

SOUTH CAVE PARISH COUNCIL

24th September 2019

A Extra-Ordinary meeting of South Cave Parish Council took place at South Cave Women's Institute, Church Street, South Cave commencing at 7:00pm.

Present: Cllrs L. Turner (Chair), M Turner, Bateman, Tudor-Price, Munby, Rignall & Stephenson
Mrs L. Fielding (Clerk)
28 Members of Public
Ward Councillors: Cllr Gill & Cllr Meredith

1 Apologies for absence

Cllr L. Turner proposed the Parish Council accept apologies from Cllrs Edmond & Long, Seconded Cllr Munby, All in favour

2 Declarations of Interest

- (1) There were not Declarations of interest
- (2) There were no dispensations

3 Planning

Amended Plans

(i) 19/01107/STREM

Proposal: Erection of 126 dwellings with associated access, parking and infrastructure

Following application 15/02649/STPLF (hybrid with approved outline permission, all matters to be considered)

Location: Land South And East Of Old Priory 8 Station Road South Cave East Riding Of Yorkshire HU15 2AA

Applicant: Bellway Homes Yorkshire Ltd

Application type: Strategic - Reserved Matters

Amendments as Confirmed by ERYC:

- Reduction in the number of proposed dwellings by 9 from 135 to 126.
- Reduced the number of properties served directly by Little Wold Lane from 7 to 6 to increase separation and enhance the streetscape.
- Amended housing mix – 1 bed reduced from 8 to 6, 2 bed reduced from 35 to 26, 3 bed stayed the same 39 and 4 bed increased from 63 to 65.
- Affordable housing contributions are linked to the number of dwellings proposed and a reduction in the number proposed has reduced the contribution to 31.5 dwellings (31 on site with the 0.5 provided as an off-site financial contribution).
- 4 bungalows remain although as two pairs of semis rather than a terrace of four.
- Open space contributions are also linked to the number of dwellings and bedrooms proposed. Reducing the number proposed has reduced the on-site contribution to 4029.6sqm. 4043sqm is proposed on site.
- Footpath to the north eastern corner of the site on Little Wold Lane is proposed.
- With the exception of 6 plots, all have 2 car parking spaces. Plots 68 and 69 are 1 bedroom thus has one space. Plots 59/ 60 and 65/ 66 have three spaces between them.
- Additional replacement hedgerow to the front of properties 47-50 and 113-115 to replace the loss of the central hedgerow within the site.
- Chimney added to Goldsmith, Joiner and Thespian house type (8 dwellings in total) and render to Forester (6 dwellings)

The meeting was opened with an overview of the Planning Application and the amendments made.

Meeting closed at 7:15 for Cllrs Gill & Meredith to address residents and highlight the alterations to the plans. It was noted that both Cllrs would be attending the ERYC Committee Meeting to express concerns raised by residents. It was noted the Ward Councillors had arranged a meeting with the ERYC and Developer for 25th September 2019, a update and brief of the meeting to be provided to the Clerk to share with residents

Meeting was re-opened at 8:30

Cllr L. Turner proposed the Parish Council recommend refusal to the application, Seconded Cllr Bateman, All in favour:

The Parish Council recommend refusal to the application upholding their previous objections

On behalf of the village, the Parish Council would again wish to reiterate its objection to this proposed development and recommend refusal to the amended application on the following grounds:

The increase in number of properties within the development – original outline planning application submitted for 115 properties, this application includes a further 11 dwellings impacting on the rural aspect at the expense of the green spaces in current outline planning consent, available open space/recreation space and density of the visual amenity for the location being adjacent to a area of high landscape value. The village has approval for 160 properties, this development will take the number to approaching 250, and the increased number of properties on the site would have a major impact on the traffic movements on the site and at Little Wold Lane/Beverley Road junction. Concerns for the number of properties only providing one parking space would have a major impact on traffic and parking at the site and Little Wold Lane. Public transport in South Cave is limited and the majority of residents require two vehicles to be able to leave the village and travel to their work place.

