

Tadcaster CAA Comments Database

Rep.No	Date Received	Name	Organisation	Email	Con Area	Comment
1	15/03/21	CR Burton	resident	crburt@btinternet.com	Tadcaster	The only comment I would make is that the whole plan seems to be aimed at reducing car parking in the town centre which in my view would be counterproductive in the development and wellbeing of the town. Over the last few years, the council have been trying to encourage people to come to the town for the beach, walks etc so without central car parking this will have been in vain. Also where will visitors park to access eating establishments, functions at the Riley Smith Hall, Church School rooms, church services and funerals, meetings at Council Offices.
2	21/03/21	Caroline Wyatt	resident	carolinewyatt69@hotmail.com	Tadcaster	<p>I welcome much of what is said in this Appraisal. Tadcaster has for too long been left to decline. The amount of empty/derelict buildings of historic importance is a disgrace. I just hope that you have the influence to make these changes.</p> <p>My property backs on to Robin Hoods Yard, our only access is across this Yard. As you can see posts were put up to prevent any parking in this area.</p> <p>We had a long, very expensive legal battle to guarantee an access route as SSOB stated they owned RHY. We eventually signed an agreement with clauses such as - not objecting to any planning application made for the land, not running a business from our</p>

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						<p>homes, following the route down Pegg Lane and round the posts, (although they couldn't determine the ownership of Pegg Lane). Our Historic access from Kirkgate (identified on various conveyances) is down the cobbled route by No 24, this has been altered to make it impossible for vehicular access.</p> <p>The Maintenance of RHY is a constant irritant and numerous requests by residents have fallen on deaf ears!</p> <p>We welcome the proposed change to RHY but need assurance that parking for residents and visitors and access for all vehicles can be maintained.</p>
3	21/03/21	Gary Lee Wigley	resident	wigleygary@yahoo.co.uk	Tadcaster	<p>I have lived in Tadcaster for 9 years, having lived and being brought up in Leeds. The people are friendly, and many are proud of Tadcaster. However, the way that Humphrey Smith has been allowed to control Tadcaster is unbelievable. If he does not like anything it does not happen, the farce with the footbridge is one example, he has values that come from the early 1900's.</p> <p>The amount of derelict buildings that are owned by him is many. When you look at historic places like Otley and Ilkley, that attracts thousands of visitors each year, then you look at Tadcaster that reminds me of estates in Leeds like Halton Moor with its many</p>

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						<p>empty homes. I strongly welcome any work in Tadcaster that improves it and keeps the history of Tadcaster, but while ever you allow Humphrey Smith to control what happens in Tadcaster it will be a waste of money. He even controls what business can operate in Tadcaster. I have friends that ask me ' why are the Council not repairing all these empty properties when we have so many homeless'. We have a democratically council in place to ensure the will of the people is followed, but we have an individual that has the final say on anything Tadcaster. It reminds me of an American movie where the whole small town is controlled by one rich person.</p> <p>Tadcaster is a lovely place to live, because of its people, it could be a fantastic place to visit if someone had the courage to stand against Humphrey.</p>
4	21/03/21	Holly Hemsworth	resident	holly545@hotmail.co.uk	Tadcaster	<p>I disagree strongly with the plans to build on the central car park. There will not be adequate parking for residents or visitors without this. The proposed new area for car park development is much smaller and liable to flooding making it not fit for a replacement car park. The argument that this was once a site for housing is irrelevant given there was not the need for substantial car parking at that time. The focus should be on developing the derelict and dilapidated buildings all around that area. This would not only provide extra housing but also improve the street scene.</p>

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5	08/04/21	Craig Broadwith	Historic England	Craig.Broadwith@HistoricEngland.org.uk	Tadcaster	See PDF
6	21/04/21	Julie Askham	resident	Julie.askham@googlemail.com	Tadcaster	I grew up in Tadcaster and my parents still live in the town. The documents seem to be suggesting that the main car park in the centre of Tadcaster will be reduced/removed. I do NOT think that this is a good idea. Having a car park in the centre of town means that people are able to park to visit the local shops in the towable centre. Removing/reducing this facility will kill the town centre! The suggested replacement will not be large enough to accommodate the number of cars that use the car park now.
7	21/03/21	Julie Hornshaw	resident	julie.hornshaw@gmail.com	Tadcaster	<p>I think the derelict unused buildings in Tadcaster need to be renovated and used for housing rather than building more new housing in the town centre. The central car park needs to be retained but the surface needs to be improved and laid out with markings as usually seen in car parks. The former vicarage gardens should be turned into a park/gardens for the town which would be beneficial for the community and would improve the area for visitors.</p> <p>The traditional shop fronts need to be maintained and independent businesses given some sort of grant to encourage them to set up in the unused shops.</p>

