



September 2019 Edition Newsletter

[View this email in your browser](#)

LOCAL PLAN RESPONSE – Major Modifications

We would like to ask – again – for your fantastic support. If you have not already done so, please ensure your comments are made and uploaded onto the portal and before the absolute deadline of **Friday, 20th September 2019**. We need your support which could well make a difference between success and failure in our work and attempts to protect (**Site PN18**) the beautiful Crimple Valley from industrial development.

Remember, your comments must relate to the changes (the modifications) and not just repeat what you may have stated before. The following reasons are a précis of the comments the parish council will use in their formal response. Please use these as a guide for your inputs but don't just copy them verbatim. **The help guide on how to comment that we issued several weeks ago follows on at the bottom of this newsletter.**

The Inspector has written, in his letter to HBC:

“Site PN19 is extensive. It is, in my view, markedly at odds with the size of Pannal and would be likely to result in a disproportionate addition to the village. It would advance the edge of Pannal to such an extent that, to all intents and purposes, the village would coalesce with Harrogate. There would likely be acknowledged harm to the special landscape area and to heritage assets”.

This applies equally to PN18

- PN18 is further from the edge of Pannal. This emphasises its character as an isolated development in the Special Landscape Area between the village and Harrogate
- PN18 is closer to the Grade II* listed Crimple Viaduct and, unlike, PN19 would impinge on the view of the viaduct when seen from the A61
- The allocation proposed would reduce the effectiveness of the SLA in preventing the perception of coalescence of Harrogate and Pannal.
- The reduction in harm resulting from the deletion of PN19 would be significantly limited because PN18 would by itself devalue the integrity of the Special Landscape Area, the setting of the listed viaduct and the visually and psychologically important gap between Pannal and Harrogate.
- The plan, even as modified is self-contradictory in the sense that the development would destroy the features the Special Landscape policy is designed to protect.
- HBC say that they have secured £200,000 from the Leeds City Region Business Rated Pool to help master plan and deliver the council owned sites within the Local Plan. This is a practical reason for their wishing to continue with the site's allocation, as is their ownership of it. However, neither are matters that should play a part in determining allocations. The planning merits of a proposal are independent of ownership or the financial interests of landowners, whether they be private or public.
- The Council's traffic model identifies the M&S (Leeds Road/Hookstone Road) junction as the only one which cannot accommodate the additional predicted traffic. The allocation of PN18 is identified as the main reason for this failure.
- Despite removing allocation PN19, there would still be a major intrusion into the Special Landscape Area as a result of PN18 and would still be harm to the setting of the listed viaduct and the visual and psychological separation between Pannal and Harrogate.

- With or without site PN18, the new plan allocates more than enough employment land to account for the Council's employment calculations.

PLANNING

A lot has been happening with various planning applications being submitted/resubmitted in an effort to beat the final sign-off for the local plan. An appeal has been made against the refusal of the Planning in Principle application for houses and a car park by the Methodist church on Spring Lane farm. This has been termed a windfall site by the developer but still remains part of a larger application for around 50 houses on PN17!

The former Dunlopillo office block is also the subject of an appeal for change of use into apartments, which goes against the original planning permission for office space. There's more instant payback from housing, so that's why they're fighting the initial rejection by HBC.

The land at the bottom of Almsford bank - although not in our parish - has also come back into the frame with an application for 35 houses. There's another one for an unspecified number of houses between Daw Cross and the back of the "Hazels".

Now there is a more than adequate supply of land for housing in Harrogate, one wonders why all these applications keep coming. The answer would appear to be simple – profit at any expense.

There have been several comments of late about the proposed changes at the petrol station / suit hire premises on Leeds Road. At the time of the planning application, there were no formally received adverse comments from anyone, so the plans went through. The key to those green planning notices is that if you don't like the proposal, then make your comment immediately; don't wait for the deadline – that's the absolute last day for comments and if none have been made when the parish council considers the application, then it's quite likely it will be passed, unless planning criteria are not met.

HEDGES AND FOOTPATHS

Thank you – to those homeowners – for your excellent response to requests to trim your fences back to avoid obstruction of footpaths. Most people reacted immediately by cutting back within days but some seem to think one can allow bushes to grow with impunity and the free passage of prams, mobility scooters and the like is just a nuisance. We have received messages of thanks for our actions, including clearance of footpaths, some of which haven't been dealt with by either the owners of the land or NYCC Highways. It isn't really our responsibility at parish council level but we consider the safety of our residents to be the overriding priority.

CONGESTION SURVEY

There has been a lot of misquoting regarding the latest announcements by NYCC of an investigation into help for traffic problems on the western side of Harrogate. The parish council reflected the wishes of parishioners in asking for improvements to infrastructure to alleviate the worsening congestion on our side of town. Some have misconstrued this to mean a resurrection of the western bypass. That is not the case. We have asked NYCC that the parish council be involved during the early stages of discussions on any solutions rather than just in details after their executive has made a decision. Past history with NYCC doesn't bode well for this but after our meeting with the head of the highways team, we hope his commitment to include us will be upheld.

