



Mrs R Jordan-Jackson
Parish Clerk/Treasurer
Larkwhistle, 8 Northdale Park
Swanland,
East Riding of Yorkshire HU14 3RH
Tel: 01482 632573
Email: clerk@swanlandparish.org

SWPC /MH
East Riding of Yorkshire Council
Planning and Development
County Hall
Beverley
HU17 9BA

8th March 2017

Dear Sirs

Response to Planning Application 17/00151/PLF | Erection of a building consisting of 36 retirement apartments and 13 dwellings (including 4 affordable dwellings) with associated access, parking, open space, landscaping, substation and bin store White Lodge Tranby Lane Swanland East Riding Of Yorkshire HU14 3NE

Swanland Parish Council objects to the development of the retirement village at White Lodge for the following reason:

The height and massing of the apartment blocks will have a detrimental effect on the street scene on Tranby Lane and on the neighbouring properties in On Hill and Tranby Lane. The apartment blocks are out of keeping with the appearance of the surrounding properties in this part of Swanland and contrary to Policy ENV1 of the East Riding Local Plan. The height should be reduced to Two Storeys in order to overcome these problems. However, if the Planning Authority is minded to approve the application the Parish Council would wish to see the following conditions imposed on any development:

1. The PC is asking for a Section 106 agreement to be signed between the developer and ERYC to take over the ownership and maintenance of the open space which should be kept free of obstructions and planting so that it can be used for village events.
2. Any trees which are subject to a TPO and which are removed must be replaced by a suitable species and a new TPO imposed.
3. A hedge along the Tranby Lane boundary must be retained as it is essential to the maintenance of the appearance of the street scene. The Parish Council has a policy of promoting the planting of green boundary treatments and so there should be planting behind the Pier and Railings boundary on the eastern side of the access road and also around the railings for the car parking for plots 47-50.
4. The rendered wall along the boundary of the James Reckitt Hall access road should be removed and replaced with railings which are left open by removing the hedging and trees 12-18 behind, to open up the views into the public space.
5. The curved wall access to the open space by the Christ Church should be reduced in height to conform to "Secure by Design" principles. This would remove large blank walls which could attract graffiti and for pedestrians to be able to see beyond the entry point at night for their feeling of safety and for protection from cyclists. The Parish Council does not believe that this wall is part of the curtilage of the Christ Church as the wall along the side of the church is of a different brick and is an older structure.

6. The wall on the boundary of plot 40 should be replaced by tall railings or railings & piers with planting behind. The wall will be very dominant in the street scene on the approach to the northern end of the site.
7. There is a loss of tree cover along the eastern boundary particularly in front of the three storey block. Tree planting is required where there is a large gap in cover to prevent overlooking into neighbouring gardens.
8. The Parish Council proposes that the row of trees 3-11 along the northern boundary with the church should be thinned and crown reduced.
9. The trees 2 & 20 should have work done on them to preserve them in the long term for the benefit of the open space.
10. Replacement planting is required along the eastern boundary of plots 42-46
11. The orientation of the house on plot 40 should be changed to create space to preserve one or more of this group of trees in that corner of the site.
12. The apartment blocks have balconies that overlook directly in to the rear gardens of a number of properties in On Hill. Those facing east should be removed and the remaining ones have obscure glass on the east side elevations to prevent overlooking.
14. Apartment 30 is at third floor level and has a balcony looking directly into the garden of the neighbour in On Hill. As a minimum this balcony should be removed. Apartments 27, 28 & 31 and those below have balconies where the side panels should be obscure glazed to prevent overlooking into the neighbouring properties in On Hill.
15. Tranby Lane is extremely congested all day when the school is in session and particularly during arrival and departure of the children. It is essential that a full traffic survey is carried out so that the full effect of all the development in the village can be taken into account in determining the mitigation measures required to alleviate the problems cause by the presence of the school entrance so close to the entry point to the site. Staff and visitors park in a continuous line on both sides of Tranby Lane forming a long tunnel that causes obstruction as soon as a vehicle enters at either end. Double Yellow Lines are essential on the southern side of Tranby Lane from Kemp Road to Humber View opposite the lay by so that traffic measures are in place to enable the traffic to enter and leave the site safely. Visibility splays must take into account the reduction of sight lines due to the continuous parking in this part of the road.
16. Houses visible from across the pond on the northern end of the site should have slate coloured roof tiles or slates to match the roof colour of the Village Hall and Christ Church.
17. There should be a condition that all contractors' vehicles must be parked on site and wheel washing is installed to prevent soil being carried off site onto Tranby Lane.

Swanland Parish Council hope that you will their comments into consideration when assessing this application.

Yours faithfully

Rosemary Jordan-Jackson

Clerk to the Parish of Swanland

For and on behalf of Swanland Parish Council