

20/02821/REM | Reserved matters application attached to Planning Application 19/01570/OUT-Detailed Planning for the Construction of Detached Dwelling and Detached Garage. | Land South of 1 North Road Hackforth North Yorkshire DL8 1NP

## **Hackforth and Ainderby Miers with Holtby Parish Council**

At a virtual Parish Council meeting held on 22 January 2021 and taking into consideration comments and objections from the public the Parish Council have the following comments that require a satisfactory response.

### **Type of Construction**

The Parish Council had no objections in principle to the Outline Planning Application (10/0157/OUT 18 June 2019) which specified stone as the construction material however Application 20/02821/REM specifies brick. The original Planning and Design Statement stated: "The development proposals will deliver a high quality of design that will compliment local character, creating an attractive place to live. The dwelling has been designed to respect the character and appearance of the street scene." Hackforth settlement is divided into two very distinct areas, the proposed development is in the Northerly part where all houses are constructed entirely of natural stone including recently approved newbuilds and any other building material would be detrimental to the nature and character of this part of the village.

Any brick construction would be entirely inappropriate and unacceptable and the Parish Council insist that the developer modifies the application to include stone facing to all elevations.

### **Building Line**

The site plan in the approved outline application clearly states that the front wall of the proposed dwelling would be aligned with the established building line formed by the front wall of 1/2 North Road and it is assumed that the original outline permission was granted on this basis. The Design and Access Statement clearly stated that "This will be an individual plot recessed from the public highway in line with the existing dwelling houses at 1 North Road and the gable end of 1 Silver Street" and "The proposed dwelling has been designed to sit in close proximity to the existing built form of the domestic curtilage and dwelling at 1 North Road and 1 Silver Street and at a level which does not dominate but blends well with the street scene, particularly the style of 1 North Road."

The site plan included in this application shows the proposed dwelling moved forward on the plot so that it now projects past this building line.

The dwelling should be moved to the previously approved position to remain within the established building line.

### **Road Safety**

The Parish Council expressed concerns over road safety in their response to the Outline Application. NYCC Highways Dept will have assessed safety, visibility and splay lines as part of their review but will not have taken into account the reality associated with the location.

Most properties in the North part of Hackforth have little or no off-road parking space so use the road at the corner of Silver Street/North Road or the West side of North Road and this is exacerbated by visitors and delivery vehicles.

There were serious concerns expressed regarding road safety, the addition of an entrance/exit onto North Road opposite Silver Street is potentially dangerous given that several cars routinely park on the West side of North Road and the corner of Silver Street which interfere with visibility especially as there is sufficient of a drop in the road to obscure on-coming vehicles. An additional access to North Road is not ideal especially opposite Silver Street where 11 residences and a working farm access North Road.

Access for numbers 1 to 3 North Road where visibility is a particular issue as well as other road users will be further compromised if construction vehicles are parked on the road and therefore, we would demand that all such vehicles park on site and not on North Road or Silver Street for the duration of the build except for punctual deliveries.

To our knowledge there have been two multi vehicle accidents in this area.

We would expect that the road and footpath in the area around the site be kept free of obstructions and kept clean of debris and soil etc.

### **Sewage**

The Parish Council understands that there is an outfall from properties on the West side of North Road and this does not seem to have been recognized in either applications.

The pipe was apparently laid in the late 1800's and is currently in use to carry away surface/rainwater and domestic water including the outflow from septic tanks. We understand that it is not capable of carrying solids. This pipe has been adopted by Yorkshire Water to whom residents pay a sewage element in their Water Rates. We believe that any development on the site in question must firstly take full account of the presence of this pipe by ensuring that the Water Company can have full and unrestricted access for maintenance purposes. It is equally important that no work takes place on the site which might in any way interfere with the operation of this essential service.

The Parish Council and residents accept that Outline Planning has been granted but that any new structure must be sympathetic to its environs and we are not satisfied that this is the case and would request that a satisfactory response to our points above be provided before a decision is granted.

### **Note**

The Design and Access Statement Section 4 Design, Scale states 'the critical dimensions of the Bungalow...'