

POCKLINGTON TOWN COUNCIL
PLANNING COMMITTEE MINUTES
WEDNESDAY 9th January 2019

A planning meeting was held at The Old Courthouse 37 George Street commencing at 6.15pm on Wednesday 9th January 2019.

Members Present: Cllr West (chair), Green, Hodgson, Jones, Perry, Sinton, Spademan and Winterton

In attendance: 5 members of the public and Town clerk Gordon Scaife.

1. Notice of meeting.
The notice of the meeting was proposed by Cllr Jones , 2nd Cllr Sinton and agreed.
2. Apologies for absence. No apologies were received.
3. To receive any declarations of interest in relation to any agenda item.
No declarations were received.
4. Consider suspending the meeting to allow an opportunity for person(s) or groups to address the Council for a total of 15 minutes.

No members of the public wanted to address the committee so the meeting wasn't suspended.

5. Consider continuing the meeting.

The meeting hadn't been suspended.

6. 18/03655/PLF (amended plans) Erection of 3 terraced dwellings and 1 detached dwelling with associated access and parking following demolition of existing building. Chapman and Craddock, 67 London Street, Pocklington, YO42 2JW

The plan has been amended from two flats in the detached building to become one 2 bed detached house. The number of parking spaces is now 5. Councillors agreed to re-submit the previous comments which were lack of parking as the proposed dwellings are likely to generate more than 5 vehicles and the site is being over-developed.

7. 18/04070/VAR Variation of condition of 14 approved site plan (revised siting of Plot 5) of planning permission 18/01648/PLF. Site of Groves Farm, West Green, Pocklington, YO42 2NL.

The councillors had no observations to make on this application.

8. 18/04089/TPO TPO Pocklington NO 12 – 2001 (REF:616): T1 Atlantic Cedar, remove lowest limb overhanging lawn, crown lift over footpath to achieve a 2,5m clearance and remove deadwood. 37A Algarth Road, Pocklington, YO42 2HW.

Councillors had no observations to make on this application.

9. 18/04097/STOUT Outline – mixed use development including: Erection of up to 380 dwellings (Use Class C3, including up to 25% affordable housing: Local centre with Children's Day Nursery (Use Class D1; convenience store with up to 280m² of retail floor space Use Class A1; 60 bed care home (Use Class C2); Formal and informal public open space to include allotments, community orchard, children's play area, skate park and multiple use games area; Structural planting and landscaping; Surface water flood mitigation and attenuation and associated ancillary works (All matters reserved with the exception of two vehicular access points to be provided from The Balk (resubmission of 16/03253/STOUT). Land North and East of Mayfields, The Balk, Pocklington.

Councillors agreed to put in the objections that were submitted to the first application.

The original application was refused at appeal in 2017.

The following are the main objections.

It is outside the development limit and not on an allocated site.

The transport infrastructure for the town will be over capacity.

The secondary school is full and has no spare places and many of the local primary schools are full.

There is no need for a skate park as there is already one in the town.

The need for a new day nursery hasn't been proven by the developer and a new nursery has just opened at Pocklington Infant School. Shops are struggling so there may be no need to provide a convenience store.

The town's infrastructure is at capacity and will require investment.

There will be an impact on wildlife that currently uses the site including potentially protected species.

10. 18/03327/STPLF Erection 121 dwellings, erection of 4 detached garages, associated access, landscaping and open space, infrastructure and ancillary works. Land North of 130 Yapham Road, Pocklington, YO42 2DY

The plans have changed and the number of houses has increased. There are now more 3 bed semis on the site. There are only 2 x 2 bed to sell to the open market and so the number of starter homes is low. There are no single storey dwellings proposed.

The locally equipped area for play is not sited centrally in the development so isn't well overlooked and could the potential is for anti-social behaviour in this area.

The housing numbers are more than those suggested in the allocations policy for the site.

11. 18/04105/STOUT – Outline erection of prison complex with associated perimeter fencing, access, parking, landscaping and infrastructure (access and scale to be considered). Land to the West of HM Prison Full Sutton, Moor Lane, Full Sutton, YO41 1PS

The Council is objecting to this application on the following grounds.
Community safety – the current emergency service cover in this area is not sufficient to cope with the increase in the size of the prison.
The road infrastructure is already at capacity on the A166 at Stamford Bridge.
The transport plan suggests the public transport route is via Pocklington.

12. 18/04125/PLF Erection of single storey extension to side and rear. 11 Wheatlands Close, Pocklington, YO42 2UT.

The Council has no observations to make on this application.

13. Note results of previously submitted plans.

18/00072/REFUSE continued use as a dwelling. Orchard Cottage, The Balk, Pocklington, YO42 2NY

The applicant has put in an appeal against the decision made by East Riding of Yorkshire Council (the local planning authority) to refuse permission.

The meeting closed at 18:44