

High Laithe
Wigglesworth Road
Tossie
Skipton
BD23 4SX

Planning Application No: 3/2020/0955

29th November 2020

Dear Ben Taylor

I write to you in reply to Mr Phil Durnell's and Mr Michael Doran's from Lancashire County Councils Highways Department letter dated 27th November 2020 and the points raised in the order they appear in the letter:

“Access arrangements are to be taken from an unmade length of access track providing access to adjacent agricultural pasture. It should be emphasised that the access track lies beyond the limits of the adjacent adopted highway – managed and maintained by a third party and shown via a submitted location plan to lie outside of the control of the applicant and designated by a blue boundary line.”

This is not the case, we are not planning on gaining access across this track but across what is currently the neighbours garden The Owls. As you will see from a closer inspection on both the Proposed plan and existing plan The Owls boundary extends to the grass verge along the B6478.

“The submission of a proposed schematic plan indicates construction of an area of hard standing with parking provision for two vehicles. There would appear to be little if any provision for the turning of vehicles within curtilage there by facilitating access / egress from the site using a vehicles forward gear.”

Taking Mr Doran's comments on board we suggest an amendment to the proposed plan to allow for a turning head area of approximately 8m x 10m to be added (area A). Please see “Proposed Plan 2.0 “. This would allow ample provision to turn two vehicles with the curtilage.

“The application site already has significant established access and parking provision. Under the circumstances, if it was felt a need to increase parking opportunities with the application site – further thought to be given to improved use of the same”

We are not looking to increase parking provision for High Laithe (current parking is for 2 cars and proposed plan is for 2 cars). But what we are seeking to do is improve the access for parking for High Laithe and remove the inconvenient provision (for both The Owls and High Laithe) that exists at the moment. With High Laithe having to drive across the back of The Owls property.

“Applicant to confirm the reason for creation of a secondary point of access.”

High Laithe and The Owls original planning application back in 2006 was for the creation of two holiday lets, and this was the purpose for how the owner at the time (Mr John Hartley) developed the site. The parking and access across the rear of The Owls for High Laithe was deemed appropriate at the time by Mr J Hartley for the purpose of holiday lets. Subsequently both The Owl and High Laithe have changed from holiday lets into permanent residences. As such the existing access arrangements are no longer appropriate.

Although we have a good relationship with our neighbours Mr & Mrs Lloyd at The Owls it is inconvenient for them and for us to have to gain access across the rear of their property. This involves stopping to open and close x2 gates in both entering and exiting the current parking area at High Laithe. Also Mr & Mrs Lloyd have a dog which needs to be secured before either gate is opened and this is obviously a frustrating process to undertake for us entering / leaving our home! Also because our access is behind The Owl property many visitors find us at High Laithe very difficult to find as they assume the whole property is The Owls. Although Mr & Mrs Lloyd have parking for 2 vehicles, if they have a visitor there is on occasion another vehicle on their drive, at which times it is not possible for us to gain access to our parking at High Laithe without asking the owner of the vehicles next door to move so we can leave / gain access to/from High Laithe. All in all a frustrating arrangement for everyone concerned.

Our proposal removes all of these issues / concerns and gives High Laithe its own independent access. The benefit to both households will be significant (as can be seen by the fact that Mr & Mrs Lloyd are prepared to give up a significant part of their frontage to allow us access across it to High Laithe).

Other benefits of this proposed development will be for High Laithe then being able to remove the hard standing at the rear of High Laithe and cultivate as a garden area. Also the front door at High Laithe will then be available to be used to access the property from the new parking area created, whereas currently the property is principally entered by the back door.

“Limiting the number of access points onto a highway restricts the number of points where vehicular conflict can occur.”

Yes, I agree. However we will, in providing this new independent access point for High Laithe reduce the risk on multiple vehicles using the same current access point for The Owls, High Laithe and Brock Thorn Barn (which is currently under construction). At times as indicated above if there are other vehicles (other than the residents own x2 vehicles) using the joint access becomes overly congested and vehicles have to reverse onto the road to allow for other vehicles to access / leave. Having our own access with the amended turning provision within our curtilage will allow High Laithe to always exit onto the road in a forward gear. It will also improve our line of site, particularly in a southerly direction.

I hope this answers the points raised in Mr Durnell's and Mr Doran's letter and would be happy to answer any other queries.

Yours sincerely

Julian Valentine