

MINUTES OF THE MEETING OF THE SNAITH AND COWICK TOWN COUNCIL
PLANNING COMMITTEE MEETING HELD ON 21 JANUARY 2019

PRESENT were Cllr. R. Lyons (in the chair), Cllr. D. Butterfield, Cllr. S Jones and Cllr. G. Hulme,

APPROVAL OF MINUTES

The minutes of the meeting held on Monday 17 December 2018 having been circulated were accepted as a true record of the meeting and signed by the Town Mayor. Proposed Cllr. G. Hulme seconded Cllr. D. Butterfield.

APOLOGIES FOR ABSENCE

Cllr. J. Hollas and Cllr. D. Bromley

DECLARATION OF INTEREST BY MEMBERS IN ITEMS ON THIS AGENDA
AND THE NATURE OF SUCH INTERESTS –

None.

APPLICATIONS TO BE COMMENTED ON : -

1. Ref: 18/03559/PLF | Erection of 43 dwellings and associated infrastructure | Land South West Of The Marshes Medical Centre Butt Lane Snaith East Riding Of Yorkshire DN14 9QU

The Town Council have highlighted several issues which they would like to address prior to any permissions being granted.

- **Footpath 8 (Travelling North to South)**– This footpath would remain the same however would have a slight kink through the development.
- **Footpath 25 (Travelling East to West) North of the development.** The Council believe this footpath should be re-routed to the main footpath in the development. This will resolve a ginnel-like path, lighting issues and further maintenance and adoption issues which the council have seen in the past with other developments. This would also add to the safety of local residents both current and future.
- **First Time Buyer Properties.** The Town Council agree with ERYC Housing Strategy and Development Department, that Snaith required more First-time buyer properties on this development in line with the Strategic Housing Market Assessment 2016 (SHMA) 35 – 40% of the new development to include 2 bedroom and 3 bedroom properties including a larger number of Bungalows.
- **Bungalows-** The design of the bungalows are very pleasing to the council as they can be used by several different groups (first time buyers and older residents). The Council would like to see an increase in these properties on the development.
- **Reduction of the large properties** – The SHMA recommends 10%-15% of properties on a development of this size to be 4+ bedrooms. The council would like to see a reduction in the current number proposed (47%)as Snaith already has a large stock of 4+ bedroom properties on the open market. By increasing bungalows and decreasing the larger properties this will cater more to the needs of the local community as well as having a lesser impact on existing properties.



- **Parking and Garage** – The Town Council hope the developer will supply enough parking for each property (2 Spaces or 1 Garage and 1 Space).
- **Residents Concerns** – The Town Council have taken note of resident concerns and request ERYC take into consideration **all material objections**. The Town Council hope that if all comments / recommendations above are acted upon this will in fact reduce the number of resident concerns.
- **Infrastructure and Community Support** – The Town Council proposes that the developer supports the infrastructure of the **local community** (including local schools and future developments) separately from the ERYC Section 106 Agreement.

Public Open Space – Within the development there is a designated public open space. The Town Council request this area be removed, as Public Open Space can be found 100m east of the development from another new development. By removing this space, more small bungalows or first-time buyer properties can be provided. Some of the profit from the increase in properties by the removal of Public Open Space should be passed onto the local community (not through ERYC Section 106 Agreement)

2. Ref: 18/03991/OUT | OUTLINE - Erection of 5 dwellings and associated access road following demolition of existing dwelling (access, appearance, layout and scale to be considered) | 9 Beast Fair Snaith East Riding Of Yorkshire DN14 9JQ

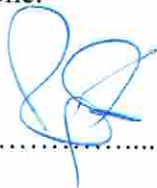
- Committee members support the housing scheme and commend the builder on providing smaller properties and keeping the design of the frontage of the houses in line with the character of those along Beast Fair. Proposed Cllr. D. Butterfield, seconded Cllr. G. Hulme.

3. Ref: 19/00134/TCA | SNAITH CONSERVATION AREA - Remove Holly tree due to blocking light to neighbouring property's, potential damage to foundations of garage and too large for area | 12 George Street Snaith East Riding Of Yorkshire DN14 9HY

- No Comment.

RECENT PLANNING DECISIONS FROM ERYC

None.



..... Chairman



..... Date