

CRAKEHALL WITH LANGTHORNE PARISH COUNCIL

Planning reference: ZB25/00685/HYB

Hybrid application for outline permission for 1 dwelling (Plot 1) and full permission for 3 dwellings (Plots 2-4) | OS Field 01777 Station Road Crakehall North Yorkshire

Supplementary objection:

The Parish Council is concerned about the transparency and reliability of the decision making process, in relation to the planning application above. It notes that a significant document dated 04/09/2025, in relation to this planning application, is shown as being received and uploaded onto the planning portal on **23.09.2025**, this is less than 4 days before the end of the consultation period (26.09.2025).

North Yorkshire Council states on their web site: ***‘by law, we cannot decide on an application until it has allowed the public 21 days to submit comments’***. Consultees are not able to fully comment, unless they have access to full and comprehensive information relating to the planning application. We therefore assume the consultation process with now end on **14th October 2025**.

The Parish Council would also like to object to items contained within the Planning Support Document dated 04.09.25, submitted on the planning portal on 23.09.25.

- **New Full Application – Access (p5)**

The document purports that the required accesses to the site do not pose any risk to highways safety. There is no evidence to suggest this is the case, or any confirmation from NYH that they are satisfied with the proposed accesses and associated splays. The current plans do not align with the conditions highlighted in the decisions made under ZB23/01856/OUT.

- **Support Assessments – Heritage & Conservation (p5)**

The document states that ***‘the original outline permission for this site (approved 4 months ago under ZB23/01856/OUT)’*** this is inaccurate as the approval was granted on 12th November 2024. In addition, it refers to the application not altering the site area, but fails to recognise the Construction Management Scheme and Wheel Washing (31.03.2025), which increases the area of damage to the heritage asset; ridge and furrow significantly.

In addition, the Planning Support Document does not refer to the termination of 52m of the PRoW 10.31/5/1. Can we assume this is no longer a proposal within the application?

David Shaw

Chair of Crakehall with Langthorne Parish Council