RIPON CIVIC SOCIETY

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27th February 2026

Dear Ms Benfold

26/00445/FUL Creation of access and driveway with landscaping, Magdalen's Road, Ripon

Ripon Civic Society wish to object to the above planning application to create a new access and driveway on land to the north of a previously approved development at The Beeches.

Planning permission was granted in 2023 for the conversion of agricultural buildings at The Beeches into two dwellings under applications 22/04873/FUL and 22/04874/LB. The agreed access to the scheme entails upgrading of the existing access that runs from the buildings to connect with Magdalens Road adjacent to the boundary with the Chapel of St Mary Magdalen. To satisfy highway visibility requirements, conditions require the boundary wall on either side of the access to Magdalen Road to be reduced in height to 600 mm.

Ripon Civic Society was generally supportive of the approved scheme. In particular, we endorsed the comments made by Historic England who did not object to the lowering of the wall, subject to the rebuilt section of realigned wall matching the existing in terms of stonework, height and detailing. We understand that the trustees of the St Mary Magdalen Chapel were agreeable to these works.

We are concerned that the current application for an alternative to the approved access would result in the unnecessary felling of a group of mature and healthy trees protected by a long-standing Tree Preservation Order. The proposed access would also be obtrusive development in a Special Landscape Area designated in the adopted Harrogate District Local Plan, where Policy NE4 requires development to have 'particular regard to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage within the landscape such as trees …' Any issues with the agreed works to the wall are matters to be resolved between the applicant and the trustees of the chapel and are not a reason to justify the felling of the trees. We note that Historic England have no comments on the application.

Yours sincerely

Rachel Wigginton
Planning Lead
Ripon Civic Society