



## KIRKBYMOORSIDE TOWN COUNCIL

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### Minutes of a Planning Committee meeting of the Kirkbymoorside Town Council held at The Moorside Room, 9 Church Street, Kirkbymoorside, on Thursday 6<sup>th</sup> February 2020 at 6pm

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

**Also Present:** Michaela Corbett, Planner, Countryside Properties, District Councillor Riby, Town Clerk L Bolland, and 4 members of the public.

Cllr Holroyd welcomed all present.

**P19056** Apologies for absence were received from Cllr Cossins.

**P19057** There were no declarations of interest.

**P19058** Minutes and Matters Arising

- a. The Minutes and Appendices of the Planning Committee meeting held on 27<sup>th</sup> January 2020 were **approved** and **signed**;
- b. There were no matters arising.

**P19059** Members of the public were invited to participate on discussions of agenda item 5 in respect of the residential development on land off Westfields.

**P19060** Planning application 17/01449/MREM in respect of the residential development on land off Westfields was **reviewed**.

It was noted that the dwelling types and numbers detailed in the description of application 17/01449/MREM have not been updated since the original submission by Gladman Developments Ltd and are not applicable to the current application.

The current application submitted by Countryside Properties (with the same application number) relates to: Erection of 225 dwellings comprising, **44 no. 4 bedroom, 119 no. 3 bedroom and 51 no. 2 bedroom** dwellings and **20 no. 1 bedroom** dwellings together with associated landscaping, public open space to include children's play areas, highways improvements, and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers).

#### Open Market Accommodation Schedule

House Design	No. Bedrooms	No. of Properties
Alwin	2 Bed	18
Ellesmere	3 Bed	8
Longford	3 Bed	12
Orwell	3 Bed	7
New Ashbourne LG	3 Bed	5
New Ashbourne LG FCT	3 Bed	3
New Walton LG	3 Bed	9

Foss	3 Bed	3
Foss FCT	3 Bed	10
Ashop	3 Bed	5
Ashop FCT	3 Bed	3
Lymington LG	4 Bed	16
Bowmont	4 Bed	7
Weaver	3 Bed	30
Grantham	3 Bed	2
Dee	4 Bed	8
		<b>146</b>

#### Affordable Accommodation Schedule

Rippon A	1 Bed	10
Rippon B	1 Bed	10
Irwell	2 Bed	33
Weaver	3 Bed	17
Grantham	3 Bed	5
Dee	4 Bed	4
		<b>79</b>

	Open Market	Affordable Accommodation	Total
1 Bed		20	20
2 Bed	18	33	51
3 Bed	97	22	119
4 Bed	31	4	35
	146	79	225
	<b>65%</b>	<b>35%</b>	

Cllr Holroyd thanked the representatives of Countryside Properties (UK) Limited for agreeing to engage in a drop in event on the afternoon of Thursday 6<sup>th</sup> February at the Moorside Room. The event was very well attended and provided the opportunity for members of the public to scrutinise the plans and have any questions answered by the developer. Cllr Holroyd thanked Michaela Corbett (MC) for staying after the exhibition to be available to provide additional information at the Planning Committee meeting.

Comments and concerns made by members of the public throughout the course of the afternoon were considered as follows:

#### Access & Highways

- Concern has been raised with regards to safety at the point of exit onto the layby from the emergency access on the eastern boundary. This is a long straight route on a gradient so it is highly likely that cyclists will be approaching this junction at speed, onto a highway. Additionally

appropriate measures should be in place to ensure that it is only used by pedestrians and cyclists and no vehicular access is permitted with exception of emergency vehicles.

- There is concern for the safety of pedestrians as insufficient provision has been made for the safe crossing of the A170. The plans indicate a small island but this is not considered to be adequate and a traffic light controlled pelican crossing would be recommended. MC explained that NYCC Highways Authority as the technical consultee would determine if a pelican crossing was necessary and Countryside Properties would oblige any such instructions.
- The 30mph and 40mph speed restrictions should be extended beyond the new junction. The criteria for extension of speed restrictions would be determined by NYCC Highways Authority.

Environmental considerations:

Ryedale District Council have declared a climate emergency therefore would be good to adopt a proactive approach and implement energy saving and environmentally considerate measures on any new developments.

- There is no indication of the provision of solar panels particularly in affordable housing. MC confirmed that Countryside Properties are not proposing solar panels as there is not a policy stipulating provision of the same. Whilst solar panels are not featured Countryside Properties try to build houses with reduced energy consumption through a mixture of PIV and ventilation systems. Timber framing itself reduces energy costs by approx 10% also adhere to 'fabric first' in terms of material build which also reduces energy consumption by approximately 10%. The use of these approaches allows for more sustainable energy efficient homes.
- There is no indication of the provision of electric charging points. MC confirmed that an allowance has been made in the build design for connections that can be easily converted. The infrastructure would support a 16A slow charge point at each property.
- The Woodland Trust recommend Willow and Alder trees as the ideal species to plant next to the storage tank and soak away/pond located at the south west of the site as these species naturally grow near water.
- The majority of trees shown on the plan are conifers, which are fast growing, however in the long term they would not be ideal. Cllr Dowie proposed that the Town Council request the planting of native broadleaf trees. **Agreed.**
- There is concern about the number of trees that will be felled in order to accommodate the development. Cllr Dowie proposed that the Town Council request the planting of multiple trees for each individual mature tree that is felled. **Agreed.**
- District Cllr Riby conveyed the concern of residents that the modifications to the highway associated with the layby and the creation of access to the site will require the felling of mature trees and clearing of vegetation. MC confirmed that the works will necessitate the clearing of some vegetation and a length of hedgerow, however Countryside Properties plan to replant more trees elsewhere on site than the number felled, so the loss will be mitigated.

