

Kilham Parish Council

Minutes of the Meeting held at Kilham Village Hall Meeting room on Monday 17th October, 2022, 6.00pm

PRESENT:

Councillors: Christine Snowden (Chairman), Andy Oxley, Gerry Horner, Tim Marshall, Bryan Woodward, Tracey Warrington, Liz Sellers, Geoff Christie, Lucy Savile, Lynda Beebe and Chris Hobbs.

20 member of the public attended.

Clerk: Not present

To receive and note any apologies for absence.

824/22

David Tanner

Declarations of Interest by Members in Items on the Agenda.

825/22

Cllr Beebe declared a pecuniary interest in the planning application.

Public Forum

826/22

Members of the public attended and voiced their concerns/objections to the planning application.

Planning

22/02849/STPLF - Erection of 41 dwellings and associated garages/parking following the demolition of the light industrial and offices buildings Land and Buildings South East of Clackna Farm East Street Kilham East Yorkshire YO25 4RF

Applicant: Marble Homes Ltd Application type: Strategic - Full Planning permission

Kilham Parish Council **strongly object** this this planning application on the following grounds:-

The proposed application is an over development of the site, from the previous application the number of bedrooms has increased to 116, app 20%. The proposed density of the properties has increased and a number of previously proposed bungalows have been replaced with houses.

Once again the exit onto to East Street is a traffic hazard both during the development phase and thereafter. East Street is one of the main routes though the village and due to the type of housing upon the street, most residents have to park along the road side, this will cause a restriction of visibility when exiting the site and excess vehicles from the development parking on East Street. Serious consideration should be given to addressing concerns about the safety of access to and from the proposed site along with the impact on the neighbouring properties.

This development does not show the capacity of the foul water station and where the water is to be discharged . The flood line boundary is shown by the applicant as running along the rear boundary of some of the proposed dwellings, surely this is a flooding hazard?. Considering the change in climate patterns surely this should be a priority in any new builds to ensure all excess water, taking into account storms, is adequately dealt with.

We highly recommend that Yorkshire Water are asked to carry out a waste water capacity check/feasibility study before this application is considered.

Kilham sewage infrastructure is already at its limit considering we already have other large developments under construction in the village, how will another 41 dwelling impact on the aging sewer system. We recommend that the sewage system is not connected into the villages existing system but routed directly into the pumping station. Kilham has previously experienced flooding in 2012/2013, which resulted in a high financial cost to the residents and County Hall and this would be

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an ideal opportunity for a new sewage system to be provided to help prevent future potential disasters.

Properties on Bakehouse Lane are built on ground approximately 2 meters below the adjoining land, which the plans does not show. The previous plans had provided for the construction of bungalows following earlier objections to the construction of houses on the relevant part of the western boundary of the site as they would experience unacceptable loss of light due to overbearing shadows created and would not get direct sunlight until much later in the day, impacting on their amenities.

Plots 1 and 2 on the plan seem to be in close proximity to the boundary with 3 East Gates to the East and these will impact on their privacy.

The existing vehicular access to and from the rear of Clakna Farm through its eastern boundary is a legal easement over private land to and from East Street. It is very close to the proposed new highway junction and the plans accompanying the application show that what is proposed will create difficulties in accessing it properly.

At the site entrance the properties to the East and West are listed buildings, are of such an age that they do not have foundations or damp proof courses. A trench was constructed on the Eastern boundary with the permission of the precious owner to protect 3 East Gates but there appears to be no provision for this protection to continue. The owner of the property Clakna Farm House is advised that the proposed area of foliage on the site adjacent to his property will cause both dampness and structural issues. Due to the structure of these buildings and their historic value, have the developers put in place a Party Wall Agreement or considered the impact of heavy vehicles entering and exiting the site on their structures?

We can not find the information relating to retaining walls which will be needed on some boundaries of the site. It would of been more helpful to have maps containing site levels in comparison to the adjacent land/dwellings.

The impact on the area of existing and proposed residential development within the parish is generally regarded as unsustainable given the lack of infrastructure and community facilities available and the poor public transport links.

No statutory notices seem to have been posted in the area of the proposed site to inform local residents of the application.

As the developers are not from the local area, we feel they should be made mindful of our environmental concerns. The site is bounded by a rare chalk stream which is a tributary of Foston Beck and the River Hull, which flows into the protected River Hull Headwaters SSSI to the South. Any disturb contaminated material must be removed following all existing safety guidelines and ensure any contaminated water in contained and removed safely.

The parish council contacted the developers to arrange a meeting and unfortunately they do not seem to see the need to work with the residents effected by their development.

For all these reasons the Parish Council does not support this application.

Proposed by Cllr Christie and seconded by Cllr Marshall, all in favour.

Traffic Calming. Cllr Christie - To discuss traffic calming measures on East Street and decide thereon

827/22

A circulated letter asking residents for their point of view, 40% agreed to speed measures.

The letters are to be sent to Cllr Farnsworth at ERYC.

The Parish Council is not involved at the present time.

The date of the next Parish Council meeting will be on Monday 14th November 2022 at 7.00pm

There being no further business to discuss the Chairman closed the meeting at 7.00pm

NAME: DATE: NUMBER: