

POCKLINGTON TOWN COUNCIL
PUBLIC MEETING FOR PLANNING APPLICATION 18/02144/STREM MINUTES
WEDNESDAY 22ND AUGUST 2018

A public meeting was held at The Old Courthouse 37 George Street commencing at 7.00pm on Wednesday 22nd August 2018.

Present: Pocklington Town Councillors Cllr Hodgson (Mayor and Chair), Cooper, Hutchinson, Jones, Perry, Sinton, Sykes, West and Winterton.
East Riding of Yorkshire Councillors – Cllr West (Pocklington Provincial Ward Councillor) and Cllr A. Burton (Portfolio Holder for Planning Delivery)
47 Members of the public and Town Clerk Gordon Scaife.

Cllr Hodgson chaired the meeting.

1. Notice of meeting.
Cllr Jones proposed the notice of the meeting 2nd Cllr West and agreed.
2. Apologies for absence.
Cllr Green (Prior engagement), Cllr Ratcliffe (Holdiay), Cllr Spademan (Prior engagement) and Cllr Sharpe (Prior engagement).

Pocklington Town Councillors introduced themselves. The Town Clerk explained that the Town Council's Planning Committee are only a consultee on planning applications. The decisions are taken by East Riding of Yorkshire Council planning committees for small applications this is Western Area Planning Committee which is for extensions and small developments. Larger developments like the one in question are decided by Planning Committee sometimes called the Strategic Planning Committee.

3. To receive any declarations of interest in relation to any agenda item. Councillors are asked to identify the agenda item and type of interest being declared.
No declarations of interests were declared.
4. To hear residents' concerns on planning application 18/02144/STREM Land South East of Groves Farm, West Green, Pocklington.

Question was how many new homes have been built in Pocklington given that there was a target of 1250 to 2028.

Cllr Burton responded that the East Riding of Yorkshire Council has a target set up central government of 1,400 new houses to be built per year. At the moment the number of completions is 800 – 900 a year so this is under the Government's target for the area.

The site in question is an allocated site for housing in the adopted East Riding Local Plan. All planning applications are determined using the current local plan.

East Riding of Yorkshire Council's area is large and the housing allocations are spread across the area. This includes allocations in areas where developers are reluctant to build these include Holderness.

The Western area of the East Riding is under more pressure because of its proximity to York. Developers know they can sell houses and so most of the allocations in Pocklington are now in the process of being built. Pocklington is under more pressure than most other towns.

The process for allocating sites for the Local Plan is undertaken by the Forward Planning at East Riding of Yorkshire Council. Developers and land owners put forward sites that are then sifted. A draft is then consulted on widely this includes public consultation and a preferred sites for development and are then selected.

The Government are proposing to make it easier for developers to build with a permission in principle coming in.

The site in question had an outline application agreed in 2013. A reserved matters application is for the design and layout, the types of properties to be built and from what materials. All the other planning considerations would have been decided at the outline planning application stage. These considerations can't be unapproved.

The density for the application in question is below the average and the East Riding being a rural area has a lower density per hectare than an urban area.

East Riding of Yorkshire Council also has to have a five year land supply for housing. This has been challenged by speculative developers who have appealed decisions and lost at a public enquiry. One of these was for a large site on The Balk in Pocklington which went to a public enquiry.

Question about the 1250 and isn't this being front loaded for Pocklington. Pocklington is an attractive place to live. Commuters travel out to York, Hull and Leeds. Pocklington is attractive as houses are cheaper and the crime rate is low.

A number of residents raised the issue of Nicholson Court being a cul-de-sac that is now going to be opened as a secondary vehicle access into the new estate. The road isn't suitable and residents thought the road would be a cul-de-sac from its name as a court implies that it is a no-through road. Residents felt they had been misled as at previous times the access was proposed to be a footpath/cycle route.

A number of residents voiced concerns about the proximity of the proposed development to the ethylene pipeline which runs close to the site. Initially the Health and Safety Executive had lodged an objection to the plans because of the closeness to the pipeline. This objection has been withdrawn due to the thickness of the pipe that has been used. Residents still felt that future residents have a right to know how close the ethylene pipeline is to the

proposed development and the risks. Many residents asked if they would want to live that close to a high pressure pipeline.

A resident voiced concerns about comments made by residents and individuals being removed from the public access system. **Cllr Burton agreed to investigate this.** He did explain that sometimes items are removed at the request of the individual as they no longer want to make an objection/comment on a planning application.

