

Application reference: 13/01486/FUL

At an extraordinary meeting of Salford Priors Parish Council the Council resolved to object strongly to this planning application for the following reasons:

- 1) The site is situated in open countryside outside the built up boundary of the settlement, the T junction on Tothall Lane provides a natural boundary between the built environment and the open countryside.
- 2) This site will be a ribbon development that does not form part of any community, there are better identified sites within the village, that would provide more community cohesion or for an affordable housing scheme to form part of a larger future housing development scheme.
- 3) Development in this location will have an adverse impact on the visual amenity of the area.
- 4) The loss of a defined settlement boundary (Historical Boundary) should be resisted.
- 5) The wall of Catkins (former boundary wall to the main Park Hall estate forms the gateway to the village of Salford Priors and defines the built up settlement.
- 6) Harmful to the character of the village and its setting
- 7) Will detract from the setting of Park Hall, and the setting of Tothall Lane, the only other substantial building on that side of Tothall Lane is Dunnington School.
- 8) Access on to Tothall Lane. This would be create a danger – as the access is a very short distance to the T Junction and vehicles entering Tothall Lane from the Irons Cross direction will merge blindly onto the access with sub-standard visibility. (Access 1 Catkins (2 Dwellings) / Access 2 Site Entrance (6 Dwellings) / Access 3 New Field Access (Agricultural Vehicles) / Access 4 Park Hall (13 Dwellings)