

MINUTES OF THE REMOTE MEETING OF THE SNAITH AND COWICK TOWN COUNCIL PLANNING COMMITTEE MEETING HELD ON MONDAY 14 DECEMBER 2020 (via Zoom Meeting Platform)

PRESENT were Cllr. S. Jones (in the chair), Cllr. D. Bromley, Cllr. J. Hollas, Cllr. R. Spencer and Cllr. J. Staveley-Churton

APPROVAL OF MINUTES - 19 October 2020

The minutes of the meeting held on Monday 19 October 2020 having been circulated were accepted as a true record of the meeting and signed by the Town Mayor. Proposed Cllr. J. Hollas, seconded Cllr. J. Staveley-Churton.

APPROVAL OF MINUTES

The minutes of the meeting held on Monday 16 November 2020 having been circulated were accepted as a true record of the meeting and signed by the Town Mayor. Proposed Cllr. D. Bromley, seconded Cllr. J. Staveley-Churton.

APOLOGIES FOR ABSENCE

Cllr. I. Thompson

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

All Councillors present - Application Ref: 19/03512/STOUT

APPLICATIONS TO BE COMMENTED ON : -

1. Ref: 19/03512/STOUT | OUTLINE - Erection of Residential Development (up to 160 dwellings) and associated infrastructure including access, open space, landscaping and SUDS (Access to be considered) (AMENDED DESCRIPTION REDUCING FROM 180 DWELLINGS) | Land South Of Pontefract Road Snaith East Riding Of Yorkshire DN14 0DE

Snaith and Cowick Town Council held a meeting on Monday 14 December 2020 to discuss the planning application 19/03512/STOUT. After serious consideration the council now feel they can make an informed decision on the application.

The Town Council continues to be opposed to any further developments within the parish, as we believe the infrastructure is not capable of supporting any further increase in residential properties. We understand all planning applications must be considered on their own merits and East Riding of Yorkshire Council will only take into consideration material objections therefore the Town Council would like to put forward the following points;

- Parking within the Town Centre
- Highway Safety
- Traffic
- Noise
- Proposal not within the Development Plan

- Previous planning decisions (including Appeal decisions)

All of the above are impacted by the application however our main concern is Traffic and Highways Safety. A large number of family homes are currently being built at Carlton which will mean extra traffic on the Pontefract Road and negotiating the dangerous bottleneck of the Snaith Punton Roundabout due to the desire to access the M18 and M62. This junction is not fit for purpose with the current level of traffic.

2. Ref: 20/03611/CLE | Certificate of Lawfulness for the use of land/buildings as a transport depot, including transfer of goods between vehicles; storage of goods; maintenance, repair, garaging and parking of road vehicles and provision of 24hr site security including accommodation for security personnel and drivers | Omg 666 Limited Gowdall Lane Snaith East Riding Of Yorkshire DN14 0AA

Following the devastating floods in February 2020, Snaith and Cowick Town Council are opposed to any development taking place on flood plains within the Parish.

When previous applications have been made and approved on the proposed land allocated in Flood Zone 3 Area (as stated by EA 16.12.2020 - Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year), this was prior to substantial flooding. The land highlighted in the application was under several feet of water and the Town Council would see it as irresponsible to support any development/activities named under Sui Generis in this application as the materials associated with the works would have a detrimental environmental impact on the community if the area was to flood again.

The Town Council would also request ERYC take into consideration the following material considerations;

- Highway safety and Traffic - substantial residential development has taken place following previous application which has increased traffic dramatically and with an additional 140 properties still to be allocated, vehicles associated with this development would cause additional strain on the local highways and access roads with weight limits (please see attached image taken 8:50am 16.12.2020)
- Noise
- Design, appearance and materials
- Previous planning decision (including appeal decisions)
- Nature conservation

3. Ref: 20/03353/STVAR | Variation of Condition 25 (approved plans) of planning permission 15/03487/STPLF (Erection of 94 dwellings with associated open space, drainage infrastructure and landscaping) to include details of substation and re-orientation of Plots 51 and 52 (re-submission of 19/00789/STVAR) | Development Land South West Of Goole Road West Cowick East Riding Of Yorkshire DN14 9TL

No Comment.

However, it should be noted that the Town Clerk has received some correspondence from a resident about the Balancing Pond and issues with their property. This is in relation to the main application Ref: 15/03487/STPLF and we will be sending separate communication to the East Riding on this matter.

4. Ref: 20/03779/PLF | Construction of dormer window to rear to create additional living accommodation | 12 George Street Snaith East Riding Of Yorkshire DN14 9HY


No comment.

ANY FURTHER APPLICATIONS TO BE COMMENTED ON

None.

RECENT PLANNING DECISIONS FROM ERYC

None.

..... Chairman

18/01/21..... Date