

**SOUTH CAVE PARISH COUNCIL**

21<sup>st</sup> May 2019

The Meeting of South Cave Parish Council took place in the Womens Institute, Church Street South Cave commencing at 7:00pm.

Present: Cllrs L. Turner (Chair), M Turner, Bateman, Tudor-Price, Carter, Stephenson & Edmond  
Mrs L. Fielding (Clerk)  
X2 Ward Councillors: Cllr Gill & Meredith  
75 Members of public

**1 Apologies for absence**

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

**2 Declarations of Interest**

- (i) There were not Declarations of interest
- (ii) There were no dispensations

**3 Planning Applications**

(i) 19/01107/STREM

Proposal: Erection of 129 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

The meeting was opened with the Chair to the Parish Council providing a overview of the application. The meeting was closed at 7:10p.m for members of the public to speak, comments were raised and noted to be included within the Planning response, the meeting was re-opened at 7:50p.m

Cllr L. Turner proposed the Parish Council recommend refusal of the application as follows: On behalf of the village, the Parish Council would again wish to reiterate its objection to this proposed development and recommend refusal to the application on the following grounds:

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The increase in number of properties within the development – original outline planning application submitted for 115 properties, this application includes a further 14 dwellings impacting on the rural aspect, 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 over the limit to approaching 250.

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 access to the site from Market Place (i.e. the A1034), the installation of a access past the first five houses included within the original hybrid application would greatly help with traffic flow to and from the whole development, the Parish Council request the link re instated in order to assist with traffic flow and accessibility of the 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.

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

Seconded Cllr Bateman, All in favour

The Parish Council requested residents submit their objections to the ERYC and copy in the ERYC Planning Committee members