

On behalf of Topcliffe Parish Council we wish to lodge our objection to the proposed variation to Potter's Plant Planning Conditions.

Background

When the current Planning Consent was granted in 2012 Potters Plant listed 50 pieces of plant for hire and 3 HGV lorries.

Today Potters advertise over 300 pieces of plant on their website and their HGV operators licence lists 8 large vehicles. In addition a significant number of the plant movements are carried out using 3rd party hauliers.

Reported turnover has grown by over 57% during the period.

In summary the business has grown significantly during the period and in operational terms has little resemblance to the business granted planning permission in 2012.

All objections relate to the Planning and Design Statement prepared by Lavingham Planning Consultants

Planning and Design Statement 3.4

"The business has changed since 2012 when the original planning permission was granted. Originally the company was working on a major local motorway upgrade (A1M) in 2014 and at that time there were many local traffic movements to and from the yard. However, now work is generally much further away, and the company has an additional yard in Leeds. This means less traffic movements happen, but some vehicles need to leave earlier in the morning and get back later in the day. There are benefits to leaving earlier on a morning, mainly to enable the wagons to avoid traffic, and sometimes return times can be affected by traffic problems which delay the vehicles returning to the site."

Topcliffe is seeing more traffic movements not less.

Planning and Design Statement 3.8

"85% of traffic from the site goes north and south onto the A1 so this traffic routes in and out via the A167 and A61 to Baldersby interchange, with the only a small proportion (15%) of traffic association with the business going to and from the A19 northwards which travels through Topcliffe village."

We would contest this statement based on our own detailed study using cameras earlier this year. Full details can be made available if required.

A significant and growing portion of Potters traffic does travel through Topcliffe throughout the day with peaks as suggested at the beginning and end of the day. The study showed daily movements of 20 -30 vehicles traveling through Topcliffe.

The report takes no account of 3rd party haulier traffic from Potters which appears to be growing.

Potter's vehicles travelling to and from the south on the A1 tend to use Junction 49 rather than junction 50 as suggested in the statement travelling through Topcliffe as a "short cut"

Planning and Design Statement 7.4

“The nearest neighbours are some considerable distance to the north at Catton Hall, and the village of Catton is a considerable distance to the west. The HGVs and other vehicles use in association with this business do not go through Catton village, and instead use the roads to the east. Currently only 5 HGVs leave the premises on a morning between 06:45 and 07:30 which are relatively low numbers of vehicles. The way the business operates is that there are now less traffic movements but travelling further, so slightly earlier morning starts and slightly later finishing times, with some longer operating times over a weekend, are what is needed by the business. The additional noise and disturbance to amenity of residents near the road networks, including those at Topcliffe, based on the relatively small numbers of vehicles involved and the small change in operating times, would be minimal, and would not result in a significant loss of amenity through noise and disturbance from the proposal. The business has operated outside the current time restrictions for a considerable length of time without complaint from local residents which indicates that the longer operating hours which are proposed would not result in a significant adverse impact on the amenity of residents through either noise or disturbance from the HGVs. The proposal would therefore be compliant with the Core Strategy and Development Policies DPDs and good planning practice.”

The statement indicates 5 vehicles leaving in the morning, Potters have 8 on their operators licence and takes no account of 3rd party hauliers which add significantly to the number.

There is plant movement throughout the day which was not the case in 2012

The proposed change in times mean large HGV's coming through Topcliffe when many residents will still be asleep in the morning and their cars will be parked in the narrow streets before and after work. The photographs from our study demonstrate clearly how close the HGV vehicles are to the properties and the unsuitability of the roads to large vehicles negotiating them.

We are concerned that there will be a significant adverse impact to residents from noise and disturbance. Overall Quality of life will be reduced.

In addition it will increase our concerns about highway safety in the village. The photographs show how large the vehicles are relative to the narrow streets (particularly Church street)

Paragraph 7.4 also states that Potters have operated outside the current time restrictions and therefore in breach of their planning conditions for some time without complaint from local residents.

Topcliffe Parish Council and a number of Topcliffe residents have complained to Potters on many occasions over the last few years but been ignored. The Parish Council has also asked Potters on at least two occasions to ask drivers to avoid Topcliffe and use the slightly longer route via the A61 (increases journey times by about 5 minutes) to protect the village from noise, atmospheric

pollution, increase safety on the streets and help preserve our conservation area which they drive through. Our requests were rejected on each occasion.

The pictures below from our study illustrate some of the issues Topcliffe faces daily.

Note in particular

The size of the vehicles and their loads relative to the street size and pavements

The proximity of the vehicles to the buildings and foot paths

The resident cars which are going to be there during the times the proposal requests

Jamie Moores

On behalf of Topcliffe Parish Council