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8	21/03/21	Katrina Tempest	resident	tina_lally@hormail.co.uk	Tadcaster	There is so many empty buildings in Tadcaster, and business premises that could bring money into Tadcaster and rejuvenate the area, also there is nothing for the younger children to do, there is only one park which is not fit for purpose and not any good for very young children, Tadcaster is a shell of what it could be and other villages have so much more to offer. Also, the riverbank could have picnic benches and a safe route down to the beach area.
9	21/03/21	Lewis Buckle	resident	gsk0001@gmail.com	Tadcaster	I think the main focus must be the renovation of derelict buildings and the addition of new build housing developments as the housing situation in Tadcaster is horrendous compared to surrounding areas. If local landowners don't comply legal powers must be used for the future survival of Tadcaster.
10	21/03/21	Louise Parkinson	resident	lparkins7547@sky.com	Tadcaster	I was wondering if there are plans to improve the appearance of the walkway over the top of the viaduct? If this area was regenerated and planted with lots of beautiful flowers and plants, it could be a huge pull for walkers and tourists.
11	08/03/21	Paul Bissett	resident	pb15ett@gmail.com	Tadcaster	I very much agree with the proposals made in this document. In particular I feel that it is important to use quality materials - not pvc within the Conservation area. I feel particularly strongly that all derelict properties, whether shops residential must be renovated and put back into everyday use. The town

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						has had a rundown atmosphere for far too long which results in reduced commerce and reduced tax revenue. We need a nice place to live.
12	14/04/21	Peter Rowe	NYCC	peter.rowe1@northyorks.gov.uk	Tadcaster	<p>I am just reading through the Tadcaster appraisal and enjoying the layout and interactive map. I'd better make some comments as I read through:-</p> <p>1.6 – Special mention of the chimneys being a particularly dominant landscape feature in distant views?</p> <p>2.0 – You could push the origins of Tadcaster back a bit if you wanted to reference the following which sounds like a prehistoric inhumation:-</p> <p>In around 1886, during extension to John Smith's Brewery, alongside Centre Lane, the skeleton of an adult male was unearthed, together with a blue stone axe, chisel-shaped stones and flint arrowhead(s) (1).</p> <p><1> Yorkshire Archaeological Society, 1977 - 1980, Yorkshire Studies Card, SE44SE 2523 (Card Index). SNY2.</p> <p>in this section I might include a statement that the High Street with its long narrow properties on either side is likely to be the result of the Norman reorganisation of the town in the later 11th century.</p>

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						<p>The less structured, curving, streets to the north, may represent earlier organic, and less formal growth of the settlement.</p> <p>The bit about the earthwork on the first edition map is very interesting and I have added this to the HER. It's perhaps a bit unfair to single out the MAP report here as there have been a number of other organisations who have worked in this part of the town.</p> <p>6.2.1& 6.2.5 – Good to see archaeological potential mentioned here and this will help greatly should the sites progress. Pleased to see community archaeology included.</p> <p>Recommendation 3 – You have my support here.</p> <p>Overall, I think it is very good and doesn't get bogged down in detail but makes recommendations for further work. I think the reason many local authorities get behind on their appraisals is that they are too detailed, so I think this is a good way forward.</p>
13	16/04/21	Kate Martyn	Donald Insall Associates obo SSOBT	kate.martyn@insall-architects.co.uk	Tadcaster	See PDF

