RIPON CIVIC SOCIETY

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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

5 May 2021

Dear Sirs

Planning Application ref: 21/01466/FULMAJ
North Yorkshire Timber Company Limited, Trinity Lane, Ripon, North Yorkshire HG4 2AL

Thank you for consulting the Society on this application to demolish existing buildings and erection of thirteen dwellings with re-aligned access onto Trinity Lane, and associated parking and landscaping.

You records will show that we objected strongly to the previous application 20/03200/FULMAJ. We were pleased to note the reasons for refusal include your confirmation that the existing building *"…is a non-designated heritage asset that makes a significant contribution to the character and appearance of Ripon Conservation Area, and the construction of the proposed dwellings, would cause unacceptable harm to designated and undesignated heritage assets and this harm would not be out-weighed by the benefits of the proposal. The proposal would neither preserves nor enhances the Conservation Area and would fail to preserve the setting Holy Trinity School and 30 and 31 Blossomgate contrary to Sections 72 and 66(1)of the Planning (Listed Buildings and Conservation Areas) Act 1990.The proposal is therefore contrary to the requirements of policies HP2 and HP3 of the adopted local plan."*

We are extremely disappointed that the applicant has decided to proceed with the approach of the previous application. We acknowledge that the Planning Statement by Addison Planning Consultants for this application now addresses the prospective use of the existing building, and we know that you will carefully consider whether this now makes a convincing case for its demolition.

In our representation against the previous application we raised urban design concerns that should be addressed if you were of the mind to accept the principle of redevelopment. Having compared both applications there appears to have been no consideration of these. Accordingly, I repeat them for your attention.

> "In the event that the redevelopment proposal is recommended to proceed, the Society would make three points. The site layout forms a cul-de-sac. This is disappointing in an urban setting where in the interest of permeability it should form a street with at least pedestrian and cycle movement being available onto Westbourne Grove. The small triangular area of planting is worthless and, if not incorporated into a private curtilage, should be at least hard landscaped. The brickwork detail indicated is bland and could offer a modern interpretation of the brickwork detailing of adjoining properties. The addition of timber fencing to low brick walls should be replaced by full height brick walls to improve street scene quality."

We wish to make a further point regarding the Planning Statement and how it addresses the Energy Statement required by HDLP Policy CC4 C for developments of ten dwelling for more. It is accepted that this statement is provided (and information provided within the Design and Access Statement) but express our disappointment that the assurances given are too generalised. In particular, there appears to be no confirmation of the heat source to be provided for each dwelling. If so, this is an unfortunate

omission and will be a disappointment to those parties working with Harrogate Borough Council toward zero-carbon.

In passing, the energy embedded in the existing building, employed in its demolition and disposal of waste materials and required by the new construction should be included in making a full sustainability assessment: but that's taking the Planning system beyond current expectations.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society