

NOTES ON PLANNING CONSULTATION HELD WITH AVISON YOUNG
RESIDENTIAL DEVELOPMENT LAND OFF BYNG ROAD
9TH JUNE 2021 AT 6.30 PM

Chair: Cllr Charlene Thirlwell

Cllrs: Miles Burnham, Angela Dale, Michelle Dunning, Kevin Foster, Helen Grant, Colin Lyne, Colin Mincher

Aologies: Cllr Jag Sharma

Clerk & Deputy Clerk: Philippa Graves & Angela Pickersgill

Presentation given by Amy Young, Senior Planner, and Matt Verlander, Director, Avison Young, Newcastle office.

Main points:

- 24 acres of land running either side of beck from the back of Albermarle Drive around to St Johns church, Hipswell. Locally owned land and owners keen to leave a good legacy of quality build, contemporary design with high environmental standards.
- Outline planning permission will be sought for no more than 100 houses. Avison is looking to set a framework for developers to follow, they are not developers themselves.
- Natural features will be maintained and enhanced, all woodlands and hedges will be maintained, wildflower meadow planned. As the stream is subject to flooding there will only be approx. 6 houses in the low lying area with the majority further east on the higher land.
- Family friendly site to incorporate natural woodland walks and children trails.
- One entrance off Byng Road dictated by Highways and natural topography.
- Pedestrian/cyclist access plus emergency vehicles at St Johns church lane.
- Had good pre-application discussions with RDC including Cllrs Dale and Grant.

Councillor comments:

Pleased to see a low density on a greenfield site with natural features maintained.

Entrance concerns – school children walking past 4 times a day with narrow pavements and busy road (Byng Road).

Future maintenance must be properly managed and not left to residents or as a burden to the community. A community gain for Hipswell would be additional parking in the St Johns area for immediate residents and those using the church and cemetery. *Matt Verlander confirmed there would be legal agreement for owners and developers with regard to maintenance of overall site for the future.*

Bungalows included in the scheme? Must be green policies not just feel green.

Points already made by RDC had been incorporated which was pleasing. Self build was an exciting idea and not been used in Richmondshire to date. Contemporary design was also key for high quality supporting the green ideals.

The key point was parking in the St Johns area since it would be difficult to get emergency vehicles through there at present because of the over parking at the site. *Matt Verlander would look at this aspect.*

Overall, councillors were pleased to see the outline plan and hear about the quality of house build together with the use of this unique piece of land.

Had Avison Young consulted Hipswell Parish Council. Matt responded that he had not been able to find a contact for the clerk. Colburn clerk to send contact details of Avison to Cllr Foster who was a Hipswell Parish Councillor in order to set up a meeting.

Meeting ended 7.35 pm