

18.3.2016

Working for you

Johnson Brook Planning & Development
Consultants
Coronet House
Queen Street
Leeds
LS1 2TW

Our Ref: DCLETTER 6.124.31.PRE
16/00104/PRE
Your Ref: MTJ/JEH
Date: 14 March 2016

Dear Sir/Madam

APPLICATION TYPE: Pre Application Enquiry
APPLICATION NO: 6.124.31.PRE 16/00104/PRE
PROPOSAL: P.E.
LOCATION: Land Off Westfield Grove Tockwith York North Yorkshire YO26 7PY
APPLICANT: Johnson Brook Planning & Development Consultants

Further to your pre-planning enquiry the site and surrounding area has been inspected by a Planning Officer and it is considered acceptable in principle for a residential development being located within the development limits of Tockwith village. However there are a number of issues/constraints with the site that need to be considered to make any residential scheme acceptable.

With regards to the siting of the dwellings it is advised that the dwelling No.4 if two storey would not meet the separation distances outlined in the Councils Design Guide, with a requirement of 7.5m from first floor bedroom windows (see Appendix D) and would create overlooking of the neighbours private garden area. Perhaps if dwelling 4 was single storey only and orientated facing towards Westfield Grove a satisfactory relationship could be achieved.

It is advised that separation distances should be achieved in relation to the other 3 dwellings, but it is acknowledged that house 1 will improve the relationship with the existing neighbouring dwelling being moved off the joint boundary

In addition comments have been received from North Yorkshire County Highways expressing concerns about the proposed vehicular access stating:

'Currently the access is too narrow to facilitate the proposal, and would have to be widened to accommodate the passing of two vehicles. A suitable entrance and road way would have to be installed to the proposed development. A full size turning head to accommodate service vehicles/refuge wagons and delivery vehicles will need to be provided.

Visibility is acceptable at the proposed access however with a junction close by I would not wish for the access to be any closer to this junction. Due to the wall on the frontage it would also be worth having a footpath network inside the site, to avoid vehicle/pedestrian conflict.'

The site is located with the Tockwith Conservation Area boundary and the redesign of the access would affect the historic wall line to the front of the site along with its decorative pillars. It is therefore advised that you liaise with the Conservation Section of the Council on this matter to see if there is an appropriate design solution. It should also be noted that the neighbouring property 'The Lodge' is a Grade II Listed Building with a range of outbuildings along the joint boundary.

Furthermore the site has trees protected by a Tree Preservation Order on site and the Arboricultural Officer commented that the following details would be needed as part of any subsequent planning application:

'Prior to the submission of the planning application, the developer shall include the following details:-

- (a) A plan, to a scale and level of accuracy appropriate to the proposal, showing the position of every tree on the site or on land adjacent to the site (including any street or highway tree(s)) that could influence or be affected by the development, indicating which trees are to be removed:
- (b) In relation to every tree identified on the plan, a schedule listing:
 - (i) The information specified in paragraph 4.4.2.5 of BS 5837:2012 (Trees in Relation to Construction – Recommendations)
 - (ii) Any proposed pruning, felling or other tree related operation
- (c) In relation to every existing tree identified on the plans as to be retained, details of:
 - (i) Any proposed alterations to existing ground levels, and of the position of any proposed excavation that might affect the root protection area (RPA) (in accordance with clause 4.6 of BS5837)
 - (ii) All appropriate tree protection measures required before and during the course of development (in accordance with clause 7 of BS5837)
- (d) Areas of existing landscape, and/or areas of proposed new tree planting or woodlands, to be protected from construction operations and the method of protection
- (e) A detailed Arboricultural Impact Assessment (AIA) (clause 5.4) shall be submitted for approval and consider the following (the list is not exhaustive):
 - o Tree root protection (distances, engineering specifications)
 - o Changes in levels
 - o Changes in surfaces
 - o Installation and layout of services
 - o Demolition of existing buildings, surfaces
 - o Exposure due to tree removal
 - o Sunlight and shading
 - o Construction site access
 - o Construction site layout (offices, parking)
 - o Construction site materials storage
- (f) A detailed Arboricultural Method Statement (AMS) (clause 6.1) shall be submitted for approval. The AMS will outline how the retained trees can be afforded additional protection using alternative methods of construction or market available alternative techniques.
- (g) A detailed landscape scheme to include tree planting and the incorporation of underground systems to encourage successful tree growth while protecting services and footpaths/highways'.

You will appreciate that this is an expression of an Officers opinion only and is given without prejudice to any decision that the Council might take in the future on receipt of a formal application for planning permission.

if you require any further information or assistance, please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C Barwick', with a stylized flourish at the end.

Ms Claire Barwick
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