

## TOCKWITH WITH WILSTROP PARISH COUNCIL

### Extra Ordinary Minutes of a Council Meeting held on July 30<sup>th</sup> 2015 in Tockwith Church

**Chairman:** Councillor N Waller

**Present:** Councillors Mr K Pope, Mrs J Wardman, Mrs A Wilson, Mrs L Gill, Mrs S Pearce, Cllr D Snook, Cllr M Thew

**In Attendance:** Mrs D Dyason (Clerk to the Council)

**15/133. Apologies for absence** – Cllr Corbett, Cllr Dyason

Cllr Waller opened the meeting.

**15/134 Declarations of Disclosable Pecuniary and other interests** Councillors agreed that if they had an interest they would disclose

#### **15/135 Planning Responses/Enforcement**

**15/135.1 - Amended Planning Application 15/01484/FULMAJ Linden Homes proposed residential development at Southfield Lane, Tockwith – Deadline 3<sup>rd</sup> August 2015**

Councillors agreed on the following comments on issues that had been raised in a draft letter to Harrogate Borough Council:

- Councillors are concerned that the proposed revised development of 126 dwellings is too large for the village and will adversely affect the character and amenity of the village. The proposed development would add 20% more houses to the village. That is disproportionate and unacceptable and is contrary to the guidance set out in the NPPF (2012) guidelines advising that any such development should be sustainable and not to the detriment of the community.
- **Southfield Lane Access** – Councillors remain concerned that the single track (3.0m wide) Southfield lane is totally inadequate at present to deal with the traffic using it now. The addition of traffic accessing the proposed development will only exacerbate the current cumulative unacceptable situation. It is noted that the developers in attempting to mitigate congestion and access issues are proposing to provide additional passing places on Southfield Lane. Whilst this is welcome it is not the solution to the problem. It is merely tinkering at the edges.

It is also noted that it is proposed that some 43 parking places are to be provided opposite the school seeking to mitigate the current problems experienced at school drop off and pick up times. Whilst the provision of parking spaces is welcome Councillors reiterate their view that particular problems with congestion will occur at drop off and pick up times.

We do not agree that echelon parking opposite the school is a solution as vehicles using the parking bays will reverse into the path of approaching traffic and will not be

able to complete a turn in the road procedure as without parking restrictions which the local authority are reluctant to implement, cars will still park on the school side of the road. This will mean that the road outside the school will not be an unrestricted 'two way' road. Drivers wishing to return to the main part of the village will invariably create a further hazard by turning in the junction leading to the development. The solution would be to create a turning area.

- **Proposed Site Design/Layout/Housing Allocation** – the revised submission has addressed various points raised in the TWPC's 21 May 2015 letter, ie, the open space has been enlarged and relocated to the central part of the site. In addition the mix of affordable houses has now been distributed around the site and is more acceptable.

However, Councillors are still concerned that the proposed development by its very location is insular and isolated from Tockwith Village. The opportunity for social integration and inclusion with the rest of the village is very limited.

- **Emergency Services** – albeit such matters may be outside the control of the Developer Councillors remain concerned that emergency services such as Ambulance Service, Police, Fire Brigade and Social Services, etc. are already stretched and provide limited cover currently. Budgets are forecast to reduce in the future which in turn threatens to reduce such services further. An increase in population in an area where adequate levels of emergency cover is already unavailable is of concern. In order to deal with the perceived emergencies, the village has coordinated the training of Community First Responders, because of the deemed risk of Yorkshire Ambulance Service being unable to attend within the advisory time limits of life threatening emergencies.
- **Drainage and Sewage facilities** – Councillors in their 21 May 2015 letter of objection pointed out that major problems already exist with the drainage and sewage network in Tockwith.

The proposed development will presumably use some if not all of the existing networks. Councillors therefore conclude that the current problems will be compounded unless remedial works are undertaken. It is recognised that the Developer has satisfactorily addressed issues such as access to the western culvert but it is unclear if as part of the overall development infrastructure works they will seek to rectify current issues with the main system outside their specific site boundary.

- **Electricity Supply and Water Pressure** – Councillors in the 21 May letter of objection referred to problems relating to frequent power cuts experienced by the village currently (which have become more frequent and prolonged in recent months). In addition reference was made to the low water pressure experienced by current homeowners. Councillors are concerned that both services will be further adversely affected by the proposed development.

Councillors understand that the provision of adequate power and water supplies is strictly outside the scope of the Developer's Planning Application but they are issues that need to form part of the overall appraisal of the application.

