

MINUTES OF THE MEETING OF THE WILBERFOSS PARISH COUNCIL
Held on Thursday 21st May 2015 at Wilberfoss Community Centre, Main Street, Wilberfoss

Present: Chairman Lesley Hoyer, Vice Chairman Dave Smith and Councillors Sue Butterfield and Mike Skelton two members of the public who had arranged to attend following submission of their own planning application.

1. Apologies for absence were received from Councillors Chris Clegg, Mandy Brisco and Norma Randall.

The 15 minute question time was offered to those in attendance to present a case for their planning application. They subsequently left the meeting.

2. Councillor Hoyer declared a personal interest in the Planning Application from Mr and Mrs Magson as they are friends. **ACTION**

3. Minutes of the Meeting of the Wilberfoss Parish Council held on 16th April 2015 were signed as a true record.

4. The Council considered 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. Following a number of changes made by the property owner, taking into account the concerns of their neighbours, the Parish Council is happy to support the application.

The Council considered Planning Application 15/01355 from Mr and Mrs Room for the erection of a detached garage following demolition of existing at Foss Farm, Birker Lane, Wilberfoss and had no observations to make.

The Clerk notified the Council that she had been made aware of an error on the Planning Application submitted by Persimmon Homes. The Clerk was asked to bring the error to the attention of the case officer, Tim Williams.

Following changes to the way Parish Councils must submit comments for Planning Applications, the Council voted to purchase a laptop through the East Riding of Yorkshire Council's Re-Fit Service. The likely cost is somewhere between £100 and £160. The Clerk and Chairman will attend a training session on the new procedure.

It was agreed that following the installation of a new driveway off Beckside, the Clerk would write to John Harland and ask for a site visit. Councillor Butterfield advised that should the Council not be satisfied that they are being heard they could approach the East Riding of Yorkshire Council Overview & Scrutiny Committee.

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. Following a quote of around £300 for some additional names to be engraved on the War Memorial, the Clerk was asked to contact the contractor to arrange a site visit so that Councillors were fully briefed as to where the names will be placed.

8. **Environment & Community Matters**

The next flag-flying dates are 2nd June – Coronation Day, 8th June – Her Majesty's official Birthday celebration, 10th June – Birthday of the Duke of Edinburgh and 21st June – Birthday of Prince William.

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

The appointment of the Chair and Vice Chair of the Wilberfoss Parish Council
A request for vehicles not to speed on Birker Lane
Details of this year's Scarecrow Festival
Details of the Parish Council's action plan
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 meeting in July.

The Parish Council considered an application for financial assistance from Wilberfoss Playing Fields Association and voted to make a contribution towards the cost of a replacement boiler. The current boiler has been condemned. It was acknowledged that since its refurbishment the Pavilion has become a village amenity used not just by sporting groups.

It was acknowledged that at present there were no projects suitable for the ERVAS National Citizens Service.

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

Nothing to Report

10 **Administration**

Nobody was available to attend a Parish Council Planning Liaison meeting so the Clerk was asked to request that any relevant paperwork is sent to her.

11 **Finance**

The Clerk confirmed receipt of a payment of £8,000 as the first half of this year's Precept.

Payment was approved for the following cheques:

Chq No 1363	Councillor Smith (mileage allowance)	£7.15
Chq No 1364	Wilberfoss Community Centre (hire charges)	£13.50
Chq No 1365	Npower Limited	£5.19
Chq No 1366	Npower Limited	£226.33
Chq No 1367	Clerk's telephone and internet charges	£130.77
Chq No 1368	Acer Garden Services	£373.00
Chq No 1369	Clerk's work from home pay	Confidential
Chq No 1370	Clerk's April salary	Confidential
Chq No 1371	HM Revenue & Customs	Confidential
Chq No 1372	Litter Picker	Confidential
Chq No 1373	Councillor Smith (mileage allowance)	£7.15
Chq No 1374	Wilberfoss Playing Fields Association	£2,000.00

The Clerk advised that following the internal audit a discrepancy had been found in payment of the litter picker's hours worked. The discrepancy was corrected this month. The internal auditor also instructed the Clerk to write off a 5p discrepancy, following an error by the Nat West bank.

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.