

Comments for Planning Application 17/2942/FUL

Application Summary

Application Number: 17/2942/FUL

Address: Yarm School The Friarage The Spital Yarm TS15 9EJ

Proposal: The erection of a footbridge (for school use only) across the River Tees and the formation of grass playing pitches with associated access

Case Officer: Mr Gregory Archer

Customer Details

Name: Mr Eggescliffe Area Residents Association

Address: 2 Eggescliffe Court, Eggescliffe, Stockton-on-Tees TS16 9BU

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Car parking issues
- development not suitable for area
- loss of open space
- loss of privacy
- means of access
- Noise
- set precedent
- Traffic or Highways
- visual impact

Comment: Eggescliffe Area Residents Association (EARA) object to this planning application. This is the fourth application of its type (one withdrawn and two refused) that Yarm School have applied for and they appear intent on destroying the tranquillity of the Tees Heritage Park. EARA are aware of the previous 6 reasons for refusal of two earlier planning applications by the local authority planning committee, and fully agree with them. These are:

1. The proposed access to the site by construction work traffic and machinery via Eggescliffe Village was unsatisfactory due to the restricted width of the access and proximity to a listed building and, the absence of control over the land, or likelihood of gaining control, over which the vehicles would be required to pass, therefore the development could not take place;
2. The proposed development will adversely affect the openness and amenity value of the Green Wedge by the introduction of maintained playing fields and the associated paraphernalia and associated noise;

3. The development is considered by virtue of the nature of the development it would harm the landscape value of the special landscape area of the Tees Valley, which will not be permitted, and harms the character and appearance of the Eggescliffe and Yarm Conservation Areas;
4. The development will adversely affect the quantity and quality of open space;
5. The proposed bridge would result in an unnecessary intrusion into the landscape/riverscape along the banks of the River Tees, adversely affecting the character of the surrounding area; and
6. The proposed development would result in significant increase in pedestrian movement, thereby adversely impacting on the amenity of the existing residents through additional noise and general disturbance.

Nothing in this new application can mitigate against the above grounds for previous refusal and, therefore, they still remain as valid today as they were when first agreed upon by both planning committees.

We also note that the Campaign for Rural England, The Ramblers Association and Sport England are unable to support this application for a variety of valid reasons. The fact that national bodies, such as these, have significant concerns about this proposed development must say something to those in Yarm School pushing for it to go ahead.

It is disappointing that Yarm School have, once again, failed to hold face-to-face consultations with the communities that would be affected by this development if it were to go ahead. However, residents have come to expect this. To address this lack of consultation, EARA has extended an open invitation to representatives from Yarm school and its planning consultants to a public consultation evening at 7pm on Tuesday 16th January 2018. This meeting, is taking place in Eggescliffe Parish Hall, Butts Lane, Eggescliffe, and we sincerely hope that senior representatives of Yarm School will attend. This attendance would demonstrate a commitment by the school to engage with the local community and to work with, rather than work against, residents.

Once again, EARA object to this development.