Councillors acknowledge that the revised June 2015 submission does satisfactorily address some of the points raised in TWPC's initial letter of objection to the proposed development.

It was agreed that the draft letter to HBC was acceptable and should be sent to the Planning Dept. at Harrogate Borough Council.

**RESOLVED** that clerk should send the letter to HBC outlining the Parish Council's objections.

**15/135.2 15/02228/OUTMAJ Erection of up to 80 dwellings on Land South of Prince Rupert Drive.**

A draft letter had been produced to HBC in response to the comments received from Quod on behalf of Evans Development. The letter included the comments set out below:

**a) Local Plan**

Councillors note Ms Smith's comment but disagree. The site was previously submitted for consultation under the previous Local development plan but was not allocated by the local planning authority. The site has therefore previously been deemed unsuitable by the Local Authority when assessed against relevant criteria. The fact that Government targets for units per annum has increased from 390 pa to 600 pa does not alter that fact. Councillors assume that the same relevant criteria that rendered the site unsuitable previously still prevails.

**b) Southfield Lane Access**

Councillors note Ms Smith's explanation of her contact with the Local Highways Authority Officer, Tim Coyne who seemingly accepts that the location and design of the proposed access is an entirely appropriate, safe and suitable access.

Reference is also made to their consultant's Transport Assessment which demonstrates the suitability of the Lane.

Additionally reference is made to the developer's intention to provide additional passing places along the western section of Southfield Lane. As a point of detail Councillors were aware of that latter point contrary to what Ms Smith states.

Councillors reiterate their view based on local experience, that the single track (3.0m wide) Southfield Lane, even with the proposed additional passing places is totally unsuitable. The traffic currently using Southfield Lane is identified in the previous TWPC's letter of objection. The addition of the traffic accessing the proposed development will only exacerbate the current cumulative problem.

Councillors note Ms Smith's comment seeking to assure HBC that measures proposed for 49 Echelon parking spaces on the Southern side of Southfield lane opposite the school will mitigate the current problems experienced at school drop off and pick up times. Whilst the provision of parking spaces is welcome Councillors reiterate their view that particular problems with congestion will occur at the drop off and pick up times.

Councillors reiterate their first-hand experience views relating to the inadequate public transport serving the village currently. A situation that will only get worse due to the pending cuts in the service. Ms Smith is obviously unaware of that situation and seeks to justify the 'adequacy' of public transport by referring to HBC's Core Strategy.

### **c) Design Matters**

Councillors note Ms Smith's comment and agree that the application is submitted in outline form.

Notwithstanding that Councillors stand by their comment contained in the TWPC's previous letter of objection.

### **d) Local Facilities and Services**

**School** – Councillors note and welcome the proposed contribution should the development proceed.

**Doctors Surgery/Emergency Services** – Councillors note Ms Smith's comment that queries raised over the sufficiency of emergency services is not capable of being controlled through this planning application.

Councillors are aware of that but stand by their comment on the matter raised in their letter of objection. Emergency Services are of major concern and need to be addressed within an overall assessment of the proposed development. An increase in population in an area where adequate level of emergency cover is already unavailable is of concern.

### **e/f) Drainage and Sewage facilities**

Councillors in their letter of objection pointed out that major problems already exist with the drainage and sewage network in Tockwith.

The proposed development will presumably use some if not all of the existing drainage and foul networks. Councillors therefore conclude that the current problems will be compounded unless remedial works are undertaken. That does not appear to be part of the Developers proposal.

### **g) Electricity and Broadband**

Councillors note the comment re Broadband speeds.

We note that no comment has been made in response to Councillors previous comment that the village experiences frequent power supply cuts.

In addition no comment has been made relative to the fact that mains water pressure and flow to existing properties in the area is already unacceptably low.

The additional requirement from the proposed development will make the problems worse.

## **h) Ecology Issues**

Councillors would refer you to their comment contained in their letter of objection. Ms Smith in her response seeks to make light of the 'inappropriate and premature clearance of the site' and the Developers cavalier attitude in doing so.

Councillors would remind you of HBC's Principal Ecologists comment at the time of the site clearance in April 2015 that the clearing of shrubs and trees was an 'unfortunate' decision on land that was designated a 'red traffic light for ecology in 2010 due to its rich mixture of habitats'.

Councillors all approved of the content of the letter and agreed it should be sent to HBC.

**RESOLVED** that clerk should send the letter to HBC outlining the Parish Council's objections.

Signed:

Dated: