



The countryside charity North Yorkshire

Response to local authority consultation

Authority: Harrogate Borough Council

Type of consultation: Planning Application

Full details of application/consultation: 19/01734/FULMAJ –Erection of 67 no. dwellinghouses; Conversion of 1 no. agricultural building to form 1 no. dwellinghouse; Demolition of agricultural buildings. | Land North Of Westfield Road Tockwith York North Yorkshire YO26 7PY

Resubmission of - Erection of 61 no. dwellinghouses; Conversion of 1 no. agricultural building to form 1 no. dwellinghouse; Demolition of agricultural buildings.
At land North of Westfield Road, Tockwith, York, North Yorkshire, YO26 7PY

Type of response: Objection

Date of Submission: 26th November 2019

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
info@cprenorthyorkshire.co.uk
www.cprenorthyorkshire.co.uk

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.

External planning consultant:



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

The North Yorkshire Branch of the Campaign to protect Rural England CIO operates with help of the planning wardens in the different local authority administrative districts reporting directly to the branch. 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 welcomes the further opportunity to comment on the above major application at land north of Westfield Road, Tockwith.

CPRENorthYorkshire previously commented on a proposal by the developer to construct 61 new dwellings and 1 agricultural conversion to a dwellinghouse at the application site in May of this year. CPRENorthYorkshire are disappointed that the applicant has chosen to amend the proposals for an even larger scheme despite numerous concerns having been made by members of the community, statutory consultees and this charity.

CPRENorthYorkshire, therefore, maintain their objection to the proposals in the current guise and ask that the Council consider both this letter and our previous response dated 24th May when determining this application.

CPRENorthYorkshire were disappointed that the applicant did not submit a planning statement with the amended plans identifying any ‘need’ for the additional dwellings at this location or addressing concerns that had been raised previously in policy terms.

Furthermore, the revised plans do not appear to have addressed concerns regarding heritage assets in the immediate vicinity of the site and the Conservation Area.

The applicant appears to be reliant on the fact that the site is identified in the emerging Local Plan for an approval and has not justified the design and layout of the proposals adequately. CPRENorthYorkshire believe that the proposals remain in conflict with the development brief set out in that document (as previously stated) and the Council’s Conservation Area Character Assessment.

CPRENorthYorkshire would wish to be kept informed with the progress of this application and reserve the right to submit additional comments should further information be submitted.