Hayton and Burnby Parish Council

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**Minutes of Hayton and Burnby Parish Council Meeting held on 10th August 2023 at 7.30pm in Hayton Village Hall**

Present: Cllr S Ellis, Cllr D Nicholson, Cllr J Stonehouse ,Cllr E Thackray, Cllr C Wagstaff

8 members of the public, Green ( clerk)

**104/23 Welcome and Apologies** In the absence of thechairman Cllr Nicholson took the chair and welcomed everyone to the meeting. Apologies were received from Cllr S Sedcole.

**105/23 Declaration of Interest**. The Parish Councils Code of Conduct. To record any declarations of interest by any member in respect of items on this agenda. There were no declarations of interest.

**106/23 To resolve that the meeting is temporarily suspended to allow for a period of public participation** Cllr Thackray proposed Cllr Wagstaff seconded and it was agreed to suspend the meeting.

Residents expressed their concerns about the application below regarding:

The access road - although the plan is to tarmac it there is no detail regarding the standard of the construction of the road or the future maintenance. There are ongoing issues regarding the ownership of the road. There are no plans for safe pedestrian access.

Drainage - the plan area includes the site of a previous spring-fed pond. There are shallow drains from the new houses on the A1079 which go along the edge of the site and along the access road. These need to be protected.

Local Plan - the proposal is for land outside of the development line for the village. When planning permission was given for the site marked "grass garden" on the plan residents were led to believe this was the last development along this road.

Parking and vehicle access- there were concerns that there was not enough parking provided and that the turning circle or access road may be used for parking. Residents were worried about anyone having to reverse out of the access road.

Cllr Nicholson re-opened the meeting.

**107/23 Planning**

To consider whether or not to support:

 Amended plans/additional information for 22/02829/PLF

Proposal: Erection of 4 detached dwellings, garages and associated works

Location: Land North Of The Paddock Town Street Hayton East Riding Of Yorkshire YO42 1RR

Applicant: Mr Harry Sadler Application Type: Full Planning Permission

It was agreed to send the following comments:

Hayton and Burnby Parish Council recommend this application for refusal.

It is clearly outside the village development line, with no justification for building in the countryside as described in Policy S4D of the Local Plan.

The area marked on the site plan as "grass garden" has already been granted permission for another house and the Parish Council believed this was to be the end of development in this area.

The narrow access lane is of particular concern. Although the final plan shows a tarmac road there is no specification as to the standard of the road or details of the future maintenance. Should East Riding of Yorkshire Council be minded to approve this application the Parish Council asks that there should be a planning condition in place that no house should be occupied until the road is brought up to Highways standard, and that due to the number of properties which will be along the access road that it should be adopted by East Riding of Yorkshire Council.

The small amount of parking to be provided is a concern. If vehicles were to be parked in either the turning circle on the narrow access road it would prevent access by emergency services. Any blockage of the lane may result in vehicles having to reverse onto Town Street.

There is no provision for safe pedestrian access to and from existing properties or the proposed dwellings.

The land in question was previously the site of a spring fed pond. Drains from the 8 new houses along the A1079 pass along the edge of this site and along the access road. It is essential that these drains are protected and of a suitable standard before any further development takes place. The Parish Council notes that the applicant has failed to answer queries from October 2022 regarding the drainage.

**108/23 Date next meeting -**  Thursday 7th September at 7.30pm

The meeting closed at 8.20pm