

From: Lisa Bolland
Sent: 17 July 2019 10:14
To: Development Management
Subject: 19/00772/MOUT

Please be advised of the following observations made by the Kirkbymoorside Town Council Planning Committee

Minute **P19014** i) 19/00772/MOUT | Residential development of up to 45no. dwellings with formation of access off Swineherd Lane (site area 1.3ha) - approval sought for access | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside North Yorkshire

Cllr Dowie proposed that the Planning Committee object to the planning application as permission has already be awarded for 300 houses to be built at Westfields. Additionally the site on Wainds Fields, which had been awarded permission for housing development and remains in a state of abandoned development since 2011, should be completed before any further sites are awarded approval for more housing development. There are also a number of inaccuracies in the application as follows:

- i. The site is described as being surrounded by residential development despite there only being a small residential development to the west of the plot, linear development along Swineherd Lane to the east, and the sportsfield to the south.
- ii. The absence of reference to the Public Right of Way which passes directly through the existing field and is very well used by walkers.

Cllr Brown expressed concern that there is much conflicting information in the Application. 19/00772/MOUT is seeking approval for access to the site, however the proposals outlined in the application are not dissimilar to application 79/00204/OLD (3/72/162D/PA) for residential development of between 55 and 65 dwellings, which was refused in 2015. The planning document for the current application states that the site will deliver approximately 45 new homes though this is equivalent to an increase on the indicative figure of 35 homes proposed originally in the Sites Local Plan, and the allowance for the provision of 10 affordable homes. However the allocation of affordable homes has actually been included in the residential unit governance as 'socially rented'.

With specific regard to access, concern was also expressed about the increase in volume of traffic that would impact Swineherd Lane and also Old Road and Howe End as access roads, based on the current expectation of at least one vehicle per property and likely multiple vehicles for the larger properties.

It was **agreed** to object to planning application 19/00772//MOUT.

It was noted that the decision for this application will be delegated to the RDC Planning Committee. Cllr Dowie proposed the Town Council request the opportunity to make representation at the Planning Committee meeting. **Agreed.**

It was also noted that the yellow Planning Notice has been removed from site. It would be prudent to replace this at the earliest opportunity to ensure public awareness.

The Town Council would like to make representation to the committee when this application is being considered. Please would you arrange to allocate a time for this brief address and confirm the date of the committee meeting once determined.

Regards

Lisa Bolland
Clerk to Kirkbymoorside Town Council
www.kirkbymoorsidetowncouncil.gov.uk