



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 27th January 2020 at 7.10pm

Present: Councillors J Coughlan, C Dowie and N Holroyd (Chair).

Also Present: Guest speaker Michaela Corbett, Planner, Countryside Properties, County Councillor Arnold, District Councillors Cussons and Riby, Town Clerk L Bolland, 9 members of the public and 1 member of the press.

Cllr Holroyd welcomed all present.

P19048 Apologies for absence were received from Cllr Cossins.

P19049 There were no declarations of interest.

P19050 Cllr Holroyd proposed that the order of the agenda be revised to consider item 5a as the first matter of business. **Agreed.** Cllr Holroyd welcomed Michaela Corbett, who has been invited by the Town Council to make representation on behalf of Countryside Properties and provide information in respect of the planning application 17/01449/MREM. Cllr Holroyd explained that Michaela (MC) is limited to half an hour due to prior commitments and invited her to expand on the current status of the planning application, what Countryside Properties proposals are and then open the floor up to questions.

17/01449/MREM | Erection of 225 dwellings comprising 15no. 5 bedroom, 44 no. 4 bedroom, 90no. 3 bedroom and 22no. 2 bedroom dwellings and 54no. 1 bedroom apartments together with associated landscaping, public open space to include children's play area, highways improvements, a balancing pond and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers). | Land At Westfields New Road To Kirkdale Lane Kirkbymoorside North Yorkshire

MC summarised the background to application 17/01449/MREM and the current status as follows:

The proposed development went through an outline application in 2014 and has existing outline permission which essentially deals with whether it is suitable for residential development, deemed suitable for up to 225 houses on the site. We (Countryside Properties) are now moving through the reserved matters application which will decide house design, house sizes, etc. We (Countryside Properties) have moved into an application that was originally submitted by Gladman Developments Ltd, who are the current land owners. They had originally dealt with another house builder, Belway, who decided to pull out of the site for reasons that are not known to us. We (Countryside Properties) decided to go in and put our house designs to the application instead so the reason you will have had an updated layout is because there are new house types being proposed now. What we (Countryside Properties) have done with the layout is followed the master plan that was approved out outline, as closely as we can, so there hasn't been a lot that has changed from the previous consultations with exception to the Countryside Properties house types instead of the Belway house types that were previously proposed. We(Countryside Properties) have had to do a lot of background work on the site in response to issues that arose from outline application, for example access with the layby and also looking

into the ecology and archaeology of the site to make sure that is still up to date because the original application is a few years old now.

MC suggested it would be an effective use of time to provide information specific to any concerns of members present and invited questions through the chair. Cllr Holroyd thanked MC for the introduction and opened questions to the floor.

Q. Question

A. Response by Michaela Corbett (Countryside Properties)

C. Comment following up a question

R. Response to comment by Michaela Corbett (Countryside Properties)

Q1. How will the site be accessed? (County Cllr Arnold)

A1. Access was agreed at the outline stage of planning. The new drawings show the access in more detail and will be available for scrutiny. The proposed access is immediately off the main road and that will connect into the layby which will no longer come off the main road, it will link off the new access instead. We (Countryside Properties) have worked with the council (Ryedale District Council) and our own highways engineers to agree a suitable visibility splay to make sure it is safe. We are also proposing to the council (RDC) to move the speed limit further back so that people are not approaching the site at speed.

Q2. Are there plans to have a roundabout at the junction from the A170? (County Cllr Arnold)

A2. No. It's not clear what use the roundabout would have as the concern is access to the layby. It wouldn't be physically possible to include a roundabout. The priorities for access are a slower approach, increased visibility splays and moving the layby to be accessed off the new development.

Q3. Will the layby remain as it is? (County Cllr Arnold)

A3. Yes but accessed off one side (east) from the road at Westfields and then from the site entrance at the west. The layby will no longer feed onto the A170.

Q4. Will there be sufficient parking? With some households having 2 or 3 cars this often results in on street parking. (County Cllr Arnold)

A4. Yes. We (Countryside Properties) are delivering on parking in terms of what is required. Countryside have their own parking policies and are quite a strict company in terms of place making and how the developments end up looking and we don't like cars being on the street. We (Countryside Properties) have agreed with the council (RDC) and they are happy with the amount of parking we are providing. We also have a few visitor parking bays which we are trying to fit into the design somewhere, as well.

Q5. Are you exceeding the NYCC parking policy? (Cllr Dowie)

A5. Yes.

