

RIMINGTON & MIDDOP

PARISH COUNCIL

Planning Application 3/2014/0208

Development adjacent to the Old Manor House

Dear Mr Macholc

27/03/2014

The Parish Council wish to register an objection to the above application as follows:-

They have no objection to the plans for the proposed dwelling but are very concerned over the access which is being proposed. To explain the grounds for their concern it is necessary to take you back through the recent developments on the nearby sites.

When Manor House Farm functioned in its own right, an application was submitted and approved for the construction of a dwelling for an "agricultural worker", actually the son of the farmer. Shortly afterwards the farmer sold up and the son went to Canada. The dwelling was sold along with the farm and in the sale a restrictive covenant was placed on the farm track adjacent to the Old manor house limiting the use of this track to the residents now in the former farm workers dwelling and the Old Manor House. Thus when an application was submitted to convert an adjacent derelict barn into two dwellings this covenant insured that the access to this later development had to be by the track, which opens onto the road opposite Halsteads farm. As planners you would probably have required/preferred this condition anyway. Thus, when the application for outline planning on the current site was approved access to all four of the proposed properties was to be by an extension of this Halsteads track. The Parish council had no objection to this outline application

What the application 0208 envisages is access to and from the single large house, now planned for the two most southerly sites, directly onto the Manor House Lane regardless of its restrictive covenant. Actually, it is also an unsafe exit onto the road by virtue of the high hedge and wall to the right, which form the boundary of the Old Manor House garden at the junction, and the blind corner to the left. .

The Parish Council have no objection to the property but they are totally opposed to the use of the Old Manor House track in this way. If the applicant is prepared to have his access via the Halsteads Track as do the restored barns and as was proposed on the outline permission then the P C has no further objection to the development

On a related issue, the Parish Council is concerned that all recent developments in Rimington and Middop have been for large detached houses. This has inevitably meant that the owners have been of more mature years, with interests and careers outside the Parish with the result that activities within the Parish are finding ever harder to continue. The closure of the Pub could be seen a symptom of this trend. The Parish is becoming a high-class dormitory settlement and the P C look to you to attempt to redress this immolating trend.

Yours Sincerely

David King

Clerk to the Council