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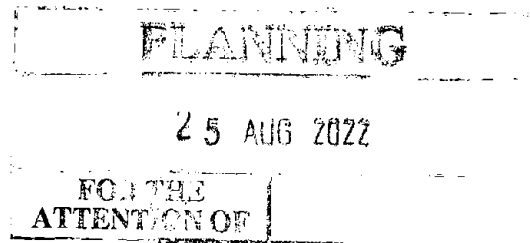
CHIPPING PARISH COUNCIL

PLANNING APPLICATION 3/2022/0568

LAND TO REAR OF MALT KILN HOUSE

MALT KILN BROW

CHIPPING PR3 2GP



- 1 THIS SITE WAS ORIGINALLY GIVEN OUTLINE CONSENT AS PART OF THE WHOLE H.J.BERRY SITE DEVELOPMENT 3/2014/0183 WHICH WAS REFUSED BY R.V.B.C. BUT GRANTED ON APPEAL TO PLANNING INSPECTORATE.
THE DEVELOPER CLAIMED HE WAS GOING TO TURN THE FORMER MILL BUILDING AND FACTORY SITE INTO A HOTEL/ SPA COMPLEX, BRING NEW EMPLOYMENT TO THE VILLAGE AND EXTRA FOOTFALL TO EXISTING BUSINESSES IN CHIPPING.
THE DEVELOPERS HAVE COMPLETED AND SOLD 39 PROPERTIES ON FELLSIDE, NOW MILLSWAY AND WOLFS FELL CLOSE, AFTER RELOCATING THE CRICKET PITCH.
THE DEVELOPERS HAVE CARRIED OUT EXTENSIVE RENOVATIONS TO THE MILL BUILDING AND CLEARED THE OLD FACTORY BUILDINGS. THESE CONDITIONS WERE SET OUT WHEN PLANNING PERMISSION WAS GRANTED.
HOWEVER THE MILL BUILDING AND FACTORY SITE HAVE NOT BEEN DEVELOPED AND NONE OF THE PROMISED BENEFITS HAVE MATERIALISED.
THE DEVELOPERS GOT AGREEMENT TO REDUCE THE NUMBER OF AFFORDABLE PROPERTIES ON SITE AS THEY CLAIMED THEY NEEDED THE ADDITIONAL REVENUE FROM THE MARKET VALUE HOMES TO COMPLETE THEIR MILL/FACTORY PLANS.
THERE AS CONSIDERABLE OPPOSITION TO THE PLANS TO DEVELOPE THE CRICKET FIELD, BUT THE PLANNING INSPECTORATE GAVE CONSENT , LARGELY BECAUSE IT WAS HOPED IT WOULD FACILITATE THE DEVELOPMENT OF A BROWN FIELD SITE.
THIS HAS NOT HAPPENED...

CHIPPING IS DESIGNATED AS A TIER 2 VILLAGE IN R.V.B.C .CORE STRATEGY , MEANING THAT DEVELOPMENT WOULD ONLY BE ALLOWED FOR A DEMONSTRATED HOUSING NEED OR DEVELOPMENT OF A BROWN FIELD SITE

THERE IS AN ARGUMENT THAT DESPITE FULL PLANNING PERMISSION FOR RESERVED MATTERS 3/2019/0132 BEING GRANTED FOR THIS SITE IN JUNE 2019 , IT SHOULD NOW BE RESCINDED AND THIS APPLICATION REFUSED, AS THE BASIS FOR THE CONSENT BEING GRANTED IN THE FIRST PLACE HAS NOT BEEN FULLFILLED.

2 THE CURRENT APPLICATION 3/2022/0568 IS FOR 4, 5 BEDROOM , CEDAR CLAD "CHALET" STYLE ECO HOMES ON THIS VERY PROMINENT POSITION .THESE ARE NOT IN KEEPING WITH ANY OTHER PROPERTIES IN THE VILLAGE , VERY DIFFERENT FROM NEARBY STONE PROPERTIES AT OLD HIVE., NEITHER DO THEY COMPLIMENT THE MODERN FELLSIDE DEVELOPMENT , WHICH IS A MIX OF BRICK AND RENDER.