Question about capacity at schools. The houses being built are for families which will put pressure on the schools. Cllr Burton responded that there is capacity in the local schools and that there are spare places in all the schools.

Question about road infrastructure. The infrastructure study shows there is capacity on the road network.

The A1079 is at and over capacity at peak times. Question shouldn't the developers paying for improvements to the road network.

There was a question about council tax. East Riding of Yorkshire only receives a fifth of its income from Council Tax. Adult social care and children's services budgets are priorities for spending. The East Riding is one of the worst funded local authorities from central government. Comment about Parliamentary constituency voting and safe seats.

Cllr Burton explained that East Riding of Yorkshire Council has been successful in obtaining Government funding through the Humber Local Enterprise Partnership and the York, North Yorkshire and East Riding Local Enterprise Partnership for road improvements. Most large scale road improvements are paid for through the Local Enterprise Partnerships.

Developer contributions have been used to improve roads locally Hodson Land roundabout on A1079 was partly paid for by developer contributions. Holme Road Roundabout in Market Weighton was also paid for by developer contributions.

There was a discussion about local roads and the fact they weren't able to cope with traffic flows at peak times and more houses will mean more cars and more congestion. Hodson Lane is currently being repaired and resurfaced.

The Balk junction mistake by East Riding of Yorkshire Council to take out the left turn feeder lane. This causes congestion back into Pocklington.

Resident comment shouldn't conditions be attached when planning consent is given to include a contribution to improving road infrastructure.

Cllr Cooper commented that Pocklington Town Council's isn't listened to by East Riding of Yorkshire Council officers or planning committees. How do we improve this communication.

Cllr Burton agreed to take this comment back to departments to try to improve communications.

Residents and Pocklington Town Councillors commented on the profits being made by the developers and in particular the senior managers at the major development companies. Even central Government has found some of the salaries paid to senior managing directors to be over the top.

Question from resident about the Town Council's role in planning.

Cllr Winterton spoke about the Town Council's planning meetings and would welcome more public attending our meetings to see how decisions are reached. All agendas for meetings are published on the website.

The Town Council has a Neighbourhood Development Group which is made up of residents and councillors who are working on a Neighbourhood Development Plan. The plan if adopted will have a greater influence on the type of properties, parking spaces and layout design.

The chair of the Neighbourhood Planning Group spoke about the current work being undertaken. Draft policies have been developed and a questionnaire is being developed to test these policies on the residents of the town. The questionnaire will be sent out to every household in the parish this autumn. Neighbourhood Development Plans can't be used to stop development but are there to influence new developments.

Question about lobbying planning committees and attending planning committees at East Riding of Yorkshire Council.

One person is allowed to speak to the planning committee about their objections to a particular application. To speak individuals have to register with East Riding of Yorkshire Council's committee section before the day of the meeting.

Resident question about proximity of dwellings and eaves overhanging.

There are no regulations about how close dwellings can be built together. Overhanging eaves are allowed but do make it difficult for householders to maintain.

Objections can be lodged about being overlooked which might result in planning conditions being imposed on the development or requesting changes to the proposals.

Residents have concerns about the developer Linden Homes who have broken conditions on previous applications.

These conditions include when they can work. Work has been taking place on a Sunday which is not allowed by a planning condition. There has been a lot of noise and disruption for residents from the developer.

The new play area installed is fenced off and not open.

Planning enforcement are involved with the site. There have also been issues with unsafe working practices. These should be sent to the Health and Safety Executive.

Question about flooding and impact the development may have on increasing the flood risk.

The Environment Agency, East Riding of Yorkshire Council Flood Team and Yorkshire Water are all statutory consultees on planning applications. There comments can be viewed on the planning application public access system.

Developers are required to put in drainage systems to ensure run off rates are no different to an agricultural field. Bellway on Yapham Road have had to install pipes and a large dry basin which will only be filled if there is a flood event,

Resident had a specific question about their house being devalued by £100,000 due to the construction of the waste water pumping station being in close proximity to their house. The right to compensation would have to be taken up with Yorkshire Water.

Resident commented that the sense of place for Pocklington was being undermined by all the new building.

The Neighbourhood Development Plan is seeking to address the sense of place and developing policies that will enhance the sense of place and character of Pocklington.

Draft policies are being developed which will be consulted on later in the year via a survey that will be delivered to each household.

The Mayor thanked Cllr A. Burton for attending and answering the questions from residents.

The meeting closed at 8.42 pm.