

Response to local authority consultation

Authority: Harrogate Borough Council

Type of consultation: Planning Application

Full details of application/consultation:

18/00100/FULMAJ - construction of 10 no. dwellings with associated access, drainage, open space and landscaping.

At Land Comprising Field At 441438 462610, Marton Cum Grafton, North Yorkshire

All responses or queries relating to this submission should be addressed to
The Chair,
The North Yorkshire Branch of the Campaign to Protect Rural England
CIO number 1174989
01729 850567 info@cprenorthyorkshire.co.uk www.cprenorthyorkshire.co.uk
% Bendgate House, Long Preston, Near Skipton, North Yorkshire BD23 4QR

The charity will be referred to as CPRENorthYorkshire throughout this document

All CPRENorthYorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

Type of response: Objection

Date of Submission: 9th October 2018

Name of Planning consultant relating to this application:



KVA Planning Consultancy
Katie Atkinson MRTPI
www.kvapanning.co.uk

The North Yorkshire Branch of the Campaign to Protect Rural England CIO operates with the help of planning wardens in the different local authority administrative districts reporting directly to the branch following a recent restructure. All correspondence should therefore be directed to the 'Chair of CPRENorthYorkshire'. CPRENorthYorkshire is the only authorised body to represent CPRENorthYorkshire issues within the local area.

Comment

CPRENorthYorkshire has been made aware of revisions to the submitted application in Marton Cum Grafton by a concerned member of the public rather than by the Council.

CPRENorthYorkshire welcomes the opportunity to comment on the amended application having originally responded to this outline application in June 2018. It is assumed that all previous representations made to the original application remain valid. With that in mind, comments made in this response should be read alongside the CPRE representation of June 2018.

CPRENorthYorkshire acknowledges the additional information submitted by the applicant. However, the objection made on behalf of the charity is not lessened by the provision of this additional information.

It is acknowledged that through the emerging Local Plan for the Harrogate District, the Council chose to allocate this site for development - known as MG7. This sets out that the potential yield for the site is 12 units. Whilst CPRENY acknowledges that the applicant is now proposing 9 units, which is below the suggested capacity for the site, CPRENY are concerned that the current design of this proposal is not in conformity with the site brief set out for MG7 within the emerging Local Plan which concerns the existing pond and eastern portion of the site stating that "*approximately 50% of the site, including the pond and a generous buffer, should remain free of new built development*".

The Conservation Area Appraisal for Marton cum Grafton sets out that "*the view out of the conservation area across the pond from the main road close to the south-east corner of the site and property of Low Garth*" - should be enhanced. CPRENorthYorkshire believe that the existing pond contributes towards the setting of the Conservation Area. The pond and open section of this site, which the Council (supported by Historic England - although they objected to site MG7 being included within the emerging Local Plan) advises to be retained has been in situ for over 150years and is a valuable piece of local amenity space for existing residents of the village.

Since the submission of the previous response, the revised National Planning Policy Framework ('NPPF') was published in July 2018. This supersedes the 2012 version when determining planning applications. The revised NPPF is therefore a material consideration which should be used to aid the determination of this planning application.

Conclusion

CPRENorthYorkshire welcomes the opportunity to comment on this revised application, however, do not remove their objection to the proposals for the reasons set out above and in their previous response.

CPRENorthYorkshire reserve the right to comment further at the appropriate time should this application receive planning permission or further information be submitted to the Council in support of the application.