Q6. From experience of residential sites leading onto an A road, with 200 houses on a site the typical rule of thumb is that there is likely to be half that number of cars leaving the site on a morning and on this basis with the scale of the development it will take an hour for 110 cars to get out on a morning. Surely there should be more accesses to allow for a better flow of traffic? (member of the public)

A6. The access has had to be agreed through the Highways Authority. From the reports that we (Countryside Properties) have done it is not anticipated that it will take an hour for residents to leave the site. Not everyone will be leaving at the same time but there will be times when it is busier with people leaving the site. The engineers will project the traffic flow for a site of this size

and then add 20% to allow for any contingencies and it has been deemed that the road traffic network is capable to accommodate this capacity with the proposed size of access. In terms of planning the allocation is 300 houses per access so the proposed site is well below that. This allocation is more when access is onto a main road as it has a greater capacity to cope with the traffic.

- Q7. Will there be another access? (member of the public)
- A7. Currently we(Countryside Properties) have not been told that we need another access to the site.
- Q8. Will the houses be built to passive house standard, the equivalent of Bream Standard 6 and will the houses be carbon neutral. (member of the public)
- A8. The houses will not necessarily be carbon neutral but on all our sites we do have a 20% energy source coming from renewable energy but this might be done through fabric first.
- C8. The houses should hardly need heating if they are built to the highest Passive house standard. District Council has declared a climate emergency and has stated that that should apply to all its policies. This is case and point, it would make a huge difference to both the affordability for people living in the houses and the carbon coming out of the houses and there's no excuse not to build to these high standards. It could possibly cost a bit more but compared to retro fitting this is something that your company should look at. (member of the public)
- R8. We have our standard house types at the moment which we are not able to deviate from as they are all timber frame houses. This is a benefit because it increases the speed of build and our house types are very well insulated. We build to local and national building standards and try to deliver extra on our sites in terms of being environmentally friendly. Decisions about a change to the design would need to be referred to the company directors. Carbon neutral is not something that Countryside Properties, nor any of the other major builders have been able to explore fully
- Q9. There is a lot of land that has not been allocated to the west of the houses. Is there any possibility that some of that land could be allocated for allotments? (member of the public)
- A9. It's not been considered in the master plan and it's not been requested/suggested by the council (RDC) but it's not something we (Countryside Properties) would object to designating. It is understood that management of allotments is the responsibility of the council.
- Q10. What is affordable housing? (member of the public)
- A10. A mixture, approximately 60% socially rented and 40% intermediate known as government rent to buy or shared ownership. We work with a number of registered providers so there will be a registered provider on site who will designate the homes to the people who require them. The reason the affordable properties are grouped together is because this is the registered providers preference. It can be difficult to get providers to take the properties on because it is a management nightmare. On developments like this the affordable houses tend to go to top of the list families so they are family homes. Having worked in housing for 5 years I have never had an issue with affordable housing on housing developments. The allocation of properties is carefully considered. It is a government stipulation that affordable housing be allocated.
- Q11. The access designs submitted with this application are conceptually no different from those submitted to the appeal inspector and the specific concerns recorded in the inspectors report have not been addressed. Can you confirm that there is no permission for the access as it is a reserved matter that is yet to be decided? (member of the public)
- A11. To avoid confusion it was the master plan that has been followed. Since outline planning permission was determined many variations to the access design have been submitted to the council (RDC) and it is up to the Highways Officers to assess the latest drawings and determine if it provides acceptable access. It is up to the Highways Authority to determine what the requirements are and to instruct the applicant accordingly. If it is not possible to agree a suitable

access then the development won't be built. Determining a suitable access by submitting proposed designs is all part of the planning process.

