From The Chairman,
c/o The Workhouse Museum
Allhallowgate,
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Mr J Worthington
Executive Officer, Development Management and Building Control
Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

8 September 2020

Dear Mr Worthington

Planning Application ref. no: 18/02538/OUT
Land north of North Lodge, Tower Road , Ripon
Development of 9 residential dwellings with access

I wrote to you on 23 October last year enquiring after progress with this application. We then met in December last year to review my Society's working relationship with your service. There having been no further contact on this application from you I write yet again.

Ripon Civic Society objected to this application in July 2018. Since then the application has been revised to reduce the number of dwellings to seven.

The Ripon Neighbourhood Plan was approved at public referendum on 14th February 2019 and made in April 2019.. The site is designated under RNP Policy E2 as Local Green Space which will be protected in a manner consistent with the protection of land within Green Belts.

It is noted from Public Access that correspondence to you in March from the agent, Mr Irving of ID Planning, mentions that email has been sent to me. I have no record of receiving such message, nor am I aware of what purpose was intended by Mr Irving.

The Society is fully aware that planning decisions are taken with regard to the development plan and other material considerations. Even assuming that you were unaware of the referendum result in support of the Ripon Neighbourhood Plan in February 2019, it was made by your Council in April 2019. Yet in August last year you received an Arboricultural Implications Plan and a Heritage Statement. This resulted last November in a revised site plan reducing the dwelling numbers to seven. In March this year you received a noise report. It is now September.

The Society struggles to have confidence in your service's handling of this application and reluctantly draws the conclusion that you are indulging the applicant rather than determining the application in line with the development plan, in particular RNP Policy E2. This should be a robust decision at appeal.

Whilst the Society shall, of course, welcome refusal of the application at the earliest opportunity, I have no alternative but to copy this letter to appropriate members of the Council and Ripon City Council.

Yours sincerely

Christopher Hughes

Chairman, Ripon Civic Society