

TUNSTALL PARISH COUNCIL

Chairman: Cllr P JOHNSON

**Planning & Development Unit Manager
Richmondshire District Council
Mercury House
Station Road
Richmond
North Yorkshire
DL10 4JX**

Your Ref: 18/00538

Our Ref: 2019/01/09/JM/01

Dear Sir/Madam,

**18/00538/FULL – Full Planning Permission for the Erection of a New 4 Bedroom Dwelling –
Goldcrest, Tunstall, Richmond, North Yorkshire, DL10 7QN**

Thank you for consulting Tunstall Parish Council regarding the above proposed development.

The Parish Council met to consider the proposed Planning Application at its Meeting on 7 January 2019 and wish to make a number of comments concerning the proposed development.

As part of the Parish Council's discussions and in framing this objection the Parish Council have once again paid due diligence to the Richmondshire Local Plan 2012 – 2028 Core Strategy.

The Parish Council's comments are: -

1. The Parish Council noted that a new Flood Risk Assessment has been submitted by the applicant. However, the Parish Council do not consider that the information contained within the Flood Risk Assessment is accurate.

The Parish Council believe that it was inaccurate to suggest that the Beck within the Village has not flooded and at its meeting on 7 January 2019 there were Parishioners in attendance that were able to account for flooding as recently as 2012 as well as produce evidence to demonstrate that the proposed site itself was also submerged in flood water.

The Parish Council considered that the Flood Risk Assessment was flawed in its assertions and that the proposed development would indeed have a detrimental impact on adjacent properties and the Village if approved.

2. The Parish Council noted that the proposed development seeks approval for 3 parking places and a garage. The additional traffic associated with the development the Parish Council believes requires additional consideration by NYCC Highways Department.

Within the revised submission there continues to be a lack of access to and from the site for the proposed additional cars and the Parish Council believe that the matters pertaining to road safety have not been fully explored in considering the application and that the increase of vehicles on this site will have an impact on road safety throughout the whole Village.

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**Parish Clerk: Jon MacNamara
Flat 1, Friars Gate, Friars Wynd, Richmond, N Yorkshire, DL10 4RT
t: 01748 451 130
m: 07495 458 173**

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3. The proposed development of a four-bedroomed seems to be presented with little appreciation of Core Policy CP5: Providing a Housing Mix which identified a 2% housing need for four-bedroomed and above properties in the Central Richmondshire area (sub-section 4.5.7) and that there remains little/no need for properties of this type within our area.

The application as it stands fails to provide any rationale for the property type and size proposed for its site.

4. The Parish Council also considered that the overall changes to the whole development in size and mass make the proposed development inappropriate in terms of its location and will dominate adjacent properties and will be ill fitting within the character of the Village.

The Parish Council still considers that the proposed development negates Core Policy CP13: Promoting High Quality Design of the Richmondshire Local Plan 2012- 2028 Core Strategy sub-section 4.13.2 where it states: -

“All new buildings and spaces must enhance and respect their surroundings and contribute towards the local identity. Developments must be of the appropriate scale, density, massing, height and materials for their location as well as provide suitable access, landscaping and conform to the design principles set out in Core Policy CP 13. Public art may also make a significant contribution in enhancing local character and identity and will be encouraged wherever appropriate”.

At the same time the Parish Council continues to believe that the Application had not paid sufficient attention to sub-section 4.13.3 where it states: -

“Development proposals should consider prevailing national and local design guidance. This should include where relevant NPPF, Neighbourhood Plans, Supplementary Planning Documents, Village Design Statements and Conservation Area Appraisals. In line with national policy, the Council expects applicants to work closely with those directly affected by their proposals. The outcomes of this will be expected to be submitted when making planning applications. This must also show how the proposal’s design has evolved and how it responds to the context of its surroundings”.

Given the lack of detailed evidence within the application about appropriateness of scale and massing of the proposed development and how it sits within the context of the adjacent properties and the Village the Parish Council fail to see how the application adheres to CP 13 4.13.3 of the Richmondshire Local Plan 2012 – 2028 Core Strategy.

For the reasons that have been outlined in this response the Parish Council wish to register their formal objection to the proposed Planning Application 18/00538/FULL – Full Planning Permission for the Erection of a New 4 Bedroom Dwelling – Goldcrest, Tunstall, Richmond, North Yorkshire, DL10 7QN

The Parish Council would therefore ask that the Planning Authority respectfully consider the objections outlined in this response.

Yours Faithfully,

Jon MacNamara
Parish Clerk