

WILBERFOSS PARISH COUNCIL

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MINUTES OF THE MEETING OF THE WILBERFOSS PARISH COUNCIL

Held on Thursday 16th April 2015 at Wilberfoss Community Centre, Main Street, Wilberfoss

Present: Chairman Lesley Hoyer, Vice Chairman Dave Smith and Councillors Chris Clegg, Mandy Brisco, Sue Butterfield, Mike Skelton together with Peter Golightly from Yorkshire Water Plc and seven members of the public.

1. Apologies for absence were received from Councillors Monica Duffy, Tricia Room and Norma Randall.

The meeting was adjourned to allow Peter Golightly and members of the public to put forward their views on the planning application from Persimmon Homes Limited. Peter advised that Yorkshire Water had not yet submitted their report and when doing so would recommend sustainable drainage – i.e. back into the ground – but the water table on the site is high so this may not be feasible. The drainage may discharge into Common Beck and if so, the Internal Drainage Board will be responsible for giving this the go ahead or not. Persimmon Homes have suggested a holding system, whereby water is released slowly from the development site and although foul sewage has on occasion been linked to the surface water drainage in Wilberfoss, Yorkshire Water would not permit this on this development. Some renovation work has been carried out at the pumping station on Storking Lane. Councillor Clegg requested that a survey be undertaken by Yorkshire Water on the drainage at the bottom of Park Lane/Storking Lane and Peter agreed to make enquiries. Councillor Clegg further requested that the Parish Council be furnished with a copy of the maintenance schedule which Yorkshire Water has produced in order for the community to be kept informed.

2. There were no declarations of interest made by any Councillors present.

ACTION

3. Minutes of the Meeting of the Wilberfoss Parish Council held on 19th March 2015 were signed as a true record.

4. The Council considered an application from Persimmon Homes Limited for the erection of 44 dwellings with associated access, open space and landscaping at land north of Windmill Meadows. The Council's detailed response is attached as Appendix 1.

The Council was notified that Planning Application 15/00504 from Mr and Mrs A Isted for the erection of a single storey extension to the side and alteration to the roof at 1 Paddock Close, Wilberfoss had been granted.

The Council was notified that Planning Application 15/00453 from Mr and Mrs S Magson for the erection of a two storey extension to the side and front of 18 The Paddock, Wilberfoss had been withdrawn.

5. District Councillor Lane was not present at the meeting.

6. The Clerk confirmed there had been no urgent decisions made since the last meeting.

7. A discussion took place regarding the addition of names to the village War Memorial. A unanimous decision was reached to include those who were born in Wilberfoss and had fallen in the Great War and not those who had simply been born in the parish. In summary the gentlemen in question are Robert Atkinson, Wilfrid John Gaul and James Fred Gospel. The Clerk was asked to make contact with Doncaster Memorials who were recently contracted to undertake maintenance of the War Memorial.

8. **Environment & Community Matters**

The next flag-flying date is the 21st April and Councillor Clegg will instruct Councillor Skelton on the raising of the flag. A special flag will also be raised on 8th May to mark the 70th anniversary of VE Day.

Items for inclusion in this month's Newsletter and the Council's Facebook page and website include:

A request to drivers to drive at an appropriate speed along Birker Lane, following a number of incidents that have been reported to the Parish Council.

Details of the Photography Competition

A request for residents not to drop litter on Wilberfoss Hill

A request for details of accidents on the A1079 dating back 2 years.

Details of the draft Action Plan will be discussed at the Annual Parish Meeting on May 21st.

Members considered questions to put to the Action A1079 Campaign Group committee meeting and decided to ask whether the slip road at the eastern end of the village could be widened to improve visibility. The Clerk was also asked to acknowledge receipt of Sir Greg Knight's letter and thank him for his support for a roundabout.

A brief discussion took place about the provision of a Neighbourhood Plan, and a unanimous decision was reached that the Parish Council would not pursue this.

In order to increase traffic to the Parish Council's website and Facebook page, Councillor Clegg suggested that the Council runs a photography completion. Split into 3 categories, the winners in each category will receive a gift voucher as a prize and all photographs will be displayed on the Parish Council website and Facebook page. Councillor Clegg's suggestion received unanimous support and he was asked to draw up guidelines for the completion. The Clerk was asked to make the necessary arrangements to advertise the competition.

9 **Councillors Reports and items for future Agendas:**

Nothing to Report

10 **Administration**

Councillors Brisco and Smith agreed to attend the forthcoming Parish Liaison meeting.

