

Dawn Paton

From: Lucy Fletcher
Sent: 16 February 2017 10:58
To: Planning
Subject: Fw: NYM/2017/0006/FL

Dear Mrs Saunders,

The Council would like to register their objection to the application off Front Street, Grosmont; the reasons are given below.

Regards,
 Lucy

From:
Sent: 16 February 2017 16:44
To: Lucy Fletcher
Cc:
Subject: Re: NYM/2017/0006/FL



Hi Lucy

Notes as promised – sorry for the delay
 Roger

NYM/2017/0006/FL Application in respect of change of use of land to domestic together with erection of decking at land off Front Street, Grosmont

GPC Recommendation

Objects to the proposed change of use of land to domestic together with erection of decking

Reason/Comment

- The proposal would introduce inappropriate highly visible domestic/urban type structures and usage into an important woodland and garden setting which runs the length of most of this side of Front Street and which frames the adjacent Villas on the other side of the road.
- The recreational use of the proposed extensive decked area may lead to issues of privacy, noise, light pollution and parking to the detriment of the amenities of adjacent properties and of visitor enjoyment (eg the Coast to Coast footpath passes directly in front of the site).
- Approval of domestic use may encourage further inappropriate built development in this woodland setting - as suggested by the attempts it is understood that the applicant has already made to obtain water and electricity supply to the site, and by virtue of both a substantially constructed new double width gate and a single gate already having been erected on the site frontage (indicating provision for potential vehicular access).
- This steeply sloping plot and bank edge may be subject to slippage and the proposed extensive piling works may exacerbate bank stability - also potentially affecting the road edge. The introduction of a large area of decking may also affect bank stability through drainage issues due to increased surface run-off.
- It is noted that it cannot be recalled when the site was last used as a garden and that it had reverted to scrub woodland; site preparation works have been undertaken and tree sapplings possibly removed.