

Online Comment

Application RR/2023/2184/P
Location Braemar - land to the North, High Street, Etchingam TN19 7AD
Proposal Outline permission with all matters reserved for the erection of 2x four bed, two storey detached dwelling houses, access drive, parking & turning area, refuse and cycle storage provisions, and private amenity spaces.

Name Parish Clerk
Address Etchingam Parish Council

Date Submitted 06-12-23
For/Against Object

Etchingam Parish Council resolved at its EGM that it objected in the strongest terms to this application on the following grounds. (a) access from A265, High Street, Etchingam is too narrow - 3 metres - to allow for 2-way traffic at the point of egress/access and for the entire length of this access road of 40 metres before the passing place is reached meaning in all probability that traffic entering would be forced to back out in the narrow and busy A265. Parking on this side of the A265 will only exacerbate the situation. (b) Normal size construction traffic could not enter because of the width (c) Emergency vehicles could not enter because of the width (d) Household waste and recycling lorries could not enter because of the width and the current positioning of the bins from the proposed houses is half way down an already compromised width drive way (e) Pedestrian segregation is impossible due to the width and the only access two existing dwellings on the High Street have to their rear gardens is via this drive which only accommodates traffic to garages of existing High Street properties at this time (f) If the proposed houses were built there would be a serious impingement on the privacy to existing properties (g) The height of the houses would break the skyline from the Rother Valley and this is an AONB area (h) The placement of the proposed houses would have an urbanizing effect (i) 2 x 4-bed houses could mean anything up to 10 additional vehicles regularly trying to enter and exit via, as already stated, a drive of insufficient width (j) These houses are placed very close to a line of oak trees to the rear of the site and construction may well damage their viability (k) As the other pre-existing trees have been removed from the site already there is serious concern regarding run-off down the drive onto the High Street and into the rear gardens of adjacent properties, further development could add to this problem considerably (l) If the houses are built, would the Dark Skies policy be strictly adhered to? Details of this type are unfortunately not available in this application so cannot be subject to proper consideration and response.