



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of a Planning Committee meeting of the Kirkbymoorside Town Council held at Church House, Kirkbymoorside, on Monday 17 March 2014 at 7.00 pm

Present: Councillors J Cossins, C Dowie (Chairman), D Turlington and J Watson

Also Present: Town Clerk L Bolland, Cllr J Coughlan and 13 members of the public

P13014 APOLOGIES FOR ABSENCE

None.

P13015 DECLARATIONS OF INTEREST

None.

P13016 MATTERS ARISING

The minutes of the Planning Committee meeting held on 15 July 2013 were **approved** and signed.

There were no matters arising.

P13017 PUBLIC SESSION

Members of the public raised the following concerns in respect of a replacement depot, associated parking and access:

The plans and content of the reports are inaccurate and do not include the dwellings in and around Manor Vale namely Manor Gardens and the property belonging to Mr & Mrs Bancroft. The access road is very narrow and lined with residential properties

Access to the site is unsuitable for long wheel and articulated vehicles posing a hazard to motorists and pedestrians at the junction of Manor Vale Lane, Dale End and Manor Close. The outline application gives no indication of the proposed usage of the depot.

Concern was expressed about the noise, congestion and associated pollution which would be expected by HGVs and would have a detrimental affect to the residents, Manor Vale woodland and members of the Scouts and Brass Band.

Subsequent to the flooding in 2010/11 significant works have been undertaken in the area with Yorkshire Water investing a considerable sum to increase the capacity of the sewerage system.by Yorkshire Water, to the to improve the drainage of this site. It is therefore requested that consultation be carried out with Yorkshire Water and reassurances provided to the residents that any new drainage is connected to the new pipework put in by Yorkshire Water.

The general consensus was approval for the residential developments however it was felt that if a dialogue was established with the Scouts, Brass Band and the applicant that a more suitable layout for the site could be agreed to the benefit of all parties. This would eliminate the concern that residents occupying the new properties would complain about the noise levels which are associated with Scout and particularly the Brass Band.

P13018 PLANNING APPLICATIONS

- a) 14/00151/FUL | Erection of 1 no. four bedroom dwelling with detached double garage and 2 no. three bedroom dwellings with detached single garages. | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

And

- b) 14/00153/FUL | Erection of 3 no. three bedroom dwellings with detached single garages, 1 no. three bedroom dwelling with detached double garage and block of 4 no. one bedroom flats with 8 no. car parking spaces and communal cycle and bin stores | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

The Town Council has been in consultation with the residents and members of the Scouts and Brass Band who are immediately affected by this planning application and the following concerns have been raised:

The plans as seen, are severely out of date in respect of the number of dwellings already in existence in and around Manor Vale.

Aspects of the report are misleading, in particular the information outlined in the noise report.

It is questioned as to whether the layout is suitable bearing in mind the noise levels already present from the Band and the increased traffic through the site which would be resultant of the implementation of a residential site.

In respect of noise levels, there is a large membership to the Scouts and Brass Band both of which are located opposite the proposed site. There are concerns that residents occupying the dwellings in immediate vicinity will be affected by the noise levels which are associated with these activities, in particular the Brass Band who have an extensive timetable. Assurances would need to be provided that there will be no repercussions at a later date to the detriment of the Scouts and Brass Band, namely the need to relocate due to complaints from residents.

Subsequent to the severe flooding in 2010/11 significant works have been undertaken in the area with Yorkshire Water investing a considerable sum to increase the capacity of the sewerage system by Yorkshire Water, to the to improve the drainage of this site. It is therefore requested that consultation be carried out with Yorkshire Water and reassurances provided to the residents that any new drainage is connected to the new pipework put in by Yorkshire Water.

- c) 14/00177/OUT | Erection of replacement depot building with associated parking and access (site area 0.4254ha) | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

The entrance to Manor Vale Lane from Dale End is inadequate for access by long wheel based vehicles and articulated lorries. Presently any such vehicles attempting to enter Manor Vale Lane can only do so by reversing into Manor Close in order to achieve a suitable angle of approach to enter Manor Vale Lane. This results in an obstruction of traffic and a hazard to pedestrians and motorists alike. The presence of an active depot would increase the volume of larger vehicles requiring access via this entrance and therefore increase the hazards already in evidence. Furthermore, large vehicles are impeded by the roadside parking of residents of Dale End and Manor Vale Lane

Constant traffic of large vehicles would provide a considerable disturbance to residents of Manor Vale

POLLUTION AND DISTURBANCE

There would be implications of noise pollution by a depot of this size that would be detrimental not only to the residents of Manor Vale Lane and the neighbouring area but also the flora and fauna of the adjoining ancient woodland.

DRAINAGE

Subsequent to the severe flooding in 2010/11 significant works have been undertaken in the area with Yorkshire Water investing a considerable sum to increase the capacity of the sewerage system. by Yorkshire Water, to the to improve the drainage of this site. There are concerns that these measures will be impacted by the re-introduction of a depot and subsequently it is requested that thorough consultation be carried out with Yorkshire Water and reassurances provided to the residents that any new drainage is connected to the new pipework put in by Yorkshire Water.

SAFETY

There is a large membership to the Scouts and Brass Band both of which are located opposite the proposed site. The introduction of a depot building and associated parking and vehicular access would present a risk to the patrons of these facilities.

P13019 The following planned decision was **noted**:
12/00571/OUT | Demolition of existing garage buildings and development of a food retail store (site area 0.19ha) | Ryedale Garages 1946 Ltd Piercy End Kirkbymoorside YO62 6DG **Conditional Approval**

P13020 NEXT MEETING
It was noted that the date of the next meeting is yet to be confirmed.

The meeting ended at 7.29 pm.

Signed.....Chairman

Date.....