

Welton Parish Council

Planning Committee

Minutes of Meeting held 25th August 2016 at 7.00pm

Present were Councillors Rockett (in the Chair), Banks, Hughes, Gill, Peck and Roberts. Also in attendance were the Clerk and nine members of the public.

236. Public Forum

Residents from the Common Lane area spoke of their concerns about the application to build seventy one houses on the Humber Growers site.

Their main concern was with the plans for sewage drainage – the proposals appear to indicate that foul waste from new houses will drain into an open pit in the south western corner of the site (directly behind houses on Common Lane) and then the sewage will be pumped elsewhere. Their views were that this was an old fashioned solution similar to another pumping station further down Common Lane which is very smelly. They were also concerned at what would happen if there was a blockage and sewage flooded into the local area. Would further houses in the area mean that another ‘open sewer’ would be built? The Common Lane sewer is already thought to be near capacity – no surface water is allowed to drain into it from new developments.

The consensus of the residents was that they did not want this solution or to live next to it – they wanted a solution which took the foul waste directly into the sewage system via a sealed system. They also expressed concerns about the increase in traffic having to use the junction of the A63 slip road and Stanley Jackson Way.

The members of the public left the meeting.

237. Apologies

None were received.

238. Declarations of interest

None were declared.

239. To agree a response to the following consultations:

- a. 16/02457/STPLF Humber Growers Common Lane Erection of 71 dwellings with associated access, parking and infrastructure following the demolition of existing warehouses and glasshouses

The meeting discussed the application and existing comments from different parties; the meeting was in agreement that the solution for the sewage was an old fashioned solution that could be smelly and could have problems if it blocked up. It also agreed that there were potential traffic problems both with nearby junctions and the layout of the proposed development. When the outline application had been considered, Council objected on various grounds including the effect on local amenities and infrastructure and the meeting felt that these concerns were still valid. It was agreed to request that trees were planted along the roads. It was felt that the design of the houses was interesting and similar to those built on the site of the primary school. It was agreed to object on various grounds.

Resolved – that the Council objects on the following grounds:

- 1) Foul Waste Disposal. Council was lobbied by a number of residents and shares their concerns that the solution proposed will adversely affect the amenity of residents in the area. A pumping station next to existing houses is likely to be smelly and would cause serious problems if it were to get blocked and flood the immediate area.
- 2) Increase in Traffic. Council notes that the only way in to the development is via Stanley Jackson Way. This connects to the junction with the A63 which is already an area of congestion and concern with traffic known to back on to the A63 at peak times and

residents having difficulty exiting Stanley Jackson Way. Congestion at the junction also causes traffic waiting to come out of Welton village centre, to back up in to the village and the conservation area. Council supports the views of the highway officer that more parking space is needed on the development and that two entrances to the site would be preferable.

- 3) Infrastructure & Amenities. As stated when outline permission was sought, Council feels that the current infrastructure and amenities cannot cope with a further increase in housing. Of particular concern are roads as mentioned above, schools – South Hunsley School is already near capacity and parking associated with the school is a big problem, shops, healthcare and the sewer system.
On the development, Council would like to see more tree planting proposed so that the streets are lined with trees.
The resolution was proposed by Cllr. Peck and seconded by Cllr. Gill.

- b. 16/02414/PLF Home Farm 39a Melton Old Road Erection of orangery, installation of first floor windows and external alterations

Resolved – that Council supports the application

The resolution was proposed by Cllr. Peck and seconded by Cllr. Roberts.

- c. 16/02605/PLF Kiftsgate House Wauldby Road Removal of two windows to be replaced with two bifold doors on the rear elevation

Resolved – that Council supports the application

The resolution was proposed by Cllr. Peck and seconded by Cllr. Roberts

240. To note the following decisions:

- a. 16/02085/TCA 6 Hall Walk WELTON CONSERVATION AREA - Lime (T2) Lift canopy to 4m and Fell Sycamore (T3) due to decay.
PC Response: Support and encourages applicant to replant a tree to replace sycamore
East Riding Decision: No objections
- b. 16/02376/TCA Apartment 1 Welton Hall Dale Road WELTON CONSERVATION AREA: Beech; fell due to dangerous condition. Sycamore: fell to improve light to garden
PC Response: Welton Parish Council will support the recommendations of the Tree Officer and recommends that if the trees are felled, suitable replanting is done using mature specimens
East Riding Decision: No objections

It was noted that recent decisions had contained no requirement to plant trees in place of felled ones – it was agreed that the Clerk write to East Riding and find out what the process or policy was to request or require replanting.

241. To receive any other items for note or future agendas

None were raised.

The Chairman declared the meeting closed at 8:10pm