11 Payment was approved for the following cheques:

Chq No 1356	Acer Garden Services	£373.00
Chq No 1357	Wilberfoss Community Centre (Hire Charges)	£13.50
Chq No 1358	ERNLLCA membership renewal	£615.19
Chq No 1359	Clerk's work from home pay	Confidential
Chq No 1360	H M Revenue & Customs	Confidential
Chq No 1361	Clerk's February salary	Confidential
Chq No 1362	Councillor Expenses (flag purchase)	£22.07

The Clerk confirmed that a timesheet from the Litter Picker had not been received and hours worked this month will be rolled over to May.

Meeting closed at 9.00 pm

..... Lesley Hoyer (Chairman)

..... S M Wills (Clerk)

PERSIMMON PLANNING APPLICATION LAND NORTH OF MOORFIELD WAY, WILBERFOSS

Planning Statement Section 2 / The Proposed Development Page 4 and Design & Access

THE PROPOSED DEVELOPMENT WILL FORM A LOGICAL EXTENSION TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH.

The pictures included by Persimmon of the properties in the village do not correctly reflect the Moorfield Way, Moorfield Drive homes which are small bungalows and semi-detached dormer bungalows and houses. [There are no large detached houses or 2.5 storey houses at all. Therefore the expensive properties that are proposed are not in keeping with the current layout of the village.

To help balance the development could Persimmon build good quality bungalows along the south side of the site and leave the rest of the site as it is? This was suggested to a Persimmon representative at the consultation but the response was that Persimmon is a business and profit is very important. It wouldn't be viable to build bungalows. It was not being suggested that the whole site should be bungalows only that the 13 houses adjacent to the 5 bungalows on Moorfield Way should be replaced by bungalows.

The Parish Council has never been approached by Persimmon to directly advise what the housing needs of the village are. The consultation at the church was attended by Councillors and the concerns regarding the large houses backing onto the bungalows in Moorfield Way and loss of privacy were vigorously argued.

Persimmon in its Statement of Consultation say that they received 26 individual submissions which provided feedback. These individual submissions were to be included as Associated Documents but do not appear to have been. This would have given a clearer picture of what the local residents were most concerned about which is their loss of privacy.

However, Persimmon have not fully answered these concerns in their Consultation and consider "that these concerns have been satisfactorily addressed within the planning application submission."

Planning Statement Section 4 Page 9 Site Specific Matters

IT IS INTENDED THAT THE PROPERTIES WILL BE 2 STOREY IN HEIGHT AND PREDOMINANTLY SEMI-DETACHED.

This gives the impression that this is a site of reasonably priced family houses which is what the village needs. There are in fact only 2 semi-detached houses for private purchase, the rest are detached houses... 10 five bedrooms, 10 four bedrooms and 13 three bedrooms which at today's prices will be very expensive.

The affordable housing at the East side of the site are 4 flats and 7 town houses.

Design & Access Statement / Constraints & Opportunities/ Part 3 Page 15.

THE POTENTIAL FOR EQUALITY AND SUSTAINABLE DEVELOPMENT PROVIDING FUTURE RESIDENTS WITH A DISTINCT ENVIRONMENT TO LIVE IN WHILST RESPECTING THE AMENITY OF NEARBY RESIDENTS.

No respect has been given to the concerns of the people who live in the bungalows down Moorfield Way (all of whom are retired) and who believe their privacy will be compromised by the erection of 13 two-storey properties which will back onto 5 bungalows. This is a high-density plan.

TRAFFIC CONCERNS AT PEAK TIMES

According to the accepted statistical figures it is anticipated that the site will “generate 25 two-way trips on the local highway network on the morning peak and 28 two-way trips in the evening peak.”

Persimmon in their planning application have allowed for 104 vehicles on this development.

The properties are large 3, 4 and 5 bedroom family houses with working families who will be leaving daily for work and needing to access the A1079. How can it be logical that only an extra 28 vehicles will need to access this already congested road?

SITE ACCESS

The access to this site is along a small residential road, where vehicles of all sizes are regularly parked. This has caused considerably worry to the families who live along here.

Persimmon were asked to see whether they could access the proposed site by seeking permission from the owners of the field leading to the site. This would be a temporary access route from the old road which carries on from Main Street to the farm on Cherry Hill. This would avoid Moorfield Way altogether. Building work is expected to go on for 2 years and will cause considerable inconvenience to the residents if access remains along Moorfield Way/Windmill Meadow.

We are still awaiting a reply from Persimmon.