

HESSAY PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30PM IN THE CHAPEL SCHOOLROOM, HESSAY, ON WEDNESDAY 4 APRIL 2017

Present: Councillors Mark Barratt (Chairman), Mike Lord and Ann Watson. Also present were twelve residents, City Councillor Chris Steward and the Clerk, James Mackman.

PUBLIC PARTICIPATION

None.

17.045 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

17.046 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apoloies were received and approved from Councillor Roger Hildreth.

17.047 - PLANNING APPLICATIONS

(a) To consider the following planning application

- Ref: 17/00425/FUL – Erection of 2no. detached dwellings (resubmission) at Tancred House, Main Street by Mr Christopher P J Digby.

The Councillors agreed the following response: -

The Parish Council objects on the following planning grounds

Inappropriate development within the Green Belt

The property known as Tancred House was previously known as Prospect Farm. Prospect Farm was developed and the permitted development infill rights were utilised in the building of Doon Court House, The Dovecote, Fawcett House and Barkers House. As such the proposal cannot be justified as infill. The proposed scale and location of the development would have a harmful impact on the appearance of the village, expanding the village envelope, and may extend the settlement limit, and, as such would be at odds with the built form of the village. We believe this proposal would set a precedent within the village.

The planning application 08/01343/OUT in the neighbouring village of Rufforth bears similarities and should be taken as a precedent. The application was refused by CYC being deemed contrary to Development Control of the Local Plan under polices GB2, GP10, GP1. When appealed (APP/C2741/A/08/2086439) planning consent was refused. A point of the refusal was the definition of ‘infilling’ defined in policy GB2 as “the filling of a small gap in an otherwise built up frontage” reiterating that this application cannot be considered infill.

The regional spatial strategy to 2026 defines the general extent of the Green Belt around York with an outer boundary about 6 miles from the city centre. The site is identified within the Green Belt in the City of York Development Control Local Plan. We believe the proposed development would constitute inappropriate development within the Green Belt as set out in Section 9 of the National Planning Policy Framework. By definition, this is harmful to the Green Belt.

It would set a precedent in the village.

Access

The proposed entrance to the development is in close proximity to the junction of Main Street and New Road, Hessay. The junction is by its nature tight with limited visibility. On street parking is already

established in the proximity of the proposed entrance, and access / road safety issues have previously been raised. We do not feel the removal of the existing wall will significantly improve visibility at the junction. We believe the proposed access does not allow sufficient space for two vehicles to pass each other. This will lead to vehicles waiting on New Road whilst the access clears increasing the likelihood of collisions on the highway. The arising increased congestion around the junction and proposed entrance adversely impacts upon road safety.

Drainage.

There are pre-existing problems with drainage for both dirty and clean water. Neighbours report a dirty water drainage infrastructure which is unable to cope with current level. As a result, water does not drain and backs up into their properties necessitating frequent attention. The drains are at capacity and cannot accommodate more dirty or clean water without implications.

As a result of the topography, during and after periods of high rainfall, water accumulates in the gardens of neighbouring properties immediately to the east of the proposed development. Once accumulated there is no natural drainage and the water can take weeks to disperse. Any development which exacerbates this is unreasonable. Neither of the proposed options for drainage, be that soakaways or attenuation tank, can be considered as suitable: nor are the pre-existing problems addressed.

(b) To note Local Authority Planning Decisions

It was noted that no planning applications had been approved since the March Parish Council meeting

17.048 - TO CONSIDER MINOR MATTERS

None.

17.049 – TO CONSIDER ITEMS FOR THE NEXT AGENDA

None.

17.050 - TO AGREE THE DATE OF A MEETING TO DISCUSS THE PLANNING APPLICATION FOR THE ASPHALT PLANT IN THE INDUSTRIAL ESTATE

It was agreed that the next meeting would be held on Tuesday 11 April 2017 at 7.00pm

There being no more business the meeting was formally closed at 9.25pm.

Chairman.....

Date.....

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