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Planning Enquiries

From: David Martin [REDACTED]
Sent: 15 October 2012 14:56
To: Planning Enquiries
Subject: Planning application No.N122497/F Attn: Mr. A. Banks

We refer to the land at Green Lane Cottage, Green Lane, Yarpole and the demolition of the existing cottage and erection of five two storey houses. Whilst we have no objection to the land being used for new homes we would like the council to consider the following points.

1. Access immediately opposite Croft Crescent would not be a good idea as traffic would be turning into Green Lane from opposite directions. The number of properties proposed and the fact they are three bedroomed makes them family homes with two or more cars per dwelling being a strong possibility. The green on the corner of Croft Crescent is where the school bus stops to pick up and drop off school children. This in itself sometimes causes a bit of a hold up and with too many extra vehicles waiting to turn into Green Lane this could be a safety issue. Delivery lorries for oil and LPG turning in and out are also a consideration to be taken into account together with Refuse Collection vehicles. Green Lane is also well used by tractors and potato lorries. Access for emergency services are another consideration.

2. Yarpole already has a problem with drainage and flooding and whilst Welsh Water are aware the main drainage pipe is not adequate they state they cannot afford to replace it or renew the pumping station at Eye. We therefore believe any new dwellings in Yarpole should have septic tank drainage only.

3. We also would be reluctant to see roadside picket fencing as this would not be in keeping with the village environment and although we appreciate visibility must be a priority surely new hedging at the access point could be splayed back inwards to allow for visibility.

4. In view of all of the above we consider three dwellings would be a more suitable number for the site.

From. D & J Martin, Rosehill Cottage, Green Lane, Yarpole, HR6 0BG.