RIPON CIVIC SOCIETY

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10th July 2026

Dear Ms Alder

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

Thank you for consulting Ripon Civic Society on the revised plans for the above application. I can confirm that Ripon Civic Society wishes to maintain its objection.

As we previously stated, Ripon Civic Society was generally supportive of the approved scheme 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. Contrary to the assertion to the contrary by the applicant, we understand that the trustees of the St Mary Magdalen Chapel are still agreeable to these works being carried out on their land. 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 trees protected by a Tree Preservation Order. We do not understand why the applicant is going to considerable expense in attempting to justify this new access when they already have planning permission for a deliverable alternative.

The additional tree planting proposed by the applicant does not justify the unnecessary felling of a group of mature and healthy trees protected by a long-standing Tree Preservation Order and which form part of the setting of the Grade I Listed Chapel of St Mary Magdalen in important views. 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 …'

We also note that Historic England have not been consulted on this application.

Yours sincerely

Rachel Wigginton
Planning Lead, Ripon Civic Society