2 baths, and 12 sinks.

The new soakaway would not cope with such a large amount of water; the site is on clay with a very high-water table.

We would question as to whether a site survey of the water table has been undertaken to ascertain how quickly or if, water will drain away at a fast enough rate to prevent flooding?

The existing Klargester plant is clearly not suitable to deal with the sewage and waste water from the proposed buildings along with the Old Forge. We ask the question, where would a treatment plant and soakaway be sited that would cope with the waste from all 3 buildings?

Of great importance; Mr and Mrs R Hagger, the owners of the Old Forge, have never been contacted to gain permission to have access and use of their Klargester plant.

We feel there has been a lack of communication with the neighbours, Mr and Mrs Hagger and a lack of information/clarification on the detail of how the sewage will be dealt with. We therefore respectfully request that a site visit be arranged with Building Control, Planning, the Architect, Drainage Engineer, Mr Richard Hagger and Great and Little Barugh Parish Council at the earliest possible date.

We look forward to hearing from you and do not consider that this application is at a stage where it could be passed.

Yours sincerely,

Susan Gough

Clerk, Great and Little Barugh Parish Council.