

Minutes of the extraordinary meeting of Cherry Burton Parish Council held on Sunday 24th November 2019 in the Sports Pavilion.
Present:- Parish Councillors Peirson (in the Chair), Arandle, Baker, Huntsman, Jeffrey, Lindsay, Sutcliffe and Wardale.
18 members of the public.
Clerk - J.Wardale

11/19/75x Apologies for absence were received from Cllr Dickinson

11/19/76x Outline Planning Application for erection of up to 37 dwellings on land East of Canada Drive, Cherry Burton.

The Chairman opened the meeting and explained that he would discuss the objections to the planning application first and then suspend standing orders.

The main Reasons objecting were:-

Traffic access – inadequate visibility splays. Transport assessment includes calculations on visibility splays which show inadequate site lines.

The land was allocated in the Local Development Plan in 2016 and the Parish Council had objected then to this area of land being included.

Sewage provision in the Village.

In December 2012 the pumping station failed due to rising water and tankers had to be called in to pump out the sewers.

Wildlife survey

The application had failed to check on the ponds on the Golf Course for crested newts, as these link into the water system on the proposed site.

The only positive aspect to the development would be the increase the numbers at the School.

The Clerk confirmed that the past planning applications in 1985 and 1994 had been found by ERYC and copies were being obtained.

Cllr Baker suggested an alteration to the last paragraph and this was discussed.

Standing Orders were suspended to allow the public present to comment on the draft submission.

A resident brought up his concerns about the access of large vehicles such as bin lorries down the cul-de-sac and access onto Main Street from the proposed access roads.

He also discussed cars parking on Canada Drive and how this would add to the problem. He suggested any building should be at the Highgate end of the village as it was more uphill and less prone to flooding issues. He also mentioned the possibility of reduced water pressure in the village as more demands were put upon the system which may not be able to cope.

Another resident asked about the surface water and the Chairman responded that the development should not affect the flooding issues due to its location at the end of the village.

Another resident brought up the spring coming up on The Meadows and the possibility of this occurring on this site. The Chair felt that there were no issues in that area, but that the issues of sewer drainage had not been addressed.

A resident asked if the Yorkshire Water report on the site had been studied and the Chair responded that he had, but that it needed following up as it did not address the sewage drainage issues in the village.

A resident asked who would make the final decision and the Chair responded that it would probably go to planning appeal.

The Chairman also commented that as the land had already been allocated in the Local Plan he felt that it would be very difficult to prevent development, but that the current plan and access were not suitable.

Standing orders were re-instated.

Resolved – Cherry Burton Parish Council recommend that the application be refused (see reasons attached) and that, if the planning officer is recommending a different decision, it should be referred to the appropriate Planning Committee.

The meeting ended at 7.35pm