

# SEATON ROSS PARISH COUNCIL

## MINUTES OF THE MEETING OF SEATON ROSS PARISH COUNCIL HELD IN THE VILLAGE HALL ON 1<sup>st</sup> MARCH 2022 AT 7.45PM

**Present:** Councillors J. Henley (Chair), R. Underwood, C. Hunt, G. Gardham. K. Weallans, D. Gascoyne P. Johnson, G Storer (Clerk)

**Members of the public:** 0

**78/21 Declarations of interest** - none

**79/21 Apologies-** R Chapman

**80/21 To approve the minutes of the meetings held on 11 January 2022 and matters arising-**

**Litter Pick-** to add our event to Spring Clean- **agreed**

**Village website-** anyone interested in taking over? Put notice in Seaton Ross Times (**JH**)

**Wine bought for Yvonne.** Gift card for Mike and Shirley to be bought.

**Village plot trees over hanging neighbour's garage** - councillors to look and see what they think

**81/21 Rights of Way-** Deferred from last meeting:

East Riding of Yorkshire Council is updating the Rights of Way Improvement Plan (ROWIP) comments needed by 31/03/2022 –**Agreed\_** JH and RC to meet and discuss this before the deadline.

**82/21 Town council charter-** to consider and adopt- Zoom meetings (if further info is needed) are available Wednesday 16 March 2pm- 3:30pm and Thursday 17<sup>th</sup> March 7pm – 8:30 pm- **Agreed to adopt.**

**83/21 Jubilee-** To officially recognise the Jubilee committee as a subcommittee and agree whether there could be a competition to change the name of the Village Plot as part of the Jubilee celebrations. **Agreed**

Councillor Hunt to investigate cost of planter for commemoration. Councillor Henley, Chair of the Jubilee Committee, reported that planned events include Picnic in the park, (on Douthwaite's land) on Saturday 4 June, The Playing Fields to host 1950s sports day on a different day (Fri or Sun) Children's trail, best dressed house or garden- Black Horse to donate prize.

**84/21 Potholes-** To investigate whether anything can be done re potholes in Southfield Lane -**clerk to report**

**85/21 Flood warning-** to decide if this is appropriate for our parish- **Not agreed- flood risk for Seaton Ross is not appropriate**

**86/21 Finances-** New laptop £529, Gift £7, Accounts 21/22 shown to date. To email accounts to all councillors- **Agreed**

**87/21 Planning consultations** –

22/00108/PLF Land And Buildings North East Of Sunnyside North End Seaton Ross East Riding Of Yorkshire YO42 4LU

**Agreed to Object** as The Parish Council would like the following to be taken into consideration:

Both the Heritage statement and the Planning Design and Access statement are disingenuous in

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places

1. The PDA states that a small rear part of the site is outside the development limit. In fact most of the footprint of the buildings on Plots 1 and 2 is outside the development limit.
2. Access – this states that there will be parking spaces and garaging for each new house as well as for Sunnyside. In fact there is no parking or garage for Sunnyside on the plans. If there is more than one car at each house there will be problems with parking and turning. We note that this has been picked up in the Highways Development Management response.
3. It talks about the development relating well to the character and built form of the area. The photographs included of the neighbouring houses show the existing houses are four square flat fronted with straight roof lines yet all three houses proposed have broken roof lines with dormer style windows and the style is anything but four square.
4. It talks about two developments in North End outside the development limit but these are not housing. One of them is a long-standing repair garage and we note that as there are no trees currently shielding the proposed housing there may be some noise issues with Plots 1 and 2 being in line with the working area of the garage, unlike existing housing. There needs to be response from Yorkshire Water as there have been problems in North End in the recent past.

The essential character of the village is linear.

An appeal for a development behind houses in Mill Lane was dismissed by the Inspector in August 2021 (ref 21/00026/REFUSE). His report is relevant for the whole village. His decision includes the following statement

“the proposed backland location would be wholly uncharacteristic of the established pattern of development in the area. It would therefore appear incongruous and accordingly reduce the spacious quality of plots in the village. 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.”

#### 22/00162/PLF Willow Garth- **Willow Garth- Agreed to remain NEUTRAL however:**

The Parish Council would like the following to be taken into consideration and the concerns addressed:

1. It is worrying that there are a number of inaccuracies/inconsistencies in the Design and Access Statement:

Willow Garth is a house not a bungalow

It talks about rental supplies in village locations being in demand but then notes that the village is approximately one km away

Seaton Ross is not well served by public transport – one bus a day to York Mon-Fri, leaving 7am, returning 6pm, and one bus a week to Pocklington

There is only one small shop and a farm shop in Seaton Ross

2. As pointed out in other responses to the application, the access is narrow and difficult, close to a junction and unlit. There have been a number of accidents at this corner. It is also shared access with Willow Garth.

Given the site of the development a number of vehicles will be required yet there is limited provision for parking and turning. Reversing out of the entrance would be dangerous. The application form implies that there is parking space for 6 vehicles across the two houses.

3. The barns to be converted are attached or tight up to and wrap around another large agricultural building. Is this mixing residential/rental development with agricultural use and so could be noisy and potentially unsafe in such close proximity? This also means that the amenity areas are all at the front of the houses and are small spaces.

4. The plans do not include location plans for dirty water or surface water or a treatment plant though a Klargestar is mentioned in the Design statement and a septic tank in the application form.

5. The application does not address a number of the matters raised in the pre-application advice.

**88/21 Planning notices** – none-

**89/21 Councillor Training Opportunities-** various, sent to councillors

**90/21 Correspondence** – Civility and Respect- anti bullying to add to website. ERNLLCA newsletter; Police Newsletters January and February, Pocklington and Market Weighton (all already circulated).

**91/21 Councillor Forum/Watching Briefs**

Signed by Chair.....

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**Dykes and Drainage-** high and full dyke past Lunds at the bottom of West End.

**Sustainable Travel-** advised councillors of email received after agenda written. Look at whether playing fields/ village hall for a bike rack? Agreed to Send email on to playing field committee.

**Hedges- Clerk to contact Jim Mcgovern re Eastleigh.** Some have been sorted.

**Meeting closed at 08:40pm**

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Signed by Chair.....

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