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Wendy Strangeway

From: Victoria Pitts
Sent: 15 June 2016 08:48
To: David Jeffels; Heather Moorhouse; Caroline Patmore; John Ritchie; Christopher Massey; Michael Dick; Jim Bailey; Janet Frank; Guy Coulson; Clive Pearson; David Hugill; Alison Fisher; Sarah Oswald; Andrew Scott; Jeremy Walker; Leslie Atkinson; Malcolm Bowes; Ena Dent; Edward Sanderson
Cc: Planning
Subject: Eskdaleside cum Ugglebarnby Parish Council - comments on Planning Application Land West of Coach Road, Sleights NYM 2015 0342 FL
Attachments: Buildings opposite Land West of Coach Road.jpg; Land West of Coach Road Site and Street Scene.jpg; Land West of Coach Road Comments to NYM 2015 0342 FL variation 6 6 16.pdf; NYMNPA Planning Committee NYM 2015 0342 FL June 2016.pdf

Dear Planning Committee Members

Please see attached a letter from Eskdaleside cum Ugglebarnby Parish Council together with comments submitted in relation to the planning application resubmission and photographs of the area in question. The parish council would be grateful if you could read and consider these before your committee meeting tomorrow when you will be deciding on the above planning application.

Kind regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA



Eskdaleside cum Ugglebarnby Parish Council

15 June 2016

Planning Committee Members
NYMNPA
The Old Vicarage
Bondgate
Helmsley
YO62 5BP



Dear Planning Committee Member

Re: Land to West of Coach Road, Sleights NYM/2015/0342/FL – variation of Condition 2 and Condition 9 of Planning Approval NYM/2013/0626/FL to allow increase of ridge height of Plot 1 by 0.8m, use of white uPVC windows and doors and removal of water tabling from semi detached dwellings (units 2-5) (to retain as built)

This planning application re-consultation was discussed at the Eskdaleside cum Ugglebarnby Parish Council meeting on the 6th June 2016 – the response to which is attached for your reference. However, the parish council wished to write to you directly to highlight a number of issues and concerns that were raised:

- The parish council are strongly opposed to this development, which is situated prominently at the entrance to the village at the bottom of Blue Bank
- The parish council is concerned that its comments and concerns are not being listened to
- The development has increased the number of approved bedrooms from 3 to 4, via an increase in roofline by 0.8m from that originally approved and hence the location of the 4th bedroom in the roof space. In addition the development is 0.5m wider than the original approved plan
- It appears that NYMNPA are belatedly trying to control the second phase of this development; however, this particular planning application re-consultation is in a more prominent position than the second phase and has greater impact on the street scene – please see attached photograph
- It is disappointing that the planning authority has allowed this development to go ahead in this building style as there are no further brick faced properties on this road through the village and is, therefore, not sympathetic with the other properties surrounding it

Eskdaleside cum Ugglebarnby Parish Council

The parish council would ask the planning committee to carefully consider this application and take the factors detailed in the response to the planning application and in this letter into account when making its decision and urge you to decline the application.

Kind regards

Victoria Pitts
Parish Clerk



Land West of Coach Road Comments to NYM 2015 0342 FL Variation – Eskdaleside cum Ugglebarnby Parish Council Meeting 6/6/16

The semi detached dwellings have been constructed without the detailing approved on the original application.

The single detached dwelling has been built with the roof 0.8m higher than that approved on the original application to make space for an additional bedroom.

This development should at the very least conform to the plans originally approved by the authority.

The development has already spoiled the character of the entrance to the village.

The proposed changes will detrimentally affect the style of the dwellings especially the height of the roof of the detached dwelling as this is the first building of the development which is seen .

The contractor should add the “Water Tabling” details to the semi detached buildings as per the plans originally approved.

The use of uPVC windows and doors is acceptable in a cream colour although approval may be seen as being non consistent with the NYMNP normal approach to this type of material.

The application should be refused and enforcement action taken so the dwellings at least conform with the original plans.

This development has completely changed the character of the entrance to the village and should not have been approved in its present form.

The PC are disappointed that the planning authority did not enforce more control on the style and character of the dwellings built on this piece of land.



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