Outdoor Sport, Equipped/Recreation Play Space and Amenity Space – The Parish Council raised concerns with the shortfall in scale and location of the areas provided within the development. The East side of the village lacks outdoor/recreation and equipped play areas. The Parish Council request the ERYC ensure the scales of the spaces provided comply with the recommendations calculated by the ERYC Open Space Consultation Group. A commuted sum in lieu of open space would be unacceptable and residents and the Parish Council strongly object to this shortfall.

Traffic – The Parish Council request the ERYC obtain a revised transport assessment as the impact on traffic numbers at the junction to Beverley Road/Little Wold Lane and Market Place cause grave concerns. The junctions are inadequate to cope with the obvious increased numbers in traffic, the footpaths at Little Wold Lane and Beverley Road are insufficient and require alterations to increase the width in order to protect public safety and accommodate the use of walking aids, push chairs and

mobility scooters etc. The Parish Council request the ERYC consider the installation of improved road layout infrastructure at the Junction of Beverley Road/Little Wold Lane to be installed prior to the commencement of any works. The design of the junction could at worst lead to a fatality. Of all the potential repercussions during the construction and when the development is completed, none come close to the potential serious issues connected with this junction. An increase in traffic movements from the development and visitors to properties may result in an increase in parked vehicles at Little Wold Lane. Little Wold Lane giving access to the Wolds Way and Woodlands attracts walkers, parking their vehicles at the Road Side. The Parish Council have grave concerns for the increase in parked vehicles at Little Wold Lane and the potential hindrance for emergency vehicles accessing the site, Shepherds Well and The Stray.

The original outline planning application provided the vehicular access to the site from Market Place (i.e. the A1034) with only pedestrian access to Little Wold lane. The installation of an access road from Little Wold lane (just past the first five houses) should be included within the original hybrid application and would greatly help with traffic flow to and from the whole original development plan. This in mind, the Parish Council request the link road through to Market Place (i.e. the A1034) be reinstated in this application in order to assist with traffic flow and accessibility of the whole site.

Layout - The Layout of site should be designed to include street lighting. The Parish Council note the topography of the site in relation to properties to the South (Middle Garth Drive etc) will cause overshadowing to the existing bungalows located to the boundary of the development. The properties to the Boundary of the development should be single story only. The installation of two story properties to the Eastern Boundary would have a detrimental and dominant effect on surrounding properties/bungalows and the streetscene at Little Wold Lane. The central hedge within the development must remain and the Parish Council request the ERYC ensures protection of remaining trees within the development. The Parish Council have concerns for the loss of habitat and request the development includes the provisions of Bird and Batboxes. The Parish Council also suggests the development should offer environmentally friendly energy solutions, the site being in a prominent South Facing position, and would benefit from the use of Roof Solar panels. The Parish Councils previous comment requesting the installation of a footpath joining the site to The Stray and a current approved North Stray development has not been addressed, for pedestrian access to Market Place and School. The Parish Council request a footpath joining The Stray to the Development be installed, this would be accessed in the location of plot number 43. The Parish Council request an additional pedestrian access be installed linking the site to The Stray, via an access using the strip of land adjacent to number 144 The Stray. Whilst it is believed there to be a Third Party ownership of this, the Parish Council request the Developer engage with the Third Party in order to obtain access. This would greatly benefit the area.

Drainage - The existing village sewage and drainage system does not currently cope well with surface and fluvial flooding. The proposed development will further

aggravate the current situation. A development of this size will further exacerbate the current level of flash flooding and problems at Market Centre, Church Street and properties at the West End of the village. A more detailed study of the drainage system would be required in order to identify any areas for improvement. The drain/dyke at Little Wold Lane adjacent to the Eastern site boundary is within the EA flood zone and forms an integral part of South Cave's surface water drainage system. The proposed properties to Eastern side of the development will have access over the dyke, therefore the Parish Council require the ERYC obtain detailed information relating to the proposed alteration to the dyke. Vehicles accessing these properties will also be reversing out onto Little Wold Lane, potentially causing traffic safety hazards.

The developer has been approached by the parish Council to add public car parking to cater for the loss of parking spaces down Little Wold Lane due to this development for visitors to the public walks at the top of Little Wold way and the Wold Way public footpath.

The Parish Council request the Application be referred to Committee in order to enable representation of the Residents.