

## Public Statement

Middleton Tyas Parish Council for proposals:

Application Under Section 73 for Removal of Condition 21 Attached to Planning Permission 14/00779/OUT

Approval of Reserved Matters Application Following Outline Approval of Planning Permission 14/00779/OUT for Access, Appearance, Layout, Scale and Landscaping for 35 Dwellings

Application Under Section 73 for Variation of Condition 1 and 5 Attached to Planning Permission 14/00779/OUT

Full Planning Permission for Drainage Basin

The Parish Council welcome the changes made to the housing mix, parking and landscaping design to the site but wish to voice the following concerns and objections;

We object to part of the removal of Condition 21 relating to the field access. This committee agreed in 2014 that it is more appropriate to have a separate and dedicated field access. It is not a matter of consideration about the terms of sale for the land. There are already two other access points in existence for the field in question, and we query is another access really necessary? Should it be deemed to be so, then adequate visibility splays can be achieved with the changes to speed limits that the Parish Council are working with the Ward Councillor to introduce by extending the 20 and 30mph zones with the possible introduction of a 40mph zone from the newly created 'T junction' at the end of Kneeton Lane, which will safeguard the School and is supported by Condition 14 of Approved Planning Permission 14/00779/OUT that

a) widening of Kneeton Lane to 5.5 metres over those sections which lie adjacent to vehicular accesses to the site;

b) widening of the footway on the western side of Kneeton Lane along the site frontage to a width of 1.8 metres.

Removing Condition 21 creates poor layout and design of the site giving rise to safety concerns for pedestrians as well as potential damage to properties and road furniture.

The proportion of Red Brick dwellings to Stone Dwellings is unacceptably disproportionate to the rest of Middleton Tyas. The proposed site adjoins the Village Farm estate to the south west which is included within the Conservation Area. The MT Conservation Areas Appraisal and Management Plan states "building entirely in brick is out of keeping with the character of the village and thus on new development brick should be restricted to decorative details. The approach to the village from Kneeton Lane sets the tone for a village of considerable interest and wealth". Core Policy 13 of Richmondshire Local Plan requires that all new buildings and spaces must enhance and respect their surroundings and contribute towards the local identity. Developments must be of appropriate scale, density, massing, height and materials for their location. The village is made up of approximately 9% red brick houses- this development proposes to be 66% red brick dwellings.

In relation to the drainage basins we hope that this committee can satisfy for themselves that the figures presented are correct to ensure the basins are large enough and releases at a rate that the culvert can cope with. We would recommend RDC along with NYCC have an independent survey carried out based on the conflicting information from iD Civil designs and the privately funded survey by HR Wallingford on behalf of Kneeton Close residents.

Lastly it is disappointing to see the loss of design detail given from the artists impression drawings so highly praised and supported by residents at the Outline Planning stage such as bay windows, walled gardens, iron gates, porches, archways, iron and stone fencing and brick window details. The likes of which have taken the potential of the development to be award winning with high quality design like it's counterpart Village Farm to mediocre and uncharacteristic of Middleton Tyas.