Cllr Holroyd proposed that those issues that could be accommodated by the developer should be conveyed directly to Countryside Properties and an ongoing dialogue established. **Agreed.**

Cllr Holroyd proposed that the Town Council request the opportunity to make representation at the Ryedale District Council Planning Committee meeting on 18<sup>th</sup> February 2020. **Agreed.** Cllrs Holroyd (Mayor) and Coughlan (Deputy Mayor) confirmed their availability to attend the meeting.

Cllr Coughlan requested clarification of the developers' intention not to adopt a phased approach to the build which he understood was predicated in the original application. MC confirmed that Countryside Properties have no intention of building in phases. The development will build from the southern boundary and move northwards across the site. The phased approach would likely

extend the period of construction of the site to 6 years whereas it is intended that with an in phased schedule the development will be completed within 3 years.

Cllr Coughlan enquired as to whether there has ever been any consideration of the desirability of secondary access. MC explained that she understood that the feasibility of a secondary access onto Westfields had been explored at the early stage of the planning process but there is insufficient space for an adoptable highway. The land to the north of the site is privately owned so it is inaccessible to the developer.

District Cllr Riby enquired as to the balance of the numbers of affordable and open market accommodation, noting that Countryside properties are confident to allocate 35% of the development to affordable housing. MC explained that Countryside Properties is a partnerships company as well as a developer and work in hand with registered providers. Countryside Properties already have contracts with registered providers who have expressed a need for this number of units. The development will be beneficial for the registered providers who will be able to secure grant funding to purchase the units. There is a demand for more affordable housing and Countryside Properties are confident that there will be no issue with the allocation of these properties. The registered providers that Countryside properties work with include Yorkshire Housing & Sage.

Cllr Holroyd reiterated concerns that have been previously voiced by the Town Council, regarding the impact on the infrastructure that an increase of 225 dwellings in Kirkbymoorside would have. The development will result in an approximate additional 430 electors which would equate to an approximate 17% increase in the electorate. Cllr Holroyd proposed that members of the Ryedale District Council Planning Committee be asked to bear this impact in mind and recognise the importance of monitoring the development to ensure that it is designed and delivered in the best interest of the locality. **Agreed.**

A member of the public raised concern about the designation of a suitable area on site to accommodate the vehicles throughout construction as there is not adequate street parking for additional vehicles. MC confirmed that there will be on-site parking for all construction equipment and contractors vehicles throughout the development.

A member of the public asked for reassurance concerning the sympathetic treatment of the hedges which accommodate wildlife that return year after year, and stressed the importance of the local ecology. MC confirmed that Countryside Properties have procedures in place and have had ecological surveys carried out so they know what to expect in terms of ecology and are aware of when works can and cannot be carried out. There will also be an ecologist on site.

A member of the public asked if there were any plans to move the recycling units on the layby. MC explained that this area will not be affected by the development so there is no reason to move them. There were discussions at the early stages of the original application but currently there are no plans to move them.

A member of the public enquired as to the ongoing responsibility for maintaining the eastern boundary as currently the occupier of the farmland is responsible for retaining their stock in the fields. When there is a change to the land use how will the eastern boundary be secured? MC explained that Countryside Properties are proposing hedges and trees to offer privacy without blocking all the light. A fence is not proposed at the moment but it is something that can be considered. It was suggested that erection of a post and rail fence to clearly define the full length of the eastern boundary would be of mutual benefit to the management company who will be responsible for landscaping and the neighbouring properties on West Pastures.

All Councillors thanked Michaela Corbett for her time and the information provided.

The Town Clerk provided a review of information received and observations made at the Planning Committee meeting on 27<sup>th</sup> January as follows:

- Information received from Gary Housden Head of Planning, Ryedale District Council in respect of the Standard Conditions detailed in Annex A (detailed on pages 17 – 20 of the Appeal Decision) Appeal Ref: APP/Y2736/A/14/2217803 Schedule of Conditions
- Information received from Michaela Corbett, Planner, Countryside Properties in respect of the Conditions 8 and 19 of the Appeal Decision, submitted for discharge, and the status of all remaining Conditions of the Appeal Decision.
- There still remains concern about access to the site from the A170, however the Town Council must have confidence in the expertise of the technical consultee, NYCC Highway Authority, who will need to determine that the reserved matters in this respect have been satisfactorily addressed.
- It was noted that the landscaping shown on the current plan, along the eastern boundary is not in line with the original masterplan, which showed a 10m wide barrier of high trees, which would create a woodland between West Pastures and the development. 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?
- Bearing in mind the importance of preserving trees Cllr Dowie proposed 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.

Cllr Holroyd proposed that the response to the consultation in respect of planning application 17/01449/MREM should reflect the views of all those concerned. **Agreed.**

Cllr Coughlan proposed that the Town Council extend thanks to the representatives of Countryside Properties for their participation in today's drop in event and being available to answer questions raised by councillors and members of the public. **Agreed.**

**P19061** It was **noted** that the date of the next meeting will be 17<sup>th</sup> February 2020 if there are Planning Applications for consideration.