

POCKLINGTON TOWN COUNCIL PLANNING MEETING THURSDAY 10TH MARCH 2016

A planning meeting was held at The Old Courthouse 37 George Street which commenced at 7pm. on Thursday 10th March 2016. Members of the Planning Committee are asked to attend: Cllr Sykes (Chairman) Jones, Marron, Perry, Sinton.

1. Apologies were received from Cllr Ratcliffe, another engagement and Cllr Winterton on holiday.
2. There were no declarations of interest given.
3. Cllr Sykes proposed closing the meeting to allow members of the public to speak, 2nd Cllr Perry and agreed.
4. Jon Duke then addressed the council about the evolving Neighbourhood Development Plan. The main points that he highlighted were concerned with the size of the bedrooms on the new developments together with the size of the garage which in many cases were too small to take an average car and the size of the driveway for the house, which again often proved to be too small to park a car. Mr Duke reported work on the NDP was at the stage of having a draft document for consideration.
5. Cllr Sykes proposed reopening the meeting, 2nd Cllr Perry and agreed.
6. [Erection of 325 dwellings, landscaping and associated works including provision of highway and drainage infrastructure and open space Land North Of Westfield Road Yapham Road Pocklington](#)

At the Pocklington Town Council planning meeting held on 10th March 2016 the plans were considered in detail. Councillors appreciated the density of housing had been slightly reduced to that seen at the Public consultation but still felt it represented over development. The lack of a shelter belt between the existing and the new development means there is a lack of privacy. There was concern about how the surface water which will be generated by the development will be treated as it is known existing Sherbuttgate houses surface water drains into that area too. The pumping station for the sewage should be fully acoustically protected as it is still near to houses. It has been noticed in other local developments the size of bedrooms is less than the Government standard - this should be examined to make sure no small 'unusable' rooms are being created. The size of the garages appears to be small and should be sufficient to accommodate a medium sized car. The driveway should also be able to accommodate a medium

sized car. The bedroom size, size of garage and driveway are also included in our draft Neighbourhood Development Plan which will be forward for attaching. It was felt a combined footway and cycle path should be created from the zebra crossing to the estate as it is on a recognised national cycle route. This would help make the estate more environmentally friendly. There was concern about the extra traffic which will result from the development which will make an existing busy road at peak times busier. Good sight lines should be insisted upon at the entrances and it is essential the speed limit is moved further out of town as described in the documents.

7. [Erection of single storey extension to rear](#) 17 Orchard Gardens Pocklington

On Thursday 10th March 2016 Pocklington Town Council's planning committee met to consider this application to which they had no objection.

8. [Erection of single storey extension to rear](#) Barrowby House 11A The Mile Pocklington

On Thursday 10th March 2016 Pocklington Town Council's planning committee met to consider this application to which they had no objection.

9. [Erection of 65 dwellings, open space and associated infrastructure](#) Land South East Of Nine Acres Burnby Lane Pocklington

On Thursday 10th March 2016 Pocklington Town Council planning committee considered this plan and wish to make the following comments: They were pleased to see the affordable housing had been distributed throughout the site and that bungalows had been introduced. They would like an assurance that a footpath would be created along the front of the site alongside Burnby Lane and that consideration would be given to creating a lay-by alongside this road. This comes as a result of traffic problems being experienced from the existing site.

10. [Change of Use from Shop \(Class A1\) to Restaurant \(Class A3\) with occasional Hot Food Takeaway facility \(Class A5\) and installation of extraction flue to rear](#) Boots 14 Pavement Pocklington

On Thursday 10th March 2016 Pocklington Town Council planning committee considered this plan and wish to make the following observations: They had concern about the waste disposal from the site, the noise created by restaurant and takeaway and the smell

generated by cooking in a residential area. They ask that full filtration is given to the extractor fans and that the fire risk be fully explored.

11. [Display of 4 non-illuminated signs to front and 3 non-illuminated signs to side](#)

91-93 Market Street Pocklington

On Thursday 10th March 2016 Pocklington Town Council planning committee considered this plan to which they had no objection.

12. [Erection of single storey extension to side](#) 52 Scaife Garth Pocklington

On Thursday 10th March 2016 Pocklington Town Council planning committee considered this plan to which they had no objection.

13. [Erection of single storey and first floor extensions to rear and erection of porch to front](#) 34 Barmby Road Pocklington

On Thursday 10th March 2016 Pocklington Town Council planning committee considered this plan to which they had no objection.

14. [Erection of single storey extension to side and rear](#) 51 Algarth Road Pocklington East Riding Of Yorkshire YO42 2HL

On Thursday 10th March 2016 Pocklington Town Council planning committee considered this plan to which they had no objection.

15. The results of previous applications were noted.

The meeting closed at 8.05pm

Martin Ratcliffe (Mayor of Pocklington)