

## **PATRICK BROMPTON PARISH COUNCIL**

Chairman: Cllr. Mr. A. Bull  
Vice-Chairman: Cllr. Mr. G. Shepherd

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

**Your Ref: 16/00838/FULL  
Our Ref: 2016/12/14/JM/02**

**Dear Sir/Madam,**

### **16/00838/FULL – Land Adjacent Oak View, Church Road, Patrick Brompton**

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

The Parish Council met at an Extraordinary Meeting to consider the proposed Planning Application and wish to make a number of comments concerning the proposed development.

The Parish Council recorded several concerns with regards to the proposed development and are concerned that the application is substantially altered since the initial application earlier in 2016 and the net impact that this will have on the adjacent properties, the character of the Village in general and the detrimental impact that the proposed development will have upon the Conservation Area and Village Green status within Patrick Brompton.

On that basis, the Parish Council wish to formally object to the Application 16/00838/FULL – Land Adjacent Oak View, Church Road, Patrick Brompton.

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

The Parish Council objections are: -

1. The Parish Council are concerned about the existing capacity of the current foul drainage system to be able to sufficiently withstand a proposed development of this scale. The Planning Authority must remain mindful of recent issues throughout Patrick Brompton of surface water flooding and the Parish Council were concerned that UIDC (Chartered Project Managers) Report prepared to support the Planning Application did not pay due diligence to these issues as well as fully assess exiting capacity to mitigate the disposal of rainwater from the proposed new hard surfaces.

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2. The Parish Council notes that proposed development is substantially different to the original planning application and the siting of the double garage to the left of the development moves the proposed buildings significantly closer to Kirkpatrick and has a detrimental impact upon the existing property.
3. The Parish Council notes that the proposed use of electricity within the proposed development as opposed to biomass in the earlier application fails to meet the requirements of Core Policy CP2: Responding to Climate Change. As identified in 4.2.11:-

“In accordance with the energy hierarchy all new development will be expected to make carbon savings by:

Lean use of energy  
Clean efficient energy supply, and  
Use of green renewable and decentralised energy”.

The proposed application in its current form fails to meet the Planning Authority requirement to respond to climate change as identified above.

4. The proposed development and change from a three-bedroomed property to a four-bedroomed property seems to be in contravention to Core Policy CP5: Providing a Housing Mix which identified a 0% housing need for four-bedroomed properties in the Lower Wensleydale area (sub-section 4.5.7).
5. The Parish Council are particularly concerned with regards to the proposed access and egress from the proposed development and the detrimental effect this would have on the Village Green. The Parish Council consider that there is insufficient room to the front of the proposed development to facilitate the NYCC Local Highway Authority Recommendation HC-11 without damaging the Village Green

Indeed, the Parish Council would draw the Planning Authorities attention to Core policy CP12: Conserving and Enhancing Environment and Historic Assets on Page 99 of the Richmondshire Local Plan 2012- 2028 Core Strategy sub-section (d):-

“the green infrastructure network of the plan area will be protected and, where appropriate, enhanced to provide a high quality, accessible, diverse and well-connected network of green space to meet the needs of the community, businesses and visitors. The key green infrastructure network includes:

Playing fields, outdoor sports facilities, play parks and amenity green space;  
The Coast to Coast walk and views from it;  
Corridors of green space, recreation areas and trees which flow through urban areas (particularly Catterick Garrison and Leyburn);  
The gap between the settlements of Leyburn and Harmby, and the agricultural countryside between Colburn Town, Colburn Village and Hispwell;  
Village greens and common land”.

The Parish Council consider that the proposed development will not protect the status of the Village Green within Patrick Brompton as identified in Core Policy CP12 above and that it

will undoubtedly have a detrimental effect on the key green infrastructure network within the Richmondshire District.

The Parish Council would also draw the Planning Authorities attention to the NYCC Local Highway Authority Considerations and Recommendation 'Note to Planners' where they state:-

"The applicant is advised that the proposals may affect Registered Village Green and/or Common Land".

The Parish Council consider that the proposal would affect the Registered Village Green as outlined above.

6. As previously identified the proposed changes to the planning application in siting the garage closer to Kirkpatrick were considered by the Parish Council to have a detrimental impact upon this property. However, 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, the Village Green and will be ill fitting within the Conservation Area.

The proposed dwelling and accompanying garage are considered to be of an inappropriate scale for this setting and with regards to the proposed garage the use of materials from the application are unclear and there is general concern about the removal of the stone wall at the front of the property.

The Parish Council considered 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 also considered 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 evidence contained within the application about appropriateness of scale and massing of the proposed development and how it sits within the context of the adjacent properties, the Village Green and Conservation Area as well as well as the lack of detail

surrounding the use of materials 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.

As part of their discussions the Parish Council would also like it to be noted that if the Planning Authority is minded to approve the application then due diligence is given to the recommendations of other Statutory Consultees as outlined below.

- The Parish Council wishes to support the NYCC Local Highway Authority Recommendation HC-17 in their submission that any change in use of the proposed garage to a habitable room be subject to appropriate planning permission.
- The Parish Council concur with the submission provided by the Civic Society that the use of UPVC windows would be an inappropriate use of materials within the proposed development given the Conservation Area status.
- The Parish Council would respectfully ask that the necessary assessments have been undertaken by the Planning Authority and the Applicant including a Bat Survey of the site.

For the reasons that have been outlined in this response the Parish Council wish to register their formal objection to the proposed Planning Application 16/00838/FULL – Land Adjacent Oak View, Church Road, Patrick Brompton.

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

Yours Faithfully,

**Jon MacNamara**  
**Parish Clerk**  
**Patrick Brompton Parish Council**