

Grosmont Parish Council Comments, NYM/2018/0367/FL Land off Front Street, Grosmont

Since the application and plan do not provide sufficient clarity concerning what structure is to be built and what is the proposed use of the structure and site, we recommend objection and give a list of the issues/concerns leading to our decision.

Some concerns about the proposal as submitted:

Application Form

- Existing use described as both horticultural and unknown, states that no trees or hedges on site, last use described as unknown – *it is in fact scrub woodland which it is believed was last used as a garden plot many years ago and has returned to woodland*
- States no plan attached – *but a plan of a shed is attached*
- Proposal described as a shed/greenhouse - *not clear if the proposal is for a shed (as per the plan) or for a greenhouse, which is it?*
- Proposed use unclear- under the section entitled Industrial or Commercial Processes and Machinery the use is stated as being 'for personal use' - *concern that the personal use of the shed in this prominent site on entrance to the village will be similar to that of a beach hut or chalet with related clutter and leisure activity and be inappropriate in this location*
- States that surface water to drain to existing watercourse – *issues of erosion of steeply sloping site (as shown on submitted plan) and adjoining cliff edge*

Plan

- Shows garden shed - *although application refers also to a greenhouse*

Other Issues

- As the applicant is resident outside the area there is the potential of parking issues arising on a section of road that already has experienced traffic flow and obstruction problems due to parking on what is the main access road into and out of the village
- Any use introduced into this scrubland site may lead to pressure for the introduction of services to the site
- Risk of introducing alien domestic features and use into an important area of landscape transition between the village and the adjoining woodland setting and resulting in the loss of local amenity open space. Further removal of vegetation would potentially harm the landscape character of the area.
- Domestic use may also encourage further inappropriate built development in this area (domestic use would be appropriate within the curtilage of a dwelling not on an ad hoc site adjacent to woodland)
- Any leisure/recreational use of the area may lead to issues of privacy, noise, light pollution and parking to the detriment of the character of the area and to the amenities of adjacent properties and of visitor enjoyment, the site being in a highly visible location at the entrance to the village