SEATON ROSS PARISH COUNCIL-Planning meeting

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| Date | Tuesday 30th April 2024 7:30pm |
| **Location** | Seaton Ross Village Hall |
| **Attendees** | Cllrs Henley (Chair), Johnson, Gardham, Underwood, Chapman, Hunt, and Gemma Storer (Clerk) 18 members of the public |

|  | | **To Action** |
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| 9/23 | **Declarations of Interest** | n/a |
| Cllr Johnson declared a personal interest – Cllr left the meeting and did not take part in the council’s discussion and decision. |
| 10/23 | **Apologies** | n/a |
| None |
| 11/23 | **Suspension of meeting to allow comments from the public.** | n/a |
| The meeting was suspended for 30 minutes whilst the members of the public put forward their opinions and asked questions. A representative from a company which had taken part in the planning process offered to take notes from the public and discuss them with the relevant parties; he then left before the council’s meeting commenced. |
| 12/23 | **To discuss Planning application: 24/00949/PLF Former Bomber Pub, Mill Lane** | n/a |
| Councillors looked at the application and Seaton Ross Parish Council OBJECTS to the application in its current format.  The Parish Council’s concerns are around density, sewage problems, access and traffic generation and parking, overlooking and privacy.  The Parish Council appreciates the inclusion of smaller scale houses and the use of materials sympathetic to the more traditional properties in the village.  However, there are too many properties packed into the site.  See also the Planning Inspectors decision in an appeal 20/03977/OUT made for another property in Mill Lane and DC/13/03233/PLF/WESTWW  “Seaton Ross is a linear village, with built development sitting to the front of plots, facing the road. This frontage type of development contributes positively to a clearly rural village with a distinct identity. The proposed location would be wholly uncharacteristic of the established pattern of development in the area. In addition, it would introduce a multi-tiered pattern of development that would exude a distinctly more urban quality, at odds with the rural nature of the village.”  Even though this application is within the village development limit, the placement of two detached properties behind the front ones is out of scope with the linear nature of Seaton Ross.  The parking is clearly insufficient- as referenced by Highways in their comments. People will find it easier to park their vehicles on Mill Lane at the front of their properties rather than at the back where intended. This will lead to a hazardous situation on the corner of Mill Lane and North End. Delivery drivers will also stop at the front of the properties rather than going around the back, severely reducing visibility and width on the corner. Visitors to the properties will have little or no chance to park and will resort to on-street parking on Mill Lane.  Also there are no turning areas on the site and the access points are too narrow for two cars to pass.  The planning statement reported that the town had good public transport links, but this is not the case: there is one bus a day, weekdays only, which goes to York. Property owners would need their own transport, and this usually extends to at least two cars for every property.  The site is located very close to a Yorkshire Water pumping station, which uses the same access as the proposed scheme. It has recently seen a severely increased level of activity due firstly to a pump failure at the other end of the village which led to sewage being relocated to this end of the village and appearing to collapse a drain on Mill Lane. This is currently causing issues which will lead to large-scale works from Yorkshire Water to correct. We await Yorkshire Water’s comments regarding the application. In the last couple of years, a major sinkhole (now mended) opened on the grounds where this application has been proposed and we are concerned that this has not been taken into account.  For the neighbours at Wai Nui, the two detached properties to the rear will lead to an unacceptable loss of privacy as they are directly overlooked by them.  The terraced properties on Mill Lane are not in keeping with the current appearance of the street- all properties there are bungalows or dormer bungalows and are significantly set back from the road. They also have large gardens which is not a possibility for these new houses due to the number planned.  Currently, at the corner of Mill Lane and North End, there is a large grassed area with a small flowered section in the middle; this will be lost if planning is granted and will have a detrimental effect on the appearance of the village.  Although there is new landscaping proposed on the plan this also causes some problems, such as the hedges on Mill Lane which worsen the sightlines for traffic.  The Parish Council recommends that this application goes to the Western Parishes Planning committee.  -Decision- **Object** |
| 13/23 | **Planning Notices** | n/a |
| App Ref 24/00605/PLF Land north of Keystone Garth- **approved.** |

The meeting closed at 9:00pm. The next full council meeting will be Tuesday May 21st at 7:30pm.