

From: Clerk, Escrick Parish Council

Sent: 08 February 2019 12:15

To: Planning Control <Planning.Control@northyorks.gov.uk>

Subject: NY/2018/0229/73 - The Old Brick And Tile Works, Riccall Road, Escrick, YO19 6ED

Attn: Amy Taylor.

Dear Amy,

I am writing on behalf of Escrick Parish Council.

Escrick Parish Council objects to the proposed application.

The original planning approval for the site was granted as a package, including the restoration works. We believe that this was appropriate for the scheme and that the original approved planning measures should be completed in full without any further amendment.

Impact on visual amenity:

The proposed variations to the plans will significantly increase the height of the restored area and will have a negative impact on the visual amenity of the area from various directions.

The current permission would see the site restored to around 8.5m above datum. The revised proposals take this to 17m at the highest point, with much around 12m – 15m.

There is no valid justification for the additional height proposed which is out of character in this flat area in the Vale Of York around Selby. The additional height beyond that already approved is excessive and should be rejected.

Impact on restoration timescales:

We understand at current operational levels the site has approximately 2 years before it will be completed and restored.

The proposed application would extend these operations by circa a further 8 years, delaying the agreed restoration to around 10 years time.

This would be a material delay for the promised restoration to be implemented and a significant impact on the length of time that residents will endure the disruption of infilling (highways etc) and environmental impact of the site's non restoration, as promised as part of the planning permission package of approved works.

Impact on highways:

The majority of lorries deliver to the site route via the A19 through Escrick, contributing to road safety concerns in the village and causing noise and vibration for residents along the A19. Residents have long-standing concerns regarding the safety of the right turn

arrangements off the A19 to access the site, which have previously been raised with Area 7 highways. The extension of time proposed would extend the period of these issues.

This impact will be further compounded if the proposed application by Plasmor for new clay extraction on an adjacent site together with associated in-fill is also approved.

No exceptional circumstances:

There are no exceptional circumstances cited to justify the additional infill activity at this site, which would result in a far higher landmass out of character with the surrounding area and delay the agreed restoration by around a further 8 years. The 'stated reason' is to make the mountain bike centre a more challenging course and more desirable to mountain bikers. The approved scheme is for a BMX site and their requirements were known when the original scheme was designed. The revised proposals should be rejected for these reasons.

Regards,

Helen Guest

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Helen Guest
Clerk/RFO
Escrick Parish Council