

**Minutes of the public meeting to discuss the outline planning  
application for 37 houses east of 30 Canada Drive  
held on Friday 15<sup>th</sup> November 2019 at 7.30pm.**

**Parish Council Chairman Peirson (in the Chair).**

**Apologies for absence – Parish Councillors Jeffrey and Sutcliffe.**

**Members of the Public**

Mr Peirson opened the meeting and thanked everyone for attending.

He began by explaining that he would outline the position of the Parish Council and some of the relevant legislation.

National Planning Policy framework was passed by the Government in 2012 to encourage development. ERYC has got to have 5 year's housing supply and this is done through the Local Plan. The land in question off Canada Drive was allocated in 2016.

It had also been included in 1993 and 2014 and in 2019 the Local Plan was reviewed again. The PC has objected to the allocation at each time.

There were still legitimate concerns about the site including access, the sewage system, extra traffic in the village, affordable housing.

Access

There were concerns about the transport statement and the visibility splays. An application in 2006 from Rectory Farm Cottages to turn outbuildings into holiday lets using the access on to Main Street was refused in 2006 because of visibility.

The visibility study at the Canada Drive junction says that it is acceptable, but this using a 20mph speed limit which is wrong.

The accident review has not included the B1248 crossroads.

Main Street - Resident who lives at Rectory Farm Cottages commented that their holiday home plan was turned down because of visibility. They were told permission would not be granted unless they cut the side of their houses to improve visibility. They do not own the drive and The Barn were told that the road would not be developed but they needed to keep the access open for tractors. They would also need a footpath for access as it could be dangerous coming straight out on to the road. There is the possibility of more than one car at each of the houses and access would be required for utility vehicles, such as bin lorries etc. Also parking on the far side of Main Street has increased which causes more hazards.

Canada Drive – a resident of 17 Canada Drive was concerned about parking on Canada Drive already with cars on the pavement. The plans do not seem to take into account the increased numbers of cars that will be parking, assuming that each of the new houses has two cars. She was also concerned about the safety for children playing. Drainage and sewage problems already exist in the village and this development would add to these.

JW discussed the number of cars and the issues of cars parking on the pavement. She lives in the cul-de-sac and this was the only way that vehicles can get through due to the narrowness of the road. A resident of the cul-de-sac has been approached to sell their land to improve the access and another resident was approached to sell their part of their garden to allow access to the site. The resident concerned stated that

he had been offered large sums of money to sell part of his garden, and another resident added that they had had a similar offer.

Mrs S brought up emergency vehicles access for the new plot if the access was going to be so narrow.

Mr Peirson suggested that one possibility for parking could be extended onto the land that is not currently being built on and asked if there was any support for this, but there was none.

Another resident had looked at old maps and stated that the access on the planning would not be legal. He was asked to provide further details.

A resident asked what strategy could be used to stop the plan and was told that everyone should get their objections in to ERYC as individuals.

Mr P felt that the access issues may be solved by increasing the monetary offers, although the resident concerned said that this would not happen.

A resident discussed her car being damaged when parked on Main Street, opposite the proposed access, because of the number of vehicles not taking care when going down.

Mr W thought that the number of large vehicles through the village cause enough problems without the extra construction traffic.

A resident also discussed access issues around Canada Drive already.

A resident asked about compulsory purchase order, but JW felt that this would not be possible.

A resident pointed out that he felt that the access to the smaller development was not on the Local Plan, although the housing land was included.

The previous applications had all been turned down and it was suggested that these be found, and the reasons used again. Mr G remembered that it was classed as an unsustainable development.

Another resident suggested using the Land Register to find all planning applications for the site.

The resident who owned the land needed for access said that the application was illegal, but Mr Peirson pointed out that anyone could submit an outline planning application, even if they didn't own the land.

### Flooding

A resident highlighted the flooding problems of 2007 and felt that the land had alleviated that problem slightly. Building up the area could cause more problems.

Someone suggested getting an independent report to provide more evidence.

Mr Peirson discussed the letter in 2014 where the issues were raised with Yorkshire Water about the drainage and flooding.

Mrs G highlighted the problems that she is having with the sewage coming up from the drains in her garden and garage after heavy rain. Although YW had offered some support she felt they were not looking for the root of the problem. She felt another 37 houses would put more demands on the system.

Mr Peirson suggested that any flooding issues may affect Leconfield as it was downstream of the development and they should be made aware of the situation.

Resident of 56 Canada Drive discussed the flooding in 2007 and they have had sewage coming up on their drives after heavy rain. Mr Peirson felt that this would be due to rainwater getting into the sewage system.

Mr P highlighted the issues with the water coming into the village through a sluice which floods the drains and causes these problems.

### Affordable Housing

A resident expressed concern that any affordable housing could affect the crime rates in the village. Mr Peirson stated that there should be some allocation for affordable housing included in the plan if planning guidelines were followed.

There was a discussion about encouraging everyone to comment on the application as individuals.

There was a query about the ERY Councillors getting involved and ERY Cllr Greenwood spoke about everyone writing as individuals and how the local councillors are working to support the village.

There was a discussion about getting a petition together, but Cllr Greenwood stated that it would only count as one voice and it would be better to write as individuals.

There was a discussion about the notices not being available on the lamp posts.

Mr T asked about traffic lights. Cllr Greenwood responded that the advisory speed limit signs would be coming to the village early next year.

Mr Peirson thanked everyone for coming.