

MINUTES OF THE MEETING OF THE SNAITH AND COWICK TOWN COUNCIL
PLANNING COMMITTEE MEETING HELD ON MONDAY 21 FEBRUARY 2022

PRESENT were Cllr. L. Thompson (in the chair), Cllr. S. Jones, Cllr. R. Lyons, Cllr. R. Spencer and Cllr. J. Whiteley

APPROVAL OF MINUTES

The minutes of the meeting held on Monday 17 January 2022 having been circulated were accepted as a true record of the meeting and signed by the Town Mayor. Proposed Cllr. R. Spencer, seconded Cllr. R. Lyons.

APOLOGIES FOR ABSENCE

Cllr. J. Hollas

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

Cllr. J. Whiteley, Ref: 21/01354/VAR – Butt Lane

Cllr. R. Spencer, Ref: 21/03396/PLF – Back Lane, East Cowick

APPLICATIONS TO BE COMMENTED ON: -

1. Ref: 22/00065/PLF | Internal alterations to allow change use from dwelling to shop (class E) | 4 Market Court Market Place Snaith East Riding of Yorkshire DN14 9RL

No comment.

2. Ref: 22/00232/PLF | Erection of single storey extensions to sides | 7 Bean Gardens Snaith East Riding of Yorkshire DN14 9HR

No comment.

3. Ref: 22/00123/STREM | Erection of 160 dwellings and associated landscaping including 5.9 Hectares of open space following Outline Permission 19/03512/STOUT (Appearance, Landscaping, Layout and Scale to be considered) | Land South of Pontefract Road Snaith East Riding Of Yorkshire DN14 0DE

Snaith & Cowick Town Council have reviewed the documents submitted for this application.

Whilst there are a number of areas which the Town Council find amenable, such as the proposed open space and landscaping proposals, there still some concerns over the mix of housing stock presented.

The Town Council welcome the inclusion of a number of 2-bedroom properties being made available to the open market, but there is disappointment that out of 160 homes being proposed, only 2 of those homes are bungalows. The parish of Snaith and Cowick is in dire need of bungalows and dormer bungalows as it currently has an above-average elderly population with limited housing stock available to them. It should also be noted that the adjacent Punton Walk development built by Ben Bailey Homes Ltd includes 16 bungalows, an estate which is of a similar size to that

proposed in this application. We would therefore like to request that a minimum 10% of properties are single storey and dormer bungalows.

The Town Council are also supportive of the comments made by the ERYC Housing Strategy Team which further substantiates that an increase of smaller-sized properties is required for our area.

We would also like to acknowledge the unanimous decision by members of the Western Area Planning Committee on 8 February to defer a recent planning application for 43 new dwellings in our parish on the basis that no single-storey properties were included, clearly recognising that the needs of our elders are not currently being catered for in this area.

Lastly, the Town Council would also request within the conditions of the application some public open space is made available for Town Council ownership if approved, in line with comment made by your Valuation and Estates Department;

'In connection with the TC's request for additional recreation land, whilst the importance of and need for such facilities is appreciated, especially in an area with increasing housing stock, ERYC do not have any land that can be made available for this at present. There may be land available in the future, for example by imposing planning conditions on any further residential development planning consents in order to achieve this, and this is certainly a matter that will be pursued.'

4. Ref: 21/04403/PLF | Retention of dormer windows and roof lights to front and rear, rear external staircase, single storey extension, access ramp, porch entrance and relocation of approved offices and store room following approval of planning permission 19/00332/PLF (Retrospective Application) | Office Wesley Place George Street Snaith East Riding Of Yorkshire DN14 9HZ

No comment.

ANY FURTHER APPLICATIONS TO BE COMMENTED ON


5. Ref: 21/03396/PLF | Erection of single storey detached storage building | 29 Back Lane East Cowick East Riding Of Yorkshire DN14 9ET

The Planning Committee for Snaith & Cowick Town Council would just like to remind the ERYC of the flooding in this area in February 2020 and that, if approved, there is no ability to request a change in use from the plans approved.

RECENT PLANNING DECISIONS FROM ERYC

6. Ref: 21/03154/VAR – Erection of 43 Dwellings on land south west of The Marshes, Butt Lane, Snaith

The Clerk advised that the above application was deferred at Western Area Planning Sub Committee on Tuesday 8 February pending revised plans from the developer to include for bungalows. Noted by Committee Members.

..... Chairman

21/03/2022..... Date