ONGOING ISSUES

We haven't given up the fight regarding the wish of parishioners to have speed indicator devices (SIDs) rather than vehicle activated signs (VAS). NYCC trot out the same old excuses and platitudes but we would rather have a safe parish than wait for a death before anything is implemented by them. We are striving to find a way past their smokescreen. The explanation received from NYCC highways on parking restrictions for Crimple Meadows was also wholly unsatisfactory and will be challenged yet again.

WORLD CLEAN-UP DAY

Let's get Pannal and Burn Bridge spick and span again on Saturday, 21st September starting at 10am at Saint Robert's church by collecting as much rubbish as we can from pavements and hedgerows and anywhere else afflicted with the blight of litter and dog excrement. If you're not involved with the UCI championships, then please help us out on what should be relatively quiet roads. Bags and picker-sticks will be provided. HBC have used the UCI as an excuse not to collect the rubbish on the Monday after the clear-up, so it looks as if we'll have to transport bags to the tip ourselves. Some help would be great please.

For reference, the most recent newsletter is always posted on the Village Notice Board (at the Village Hall) and all newsletters are posted on the website here: <http://www.pannalandburnbridge-pc.gov.uk/Documents.aspx>

Also, if you use Facebook, please join our group where you'll get any breaking news more quickly than through these periodic newsletters:

<https://www.facebook.com/Pannal-and-Burn-Bridge-Parish-Council-1655335551445518/>

Best wishes

Howard West, Chairman, howard.west@pannalandburnbridge-pc.gov.uk

and Dave Oswin, Deputy Chairman, and Councillors Cathy Burrell, Ian Birchall, Steve Cobb, Harvey Alexander and Ryan Dall

How to register your objections:

(HELP SHEET) HARROGATE DISTRICT LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

Following the submission of the new Harrogate District Local Plan for examination in August last year and communication from the Government Inspector following the hearings that he held earlier this year, Harrogate Borough Council have made changes to the plan. These have been published for consultation within a 'Schedule of Main Modifications'. The responses to this consultation will be considered by the Planning Inspector as part of the ongoing examination process.

As far as the modifications relate to Pannal, the main changes are the removal of the PN17 (Spring Lane) and PN19 (Leeds Road) housing allocations from the plan and the reduction in site area and floor area for the PN18 (Leeds Road) employment allocation. A large employment allocation does however remain on Leeds Road.

The relevant documents and forms for the consultation are available from locations including:

- The Council's consultation portal at <https://consult.harrogate.gov.uk>
- Civic Centre, St Luke's Mount, Harrogate, HG1 2AE. Opening hours 8.30am to 5.00pm Monday to Thursdays and 8.30am to 4.30pm on Fridays
- Libraries throughout the district. <https://www.northyorks.gov.uk/local-libraries>

At this stage of the process comments can only be submitted on the Schedule of Main Modifications and certain other related documents. This is not an opportunity to make comments on other aspects of the plan.

If you submitted representations during previous consultations on the plan, these have already been considered and there is no need to submit them again. Comments which do not relate to the Main Modifications proposed to the plan will not be considered by the Inspector.

Comments should focus on whether the Main Modifications to the Local Plan are 'sound'. That is, whether the plan (with modifications) is **positively prepared** (based on a strategy which seeks to meet objectively assessed requirements and consistent with achieving sustainable development), **justified** (the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence), **effective** (deliverable) and **consistent with national policy**. Comment can also be made on legal and procedural compliance, and conformity with Duty to Cooperate.

As far as this relates to Pannal, the Parish Council intend to comment on the:

- need for the allocation
- coalescence of Pannal and Harrogate
- and the landscape, heritage and transport impacts.

We encourage residents to comment as well.

Using the Council's Main Modifications Consultation Form is the best way to ensure that responses are structured to be consistent with the examination process. A form will need to be completed for every Modification you wish to comment on. Many people may only wish to comment on the modification to the Leeds Road employment allocation (PN18).

Comments can be submitted on the Council's consultation portal, emailed to planningpolicy@harrogate.gov.uk or posted to Planning Policy, Planning and Development, Harrogate Borough Council, PO Box 787, Harrogate, HG1 9RW

In order to submit comments via the portal you will need to be registered and logged into the system.

All representations should include your name and postal address.

Within the Schedule of Main Modifications text that is proposed to be deleted is indicated by ~~strike through~~, and text that is proposed to be inserted is underlined.

This consultation runs until 4.30pm on Friday 20 September. Late representations will not be accepted.