YAPHAM CUM MELTONBY PARISH COUNCIL

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Minutes of Special Planning Meeting of Yapham Cum Meltonby Parish Council held on the 18th of July 2012 in Yapham Village Hall at 7.30p

Present: Cllr John Ackerley (Chair) , Cllr Helen Steel, Cllr Debs England, Cllr Richard O’Gram, Cllr Ken Moverley along with Ward Councillors Andy Burton, and David Rudd.

**68/12 Apologies. Cllr Linda Gray.**

**69/12 welcome to the meeting.**

**70/12 Declaration of Interest.** The Parish Councils (Model Code of Conduct) Order 2007. To record any declarations of interest by any member in respect of items on this agenda. **None. Cllr Burton pointed out he could not comment on the applications as he sat on the Strategic Planning and he did not want to pre- determine himself. If he could answer question he would though.**

**71/12 Planning.**

Outline – erection of 80 no. bed care home and 24 no. supervised bungalows with associated access and parking (access, layout and scale to be considered) (re-submission of 11/04180/STOUT) at Land North of Spring House Farm Feoffee Common Lane, Barmby Moor, East Riding of Yorkshire for York Heritage Limited.

Application type: Strategic – Outline Planning Permission.

Cllr Ackerley gave a brief presentation on why the application had been previously refused by the ERYC (see attached Decision Notice)

Parish Council had great difficulty in believing the figures put forward by the applicant with regards to the Turkey Farm and were very surprised that the ERYC had not picked up on this.

The travel plan attached to the application only deals with the staff vehicle movements and does not take into account Doctors, Nurses, Food deliveries and visitors to the site, or the actual residents that might have a vehicle. The plan does not take into account human nature, where it says people would cycle,walk or take the bus to work, it would be more likely they would drive if they have a car.

Buses are only available to those living in the North or South, those living to the East and West of the development are not on a suitable bus route.

Most of the plan is based on achieving goals after planning permission is granted, who will monitor that the plan is being adhered to?

They still haven’t provided evidence that this development is needed. This was one of the grounds on which it was refused last time.

The policy that at least one resident of the bungalow has to be infirm does conflicts with the travel plan.

Parish Councillors felt rather than involving the residents within the community this application could maybe make the feel isolated in the middle of nowhere.

The Doctors Practice supporting the application should maybe help find a more suitable site within their own Parish.

Feoffee Common Lane and Sands lane were considered unsafe lanes to be used they were both single lane and had a high volume of agricultural traffic, and agricultural vehicles are now a lot wider than the roads were designed for and often take up the full width of the road.

The roads are too narrow and already have a high volume of traffic due to Full Sutton Prison staff, the fact spittal bridge being down. A high percentage of these vehicles travel at high speeds make the roads unsafe for pedestrians and cyclists

Buses passengers would have to make at least one crossing of the A1079 to catch a bus or get off, this junction is already unpopular with road users and pedestrians, over the last ten years there’s been two fatalities at this junction. The junction onto the pocklington/ Stamford Bridge Road also has a bad repetition as being a dangerous exit.

Councillors were concerned that if this application was successful then it would open the flood gates to similar applications on agricultural land. Councillors were reassured that each application is judged on its own merits.

Councillors pointed out that there had been a lot of good applications that had been refused because they were deemed un sustainable.

Parish Council asked if a condition could be applied to the consent if approved asking that it could never be sold as housing. It was explained that if it was ever sold for whatever reason, the new owners could apply for the condition to be lifted and for change of use.

There is no commuted sum involved with this application, however there will be a section 106 agreement. The Parish Council could ask for road improvements to be made including a roundabout at the A1079 crossroads, Highways would look at these and make recommendations. Parish Council also to ask for similar recommendations to be made.

Parish Council to ask Ward Councillor Rudd to call this application in.

**Parish Council voted against this development and requested Box E be ticked. Cllr Ackerley is to write a letter on behalf of the Council to go with the Parish Councils recommendation.**

Conversion of former workshop to for a dwelling including erection of extensions to side and rear and erection of a detached garage/store at land South of fir Tree House, Meltonby Road, Meltonby, East Riding of Yorkshire for Mr Mark Danby.

Application Type: Full planning Permission

Ref: 12/02164/PLF

**Parish Council considered this a planning gain and recommended approval.**

**67/12 Date , Time and venue of next meeting.** Next meeting to be held on August 14th 2012.