

NE/2100970/FUL New Dwelling House following the demolition of an existing structure at 31 Main Street.

The Parish Council and several residents who attended the meeting 12th July 2021 object to the development on the following grounds:

1. This is an application in a conservation area, within in the curtilage of a listed house, 31, Main Street. The permission is for a house that is nearly 6,500 square feet, the size of which will out scale and overpower any of the listed properties surrounding it, by minimum, twice the size.

2. The Design & Access Statement is peppered with inaccuracies which questions the integrity and accuracy of the entire submission. 4.0 Access and Transport – there are no local functioning bus stops, nor a local school, convenience store or any public amenities except a pub. This is Woodnewton NOT Ashton this thread of inaccuracy continues in the more recently submitted (7th July) Sustainability Assessment Q3.4 – there is no public transport so unsure why they state, easy access.

3. The Design & Access Statement 3.04 Appearance of Development states construction is random cut stone and anthracite grey cladding to the external walls with the roof to be grey slate tile, grey aluminium windows and doors. This design is not sympathetic to the surrounding properties within the conservation area and would be completely obtrusive when one considers the design coupled with the huge scale. The ‘street scene’ so important in a conservation area would, be truly blighted.

4. The Council noted this development was at the narrowest part of Main Street which already has problems with the property opposite 31 Main Street having had its wall adjacent to the road knocked down on several occasions. The application suggests car parking for eight vehicles across the 31 Main Street site, a 4-bed property, another house and a further 5-bed property being applied for. This will place a lot of pressure within the development as this is three large family homes, and it is unsafe to park on the road in this area and it will be one narrow shared access.

5. The permission requested is to replace an existing structure (which was granted retrospective planning permission) by something that is not comparable as it is so much bigger – consumes virtually the whole width of the plot and does not sit comfortably on the plot size. It will dwarf Stable

Barn and other properties down Granary Lane imposing upon them, reducing their privacy and potentially their right to light due to the height of the roof line. It was also noted that the foundations are so close to the old stone wall which could be problematic - the wall is not owned by this development and is an original wall from an old pan tiled agricultural building with shallow foundations which could be undermined by the foundations of this development so close.

6. From both location plans submitted 25/06 and 06/07 it is questionable if this development is contained within the building line which is level with the southerly aspect of Stable Barn. On both plans the site goes beyond this point in the direction down to the brook. Building in Woodnewton has never been permitted below this line. The precedent has been set refusing applications that have tried to breach this as the wildlife and nature of the green belt to the brook has to be protected.

7. The Council noted no desire to consult via a pre application with the Council Officers or consultation with themselves as stated in the Design & Access Statement.

The Council would like to re-iterate they are keen for this site to be developed hence why the previous planning permission which was more acceptable to the area was not objected to.