

On 18th August Tockwith with Wilstorp Parish Council was given an opportunity to speak at the Planning Committee Meeting in respect of the outline planning permission for 80 dwellings off Southfield Lane made by Lonsdale Development.

The Parish Council made a submission that both the Lonsdale Developments and Linden Homes applications be considered at the same time. The planning officer had recommended approval and suggested that the Lonsdale Development application need not be considered in conjunction with the Linden Homes application.

At the Planning Committee meeting many of the Planning Committee members spoke as if they were minded to approve both applications.

The Parish Council expressed concern that a combined development of 206 dwellings was too large for the village and would adversely affect the character and amenity of the village. The combined developments adding 33.4% more houses. The Parish Council feel this is disproportionate and would be a detriment to the community.

The Southfield Lane access was also raised stating that the Parish Council remain concerned based on local knowledge that the single track (3m wide) lane, even with the proposed additional passing places is totally unsuitable to accommodate the extra traffic from both developments. No other developments in the district with this number of houses and the potential of over 400 extra vehicles travelling on a what is effectively a single track road with a speed limit of 60 mph. We believe that the bare minimum standard is to make the road a two way road throughout its entire length.

The result of the Planning Committee meeting was that the Application should be referred to the Planning Referral Committee meeting.

The Planning Referral Committee meeting was held on 1st September 2015 and the Parish Council did elect to speak at this meeting as well. The decision by the Planning Referral Committee was:

The Committee authorised the Head of Planning to approve the Application conditionally subject to the completion of a Section 106 Agreement. The Heads of Agreement are as follows:

- the payment of an Education contribution of £95,172
- the payment of a contribution of £7,500 towards a Traffic Regulation Order.

2 Further passing places are to be added to Southfield Lane, providing 6 passing places in total.

School Parking – 49 echelon parking bays to be provided.