

Meeting of the Kirkbymoorside Town Council Planning Committee

Monday 16th September 2019

Planning application no. 19/00772/MOUT - Site off Swineherd Lane, Kirkbymoorside

Questions to the developer

1. The town plan has earmarked this site for the potential development in the future of thirty something houses and the proposed development is for forty five. Will this not lead to smaller plots and overcrowding?
2. The plans show a proportion of affordable homes on site and some of these will surely attract young people who may have young families. Space inside will be vital as will a reasonably sized garden. If these gardens are to be fenced then the effect is going to be claustrophobic. Surely a feeling of space as well as privacy is of paramount importance?
3. The following observations have been made from the development plan:

The parking spaces allocated to most if not all the houses gives the effect of several car parks!

There is only one small area of amenity land which is as far away as possible from most of the houses.

The design of 2 and 2.5 storey houses will be detrimental to the nearby development of 1 storey bungalows.
4. Does the developer plan to preserve the currently protected hedgerow to the east of the site and provide a landscape buffer to this eastern boundary as requested in the Ryedale Plan, and will this include a 3 metre wide wildlife corridor as recommended by their own consultants in their Ecological Appraisal?
5. How does the developer plan to raise the level of the roadway on the site to remain within the permitted maximum gradient and what effect will this have on neighbouring properties?
6. Has the developer enough collateral to complete the site given all the infrastructure problems that have to be addressed (flooding, sewage, roadway etc.) before it can even be started? This is especially pertinent in Kirkbymoorside where there is already an abandoned development site causing a serious eyesore and a real nuisance to the neighbours adjacent to this neglected area - we don't want a similar situation off Swineherd Lane.
7. The arrangements for excess water appear vague from the planning application, but there is a statement that water will ultimately be directed to the Kirby Mills/Keldholme area. Is the developer aware of the historic flooding events there? Have these been investigated? Has the impact of the proposed development been considered? Have the affected residents been informed and consulted with?
8. Why has the developer applied for considerably more houses than are stated in the Ryedale Plan?
9. Which houses do the developer intend to be 2.5 storey and how high will they be in metres?
10. Which houses do the developer intend to be 2 storey and how high will they be in metres?
11. What are the plans for street lighting, including the number, height and location of lamps?
12. What materials will be used for roofs and walls?
13. What will be the design/external appearance of the houses?
14. What is planned for each of the boundaries of the site?
15. Is the developer willing to pay the ransom strip cost to provide a pedestrian and cycle route from Duna Way, which would be infinitely safer than the proposed access from Swineherd Lane?
16. Is the developer willing to create a pedestrian access from the proposed development to the sports facilities to the south of the site?