

Ms Natalie Snowball  
Development Manager  
Planning Department  
Richmondshire District Council

18th August, 2017

Dear Natalie,

**RE: Full planning application for 6 houses at Preston under Scar  
LPA Ref 16/00525/FULL**

Thank you for the revised drawings that you recently sent to us. We have now had an opportunity to discuss them in a Parish Council meeting.

It was gratifying to see that the applicant has, following our earlier discussions, modified the proposed layout of the development in order to make access to East End Cottage easier. Thank you also for the site long section drawings from the south, they certainly help to put the development in context of the established houses in the vicinity of the development. However, we believe the revised drawing showing vehicle manoeuvrability continues to be unrealistic as it is modelled in the complete absence of any other vehicles parked in the development; a situation which we suggest is most unlikely ever to be the case.

In formulating our further view of the proposed development the Parish Council has again consulted the residents of the village and we remain firmly of the view that the development:

- **Is intrinsically over crowded**, a lesser number of houses would be viewed more sympathetically. Six houses on such a small site is effectively a small housing estate and risks unbalancing the east end of the village. It is unlikely to enhance it.
- **Will be a major safety concern for all road users in Preston under Scar both during construction and afterwards.** Access to the development is off Mill Lane a narrow, single track road with no pavement on either side and for a considerable portion of its length with only a narrow verge and precipitous drop on the only side where pedestrians can stand to allow vehicles to pass. Mill Lane is used by vehicles of all sizes including very large wagons and farm vehicles/tractors with trailers, the public service bus, walkers, horse riders, etc. Notwithstanding the proposals to increase the sight lines, we suggest that Mill Lane will remain intrinsically dangerous and that the increased levels of traffic which the the development will attract - residents, visitors and deliveries - will increase the danger even further. Also access roads to the village are narrow and there is a weight restriction on them of 7.5 tonnes gross weight. Should the development go ahead, we might expect a large increase in the numbers and sizes of vehicles using the access roads into the village with consequent safety problems for other road users and a serious risk of the already poor roads being damaged further.
- **Will exacerbate the already stretched parking situation in the village.** Although the development includes parking spaces for residents of the development, it makes no allowance for the inevitable tradesman, service vehicles, delivery vehicles, etc. Also, as

the development is on a steeply sloping site, we anticipate that in times of bad weather, the development's residents will move their vehicles out of the development and in to the body of the village.

In our previous communications with you we have also raised several questions:

- **What form of heating will be provided in the houses** and if, as we believe has been suggested, it is to be oil, where will the oil tanks be sited and will oil delivery tankers be able safely to access, to manoeuvre in and exit the development.
- **Where will rubbish bins be stored in the development** and where will the residents place them for collection. Will the Council's refuse collection wagons be able to safely enter, manoeuvre in and exit the development. If not from where will bins be collected; we fear that residents may place them on roadside along the new wall at the north of the development, again exacerbating the already dangerous nature of the road.
- **What arrangements will be in place to prevent the road side space created by moving the wall at the north of the development from being used for such as parking, and rubbish bins**, thereby blocking the site lines and increasing the danger to road users.

To date we have not had any response to those questions.

**After taking into consideration the issues noted above and our unanswered questions, the Parish Council continues to hold the view that the development, if approved as it is presently presented, would be detrimental to the village and on that basis the *Preston under Scar Parish Council formally objects to the development* and urges the District Council not to approve it. The Parish Council also requests that the application be considered by the Planning Committee, and not under a scheme of delegation.**

However, should the District Council decide otherwise and approve the development, the Parish Council would as a minimum recommend the following conditions be attached:

- All of Highway's recommendations as set out in their letter, viz: to establish precautions to prevent mud on the highway; for a highway condition survey (will this include all of Light Lane and the road through the village); to establish on-site parking and materials storage; and to seek approval of the route to be used for construction traffic to access the site.
- That the Parish Council be consulted by the developer, and Highways to help define an appropriate route for construction traffic and weight limits to be applied to that traffic. Thereby to ensure the roads remain as safe as possible for all users, and the damage to the local roads (already in a poor state) and the houses along the roads is minimised.
- That the houses be faced with recycled, random, local sandstone and roofed with sandstone slates in keeping with the properties in the area. The Parish Council should be invited to inspect samples of the walls before they are constructed.
- That the developer be required to ameliorate the effects of the building activities on the surrounding properties; in particular to install equipment to suppress dust and dirt particularly from stone cutting, and that working hours and deliveries be restricted in

order to minimise inconvenience to residents and to minimise noise at unsociable times, weekends and public holidays.

Yours faithfully

David Brooks  
Councillor, Preston under Scar Parish Council.