



Application No. 6.150.61.FUL  
Parish Council Comments



AH

**DEPARTMENT OF TECHNICAL SERVICES**

DCPARISH  
04/03355/FUL 6.150.61.FUL



Mrs J E Quinn  
Clerk To Wighill P C 150  
Chestnut House  
Main Street  
Wighill  
Tadcaster  
LS24 8BQ

HARROGATE BOROUGH COUNCIL DEPARTMENT OF TECHNICAL SERVICES	
DIVISION	
ACTION	
FILE REF	
RECORDED	- 3 AUG 2004
RECORD OF ACTION TAKEN	
FILED	

J P FITZGERALD FCIOB FRICS  
DIRECTOR OF TECHNICAL SERVICES

DEPARTMENT OF TECHNICAL SERVICES  
KNAPPING MOUNT, WEST GROVE ROAD  
HARROGATE HG1 2AE  
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Opening Hours: MON-THU 8.30-5.00 FRI 8.30-4.30

14 July 2004

CASE OFFICER: Mr A Hough

TEL: 01423 556563 FAX: 01423 556620

**PARISH COUNCIL NOTIFICATION - PLEASE RETURN NOT LATER THAN 4 August 2004**

APPLICATION TYPE: Full permission  
APPLICATION NO: 6.150.61.FUL 04/03355/FUL  
PROPOSAL: Erection of 2no. detached dwellings and formation of new vehicular access (site area 0.09 ha).  
LOCATION: Land At Grid Ref 447485/446861, Between 1 And 1A Church Lane Wighill Tadcaster North Yorkshire  
GRID REF: E 447485.000 N 446861.000  
APPLICANT: PJ Swale & A Johnson  
DECISION LEVEL: Area 2 DC Committee

Please **CIRCLE** A, B, C or D as appropriate. Write your comments overleaf and number each comment.

- A The Parish Council has no objections.
- B The Parish Council objects on the planning grounds set out overleaf.
- C** The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out overleaf.
- D The Parish Council supports the application.

I would also like to take this opportunity to draw your attention to our E-mail consultation response service at [ippu@harrogate.gov.uk](mailto:ippu@harrogate.gov.uk). By e-mailing responses you can ensure they get to us more quickly and save on paper and postage. If you would like to use this service, please contact Mr D Clothier, telephone 01423 556554.

Signed *James E Quinn* Date *2 August 2004*  
Clerk to the Parish Council

Do not send the views of individual Parish Councillors, either as a list of (possibly conflicting) points or as a batch of separate letters. The Parish Council must form a corporate view.



INVESTOR IN PEOPLE

**Millcroft House  
Wighill  
Near Tadcaster  
North Yorks.  
LS24 8BQ**

Your Ref DCParish – O4/03355/FUL 6.150.61.FUL

Department of Technical Services  
Harrogate Borough Council  
Knapping Mount  
West Grove Road  
HARROGATE HG1 2AE

2 August 2004

Dear Sirs

**Application Number O4/03355/FUL 6.150.61.FUL  
Land in Church Lane, Wighill**

I return herewith the Completed Parish Council Notification Form duly signed by Mrs Quinn, our Clerk.

Our Council has indicated that we have no objections to the scheme in principal but wishes to seek reassurance and safeguards.

Following a recent meeting of the Council, various points were raised by both Councillors and Villagers and I have been asked to put these to you with a request that this letter be given consideration when the Planning Decision is made.

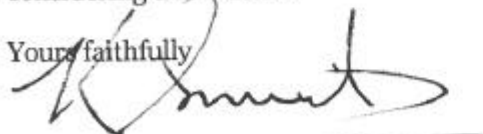
1. The line shown in Blue on the Site Plan is believed to be incorrect in that the footpath/access shown behind Nos. 1 & 3 Church Lane does not belong to the Applicants.
2. It has been reported that some or all of the trees shown on the 1 : 100 Site Plan are in the incorrect position. We are not aware whether these trees are subject to a TPO but neighbours on the opposite side of Church Lane are anxious that they remain with a view to shielding the new development. There should in any event be a condition that future owners of the houses will retain the trees.



3. It is considered that the size of two proposed houses is excessive for the proposed plot size. My own rough calculations would indicate that the site extends to less than 1/10 of a hectare and yet the houses are to have floor areas of 226 and 242 sq m. This actually means that over 25% of the site will be occupied by buildings and this is unacceptable. There seems no reason why the houses need to be so large on a site with a relatively narrow frontage.
4. The site for the two houses is clearly too small and leaves no space for any garaging. There seems no reason whatsoever why additional rear garden land should not be provided rather than the minimum distance of around 2m which is shown. The applicants own the Field at the rear and larger gardens for the houses would not be any problem. We are assured verbally by Mrs Johnson that she has no plans to apply for Planning Consent for Development of the field and the loss of additional land would be of no detriment.
5. Our principal concern is for the lack of Parking. On-Street Parking already takes place in Church Lane and at times there is insufficient space for existing vehicles. The plans as submitted show no garages and clearly leave insufficient space for garages to be built later. This would mean that all parking for the houses would be on the new drive and this is unsatisfactory. As these are 4-Bedroomed properties, it is safe to assume that they would be occupied by 2-car families. Any visitors would therefore need to park on the road and this would lead to a further increase in congestion.
6. Mr and Mrs Thomson at No.1 Church Lane have already written to you under separate cover. They have however asked me to point out that at times the drains in this area become blocked and any further increase in the volume of sewage could cause serious problems. The Parish Council has recently been in touch with the Yorkshire Water about sewage problems in the village and it must be ensured that the new Development would not aggravate the situation.
7. As an incidental matter, several neighbours complain about the state of the site as it is at present with overgrown hedges and dilapidated buildings at the rear. The Council would appreciate any help in this regard which you are able to offer.
8. The owner of 1a Church Lane has also requested that a high dust proof fence be erected around the site whilst the development is underway.

These seem to us to be the main concerns expressed at our meeting and we trust that the Planning Department and/or Committee will take account of them in considering this matter.

Yours faithfully



Keith Smith  
Chairman Wighill Parish Council





