RIPON CIVIC SOCIETY

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11th April 2023

Dear Sirs

22/04873/FUL and 22/04874/LB
Conversion of existing agricultural buildings to 2no. dwellings, demolition of agricultural buildings, realignment of boundary wall, improvement of access track and associated landscaping works. The Beeches Magdalens Road Ripon North Yorkshire HG4 1HU

The above undetermined planning and Listed Building applications have recently been drawn to the attention of the Civic Society. We are disappointed that the Civic Society was not consulted on these applications, since they affect Grade I and Grade II listed buildings in the city and trust that these comments, whilst made after the consultation deadline, will be taken into account in the determination of the applications.

We are generally supportive of the applications and endorse the comments made by Historic England and other conservation bodies. We agree with Historic England that the scheme offers the potential to enhance the setting of the Grade I listed building and bring redundant buildings back into use.

We do, however, have some concerns about the potential highway and traffic implications arising from the proposals. Whilst we would support a barrier to restrict vehicles to the site using the access road which serves the Chapel of St Mary Magdalene and the Almshouses of the Hospital of St Mary Magdalene, we consider that if this road is closed, an adequate turning facility for users of the Chapel and adjacent residents should be provided as part of this development to prevent vehicles having to reverse into Magdalen's Road. We also note that the Local Highway Authority has not been consulted on the applications and would request that they are now in the interests of highway safety.

We would request that you take account of these comments in considering the applications.

Yours faithfully

Rachel Wigginton
Planning Lead
Ripon Civic Society