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14	16/04/21	Stephanie Dick	SDC	sdick@selby.gov.uk	Tadcaster	<ul style="list-style-type: none"> • Why does the north-eastern boundary of the proposed conservation area cut in to hug the river? Surely anything that is proposed between the river and the road in this location will have a significant effect on the setting of a large swathe of the conservation area. Would it not be better to just include it, to ensure a consistent approach and safeguards for the historic river corridor? (Using the same rationale for inclusion that's been used for the John Smith's and the Riverside Public Car Parks later in the document). This is assuming the land is not protected by other means (e.g., environmental designation). • p9 – "Small alleyways survive between buildings leading to dwellings, outbuildings and yards within rear plots." <p>Are these culturally/traditionally the same as the Snickleways of York? And is there a local word or reference for these which is worth recording here?</p> <ul style="list-style-type: none"> • 3.2 [p10] – "Medieval burgage plot boundaries are difficult to read in the historic townscape possibly because many may date back to a pre-conquest (Late Saxon) land ownership." <p>How does this follow? Does this statement make sense?</p>
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					<ul style="list-style-type: none">• p14 – “Reconstructions and replacement shop fronts that reflect a traditional style should be avoided. Contemporary design may be appropriate where it results in enhancement.” <p>I categorically and fundamentally disagree with the first statement, and equally strongly support the second.</p> <p>Surely the critical reinstatement of a lost shopfront would also constitute an enhancement of the historic environment, so why should this be avoided? Design decisions should be responsive to context (cultural/historic/environmental/etc), based on variety of factors, and be allowed to draw upon the rich canon of existing and emerging design excellence, coupled with an informed understanding of place. (Article 9 notwithstanding, for reasons I’d be happy to discuss further.)</p> <p>By definition ‘contemporary’ includes anything built now, irrespective of stylistic influences.</p> <p>At the same time, this advice seems to run contrary to the spirit, intent, and purpose of Conservation Areas as spelt out on p35, which “exist to protect the features and the characteristics that make a historic place unique and distinctive.”</p>
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					<p>[p15] cites the damage done to Tadcaster by unsympathetic alterations such as 'modern' shopfronts, but which were presumably 'contemporary' when they were created.</p> <p>Pastiche and poor quality 'faux' traditional shop fronts should be avoided, but the sentence has other meaning. In comparison the Selby CAA recommends a shop front and window/door replacement design guide "to improve the quality of existing and proposed shop fronts" and recommends "the restoration of the original frontage" of some of the modern buildings on Gowthorpe.</p> <ul style="list-style-type: none">• 6.2.5 Former Vicarage Garden 'grassed area with no known use'... Shouldn't we find out if it has a use, rather than put that in print?• p30 – Recommendation 2 – How much weight or importance are we giving to maintaining the backland character and appearance of Robin Hood's Yard, given that it is inextricably linked to the successful delivery of a scheme on the Central Area Car Park, and some development might be useful to achieve that objective?• p34 – Architectural Periods/Styles – The definition of Vernacular should pertain to Tadcaster, not Selby.
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15	21/03/21	Sue Lawrie	resident	Susan.elcock@ hotmail.co.uk	Tadcaster	Please provide comments here on the Conservation Area Appraisal document: I am not disagreeing with the new proposal all I want to know is if houses are built on main carpark where do myself and husband park where we live on westgate it has a 2hr restriction of parking I am a caseworker around tad and Sherburn so in and out most of day we both need car parking spaces.
16	23/03/21	Susan Tennant	resident	sue_tennant@hotmail.com	Tadcaster	The document certainly shows that there is a lot of scope for improvement in the Tadcaster Conservation Area!! As a resident of Tadcaster the improvements that would provide the most immediate benefit would be if the derelict and dilapidated buildings were brought up to an acceptable standard and if empty buildings, both residential and commercial, were occupied. The current impression is overwhelmingly of a run-downtown with few reasons to visit or linger very long. Post pandemic planning provides a unique opportunity to prioritise boosting the local economy by providing and enhancing existing local facilities at a time when people are more likely to be needing these as commuting becomes less prevalent. Any improvements that would encourage residents to shop, socialise and exercise locally and encourage visitors to the town are to be encouraged.

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17	15/04/21	Delton Jackson	SDC	djackson@selby.gov.uk	Tadcaster	<p>Comments & Questions</p> <ul style="list-style-type: none"> • Why does the northeastern boundary of the proposed conservation area cut in to hug the river? Surely anything that is proposed between the river and the road in this location will have a significant effect on the setting of a large swathe of the conservation area... Would it not be better to just include it, to ensure a consistent approach and safeguards for the historic river corridor? (Using the same rationale for inclusion that's been used for the John Smith's and the Riverside Public Car Parks later in the same document...) • p9 – “Small alleyways survive between buildings leading to dwellings, outbuildings and yards within rear plots.” <p>Are these culturally/traditionally the same as the Snickleways of York? And is there a local word or reference for these which is worth recording?</p> <ul style="list-style-type: none"> • 3.2 [p10] – “Medieval burgage plot boundaries are difficult to read in the historic townscape possibly because many may date back to a pre-conquest (Late Saxon) land ownership.” <p>How does this follow? Does this statement make sense?</p>
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						<p>unique and distinctive.”</p> <p>A final point: Literally, the very next page [p15] cites the damage done to Tadcaster by unsympathetic alterations such as ‘modern’ shopfronts, but which were presumably ‘contemporary’ when they were created. The old saying that “the only thing we learn from history is that we never learn anything from history” suddenly springs to mind...</p> <ul style="list-style-type: none"> • 6.2.5 Former Vicarage Garden ‘grassed area with no known use’... Shouldn’t we find out if it has a use, rather than put that in print? • p30 – Recommendation 2 – How much weight or importance are we giving to maintaining the backland character and appearance of Robin Hood’s Yard, given that it is inextricably linked to the successful delivery of a scheme on the Central Area Car Park, and some development might be useful to achieve that objective? • p34 – Architectural Periods/Styles – The definition of Vernacular should pertain to Tadcaster, not Selby.
18	07/04/21	Jane Crowther	Tadcaster Town Council	clerk@tadcastertowncouncil.gov.uk	Tadcaster	see PDF