

**POCKLINGTON TOWN COUNCIL**  
**PLANNING COMMITTEE MINUTES**  
**WEDNESDAY 19<sup>th</sup> June 2019**

A planning meeting was held at The Old Courthouse 37 George Street commencing at 6.15 pm on Wednesday 19<sup>th</sup> June 2019.

Members Present: Cllr D. Hodgson (chair), Burton, Duke, R. Hodgson and Madden

In attendance: 13 members of the public, Town clerk Gordon Scaife

1. Apologies for absence. Apologies were received from Cllr Bruton (illness) and Cllr Pink (Work)
2. To receive any declarations of interest in relation to any agenda item. No declarations were received.
3. Consider suspending the meeting to allow an opportunity for person(s) or groups to address the Council for a total of 15 minutes.

Cllr R. Hodgson proposed suspending the meeting to allow members of the public to address the Council 2<sup>nd</sup> Cllr Madden and agreed unanimously.

Members of the public wished to address the Council about agenda item 5 which is an application to change 4 Wold Road from a residential dwelling to a day nursery for up to 28 pre-school children.

The resident's concerns included the following

Parking – There are only two parking spaces shown in the application and this will mean that staff and parents dropping children off will have to park on Wold Road. The road at this point has a number of junction meaning it won't be possible to park considerately for existing residents. Parking is already an issue caused by Francis Scaife Leisure Centre and Pocklington Cricket Club whose car parks sometimes aren't large enough which means people have to park on Burnby Lane and Wold Road.

Valentine Close is an unadopted road that the residents who live on the street have to maintain it. Valentine Close is off Wold Road opposite 4 Wold Road.

Traffic – Wold Road is a residential street and the application will increase traffic along it.

Noise – Many of the residents in the area of the application are retired and are at home during the day. They will notice an increase in noise.

Loss of a residential house to business use, A number of residents suggested there are covenants on their houses preventing them from running a business from home.

4. Consider continuing the meeting.

Cllr Madden proposed continuing the meeting 2<sup>nd</sup> Cllr R. Hodgson and agreed unanimously.

5. 19/01663/PLF Change of use from residential to D1 children's day nursery, conversion of garage to additional accommodation, installation of ramped access to rear, installation of 2 cycle stands in front courtyard, creation of pedestrian access and associated works. 4 Wold Road, Pocklington, YO42 2QG

Councillors objected to this application on the following grounds.

Parking – There is not enough parking being provided within the application site and there is very limited on street parking.

Traffic – The application will generate a significant increase in traffic within a residential area of the town.

Noise – There are a number of residents who have retired and are at home during the hours when the nursery will operate. They will be subject to an increase in noise in the area.

Loss of a dwelling to business use.

6. 19/01657/PLF Construction of staff car park (revised scheme of 18/03516/PLF Pocklington School, West Green, Pocklington, YO42 2NJ

Councillors had supported this application. The staff car park will enable more school staff to park within the school rather than using the public car parks in the town.

The grasscrete construction will help to blend the car park in with the front of the school.

7. 19/01720/PLF Erection of single storey extension to rear following demolition of existing, 7 Victoria Road, Pocklington, YO42 2BZ

Councillors had no observations to make on this application.

8. 19/01729/PLF Alterations to include the painting of shop front and installation of new fascia board moulding surround. Nationwide, 49 Market Place, Pocklington, YO42 2AL.

Councillors had no observations to make on this application.

Councillors were pleased that the Nationwide was doing some work to their building showing their commitment to staying in the town.

9. 19/01729/PAD Display of an internally illuminated ATM surround an internally illuminated fascia sign, an externally illuminated projecting sign and non-illuminated text on fascia board. Nationwide, 49 Market Place, Pocklington, YO42 2AL.

Councillors had no observations to make on this application.

10. 19/01746/PLF Erection of two storey extension to accommodate new police station and refurbishment of fire station. Pocklington Fire Station, Station Road, Pocklington, YO42 2AL

Councillors supported this application as it shows commitment by both Humberside Police and Humberside Fire and Rescue to maintaining their presence in the town.

11. 19/01723/PLF Change of use from residential to A1 and B1 Use. 8 Regent Street, Pocklington, YO42 2QL

This property has been the subject to a number of planning applications in recent years. It used to be a water bottling and treatment works. Councillors supported this application as it will put the property back to business use B1 and to retail A1. The property is within the town centre retail area.

12. Note results of previously submitted plans.

The Clerk reported on the following.

18/03327/STPLF Erection of 121 dwellings, erection of 4 detached double garages, associated access, landscaping, open space, infrastructure and ancillary works. Land North of 130 Yapham Road, Pocklington, YO42 2DY went to committee and has been approved subject to a Section 106 agreement being signed.

19/01135/PLF erection of two storey and single storey extension to rear following removal of conservatory. 38 Broadmanor, Pocklington, YO42 2GB. Application refused due to overlooking issues with neighbours.

19/00430/PLF Erection of two drive thru restaurants and associated infrastructure. Broadhelm Business Park, Broadvale Close, Barmby Moor. Application approved.

19/01569/TCA Pocklington Conservation Area : Elm T2 Fell tree due to damage from metal railing fence and associated safety concerns. Burnby Hall and Gardens, 33 The Balk, Pocklington, YO42 2QF. No objection tree to be felled.

This meeting closed at 18:54