- C11. It is very unusual to leave access out of the outline planning application decisions. (member of the public)
- R11. Agreed. It would be more useful to speak to one of the highways engineers who will be better placed to address these concerns. Countryside Properties have been trying to agree the best way to make the access work and the subject of access had been explored at depth by Gladman Developments Ltd and subsequently Belway. There are various reasons why the access has not been placed further down the site.
- Q12. Who owns the site? (member of public)
- A12. Gladman Developments Ltd
- Q13. What time frame are you planning for this project? (member of the public)
- A13. We (Countryside Properties) are hoping to get planning approval in March 2020 then there will be some discharge of conditions to get through as there are pre-commencement conditions. Some on the outline we have already started working towards getting cleared but there will be more on reserved matters so that may be another 8 weeks depending on how many we have. It's possible that the ground works would be started early in March because we wouldn't need to clear the pre-commencement conditions to immediate the site. In terms of actual plots going up that will take a while as we have to get the access in, we've got to immediate the site, get foundations in etc.
- Q14. Will it be built in phases? (member of the public)
- A14. No.
- C15a. The advised landscape plan are not in line with the masterplan that the inspector saw, which showed a 10m wide barrier of high trees, which would created a woodland between West Pastures and the development. (member of the public)
- R15a. That's a comment that we can look into. There's no reason why we can't put more trees there. There is a strip allocated, however potentially what had been proposed in the outline planning stage isn't deliverable because of where the road is, there may be issues with the root protection zones and the highway. There is still a proposal for woodland.
- C15b. Cllr Holroyd asked if it would be possible for this point to be looked at by Countryside Properties and the landscaping on the eastern boundary to include more suitable trees that would create a woodland in place of the proposed shrubs, so that it is more in line with the original landscape plan and provides the requisite screen from the properties on West Pastures? (member of the public)
- R15b. Yes. The Landscape plan indicates native shrubs and individual native trees. It will be necessary to look at the impact of the roots on highways etc to determine suitable species. It will be possible so long as there is no impact on the build.
- Q16. There seem to be quite a few confers shown and there will be a lot of trees felled in order to create this development. Bearing in mind the importance of preserving trees it would be more preferable for native broad leaf trees of a sufficient maturity to be planted than saplings which will take considerably longer to get established. Would this option be considered by Countryside Properties? (Cllr Dowie)
- A16. The request will be noted and the options explored.
- Q17. As this is the biggest residential building proposal in the town since development of the neighbouring West Pastures site. This short meeting will not have afforded people sufficient opportunity to ask all the questions they want. Would it be possible for Countryside Properties to put on a display of all the relevant planning documents and plans, and have some informed representatives available to answer questions, perhaps at the Moorside Room which the Town Council own. This would provide a venue where people can actually look at these plans in print. As you know planning documents are now only accessible online and this means that a lot of people will not have had the opportunity to access them fully. To have some kind of exhibition would be appreciated. (Cllr Dowie)

- A17. We (Countryside Properties) do usually do that with a lot of our applications. The reason we haven't with this application is, having discussed the matter with the council (RDC), because this site has been consulted on a couple of times there was concern that there might be some confusion as to why we're consulting on it again because in reality not that much has changed. Plus those type of consultations/exhibitions usually happen before a planning application is submitted whereas this application is ongoing and we have just substituted the updated layout. In terms of getting an exhibition arranged it would be ideal for this to happen before the end of the consultation period on 7th February. I will check the availability of my colleagues to come to Kirkbymoorside, even if it's only possible at such short notice to arrange for an afternoon, and liaise with the Town Clerk to make arrangements and publicise the event.
- C17a. Cllr Dowie confirmed that there have never been any exhibitions, by either Gladman Developments Ltd or Belway, to inform residents of the proposed development.
- R17a. Countryside Properties had been informed by Gladman Developments that a full consultation had been carried out which would ordinarily have involved an exhibition of the proposed development with the local residents and council at the outline planning stage
- C17b. Cllr Holroyd agreed that people would feel better informed if they were afforded the opportunity to access and peruse the plans and ask questions directly. It was **agreed** to liaise with the Town Clerk and Countryside Properties to make arrangements and publicise an exhibition for the purpose of informing all residents of the proposed residential development.
- Q18. When will the application be considered by the Local Planning Authority? (member of the public)
- A18. Countryside Properties anticipate the application will be considered at the committee meeting in March.

Cllr Holroyd thanked MC for taking the time to attend the meeting at such short notice and for the information provided.

A set of plans provided by Countryside Properties will be made available for viewing by members of the public in the library, with permission of the History Group to use their notice boards. Notices of access to the plans will be issued by the Town Clerk.

A member of the public enquired as to whether it would be possible for the Town Council to request that Ryedale District Council extend the consultation period beyond 7th February. Cllr Holroyd proposed that an extension of the deadline for observations be requested to 18th February to allow a more considered response following further consideration at the February Planning Committee meeting. **Agreed.**

A member of the public suggested that the Town Council request that a decision maker at Countryside Properties should be asked to be available for the next meeting. **Noted.**

Appendix A Additional information received from Michaela Corbett, Planner, Countryside Properties in respect of questions raised

Appendix B Additional information received from Gary Housden, Head of Planning, Ryedale District Council

P19051 Minutes and Matters Arising

- a. The minutes of the Planning Committee meeting held on 16th December 2019 were **approved** and **signed**;
- b. There were no matters arising.

P19052 No members of the public wished to make representation on further items on the agenda.

P19053 Planning application 19/01414/HOUSE | Erection of single storey extension following demolition of part of existing ground floor extension together with erection of detached garage following

demolition of existing garage | West Leigh West Lund Lane Kirkbymoorside YO62 6AH was **reviewed** with **no observations** made

P19054 The planning decision in respect of 19/01290/HOUSE | Erection of single storey rear sunroom extension | Keldholme Priory Village Street Keldholme Kirkbymoorside YO62 6LZ **Approved** was **noted**.

P19055 It was **noted** that the date of the next meeting will be 17th February 2020 if there are Planning Applications for consideration.