3 THIS APPLICATION SHOWS A NEW VEHICULAR ACCESS TO THE SITE OPPOSITE THE ENTRANCE TO FELLSIDE--- THIS IS A MAJOR CHANGE TO THE PREVIOUSLY AGREED PLAN ,3/2014/0183 BUT LITTLE JUSTIFICATION FOR THIS IS GIVEN IN THE ASSOCIATED APPLICATION DOCUMENTATION.

4 THE TRAFFIC MANAGEMENT PLAN STILL SHOWS ACCESS TO THE SITE BY CONSTRUCTION TRAFFIC FROM A NEW ENTRANCE NEXT TO MALT KILN HOUSE AND EXITED BY THE NEW ACCESS OPPOSITE FELLSIDE. THE PROPOSED CONSTRUCTION ACCESS ROUTE LOOKS HIGHLY IMPRACTICABLE .THE FEAR IS THAT THE NEW ACCESS OPPOSITE FELLSIDE WILL BE BUILT AND ALL CONSTRUCTION TRAFFIC WILL ENTER THE SITE THAT WAY.

IF THIS PROPOSED CONSTRUCTION TRAFFIC ROUTE IS BUILT THERE IS CONCERN THAT THE STEEPNESS OF THE DROP TOWARD CHIPPING BROOK WILL LEAD TO LAND DEFORMATION AND DISRUPTION OF THE WATER COURSE.

5 THE DESIGN AND ACCESS STATEMENT STATES THAT THE ECO HOMES WILL HAVE SOLAR PANELS , BUT ALSO SAYS THEY WILL HAVE SEDUM ROOFS.---- THE PLANS ARE NOT CLEAR WHICH SECTIONS ARE SEDUM AND WHICH ARE SOLAR. PANELS.

IT IS NOTED THAT THE ROOF SECTIONS ARE ALIGNED EAST /WEST NOT IDEAL FOR SOLAR PANELS WHICH PERFORM BEST WHEN POINTING SOUTH. IT IS SUSPECTED THAT SOLAR PANELS WOULD BE REQUIRED ON BOTH THE EAST AND THE WEST ROOF SECTIONS TO GENERATE ENOUGH SOLAR ENERGY

6 THE SITE LAYOUT SHOWS CAR PARKING AT THE FRONT OF PROPERTIES .IT IS LIKELY THAT THE VIEW FROM CHURCH RAIKE WILL BE PREDOMINANTLY OF CARS PARKED IN FRONT OF THE PROPERTIES.

7 THE PROPOSED TREE PROTECTION AND TREE CONSTRAINTS PLANS SHOW A NUMBER OF TREES BEING FELLED AND HEDGE ROWS LOST. THIS IS A CONCERN THAT NEEDS CLOSE SCRUTINY FROM R.V.B.C. COUNTRY SIDE OFFICERS.

IT IS NOTED THAT DEVELOPMENT WORKS AT FELLSIDE REMOVED MATURE HEDGEROWS WHICH WERE SUPPOSED TO BE RETAINED WHICH RESULTED IN A REPLANTED HEDGE THAT WILL TAKE MANY YEARS TO GROW BACK.

8 THIS APPLICATION REQUIRES A FULL CONSTRUCTION MANAGEMENT PLAN TO ENSURE THE SAFETY OF LOCAL RESIDENTS AND TO MINIMISE DISRUPTION BY CONSTRUCTION TRAFFIC ALONG THE VERY NARROW PINCH POINTS AT WINDY STREET AND CHURCH RAIKE.

THIS MANAGEMENT PLAN THEN NEEDS TO BE ACTIVELY MANAGED BY R.V.B.C. TO ENSURE THAT IT IS ADHERED TO.

9 IT SHOULD BE NOTED THAT THE RIDGE HEIGHTS MAY BE LOWER WITH THIS PROPOSAL COMPARED WITH THE PREVIOUSLY APPROVED PLANS BUT THERE IS NOT A LIKE FOR LIKE SECTIONAL DRAWING.

THE SIZE OF THESE PROPERTIES AND INDEED THOSE BUILT ON FELLSIDE , WILL NOT DO ANYTHING TO ENABLE YOUNG LOCAL FAMILIES TO GET ON OR MOVE UP THE PROPERTY LADDER

BARBARA GREEN R.F.O. CLERK CHIPPING PARISH COUNCIL

