

Mr N Horton
Clerk To Staveley And Copgrove PC
20 Low Field Lane
Staveley
HG5 9LB

Our ref: DCPARISH 6.70.146.FULMAJ
19/03787/FULMAJ

Your ref:
Date: 10 October 2019

PARISH COUNCIL NOTIFICATION - PLEASE RETURN NOT LATER THAN 27 NOVEMBER 2019

APPLICATION NO: 6.70.146.FULMAJ 19/03787/FULMAJ
PROPOSAL: Proposed residential development of 13 no. dwellings and associated works.
LOCATION: Land Comprising Field At 436677 462600 Main Street Staveley North Yorkshire
GRID REF: E 436677 N 462600
APPLICANT: Jack Lunn Properties Ltd
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXD960HYKJN00>

Please be aware that in a small minority of cases some documents will only be available 24 hours after the issue of this letter, therefore please do not formulate your response until you have been able to access all the information. .

If you require any further information or assistance about this particular application please contact the case officer whose name can be found on Public Access within 3 working days of this letter. Please email using the convention firstname.lastname@harrogate.gov.uk.

Please indicate A, B, C or D as appropriate and input and number any comments below.

A The Parish Council has no objections.

B The Parish Council objects on the planning grounds set out below:

C The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

D The Parish Council supports the application.

Date of Response 27th November 2019

There is no need to sign this consultation response

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.

Staveley and Copgrove Parish Council wishes to object to this planning application for the following reasons:

1. It was originally considered for housing development in the Harrogate Local Plan by Harrogate Borough Council, but it was decided "not to allocate" because of :
 - 1.1. Poor accessibility to Local services,
 - 1.2. Further negative environmental impacts arise from harm to a significant Heritage asset, which it is not possible to mitigate (the significant Heritage asset being the Staveley Conservation Area),
 - 1.3. Negative impact on local distinctiveness.
2. It is outside Staveley's designated village development plan limits. All other recent planning proposals for developments outside plan limits have been rejected by the Council.
3. It is opposed by the vast majority of Staveley villagers, as evidenced by the number of objection letters registered on the HBC planning website.
4. It will increase the risk of flooding in the Pinfold and Arkendale Road area of the village. It is known that the ground conditions in this area are not be suitable for soakaway drainage.
5. It will add further pressure to Staveley's existing mains drainage system which is already proven to be inadequate for the village's needs.
6. The entrance and exit to the site would be on a dangerous corner. The additional traffic generated from the site's new residents can only have a detrimental effect on villagers' daily

lives, as well as potential danger for children and road users, with noise, dirt, and HGV deliveries. As for parking, the village is already overstressed in this way.

7. The village has seen 53 new houses being built over the last 27 years. This is more than our fair share of local housing development. The proposal involves another 13 houses on a greenfield site close to the centre of the village, in addition to the latest development of 4 houses on a green field site on the Arkendale Road. Housing requirements are apportioned according to population in a district, so Staveley's share of Harrogate BC's needs should be one new house per year.

Thank you for your consideration of these points.
Staveley & Copgrove Parish Council