

Melbourne Parish Council
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Minutes of the extraordinary meeting of Melbourne Parish Council held at 7pm on Monday 1 April 2019 in the Village Hall, Melbourne.

Present: Councillors Cooper (in the chair), Braidley, Hawley, Lee, Johnson, Tomalin, Kemp, Breeze and Rollason.

Councillor Rudd was in attendance.

18/138 Apologies: None.

18/139 Members of the public present: 55.

18/140 Declarations of interest – None

18/141 Planning applications received:

- (a) 19/00811/PLF – Land North of Field View, Main Street - Change of use of land for 14 holiday lodges and associated access works and landscaping –** the Chairman opened the discussion out to members of the public who made the following comments:
- a. Previous survey by the Environment Agency which indicated the location of application area is a flood plain;
 - b. Concerns that the lodges will be used as permanent residences and not holiday homes;
 - c. Safeguarding concerns about the proximity of the application site to the primary school;
 - d. Issues with increased traffic vehicles accessing the site close to the primary school;
 - e. Egress onto the main road – no details of the splay on the plans;
 - f. Queries about whether there would be a manager permanently on site;
 - g. Village and the school growing in size – the application site should be retained for the school to have use of in the future;
 - h. When the Parish Council commented on the local plan, it rejected this application site. However, during pre-application advice, ERYC is supporting the principle of development;
 - i. Pre-planning advice was based on misinformation – for example, the village pub was not under threat; there is very little public transport;
 - j. Site was outside the building line;
 - k. Too close to the SSSI - in 2007, an application for a touring caravan park turned down as it was located too close to the SSSI
 - l. Impact on the environment and wildlife – noise and other disturbances will impact on the wildlife, including water voles, birds, including owls and green woodpeckers, bats, insects;
 - m. The applicant's environmental statement was based on a survey carried out on 4 December – bad time of year for surveying wildlife;
 - n. Overlooking the existing properties on Main Street;
 - o. Capacity of the sewage system – Yorkshire Water recently informed parishioner that there was one major sewage block of the system annually. The holiday lodges would exacerbate that issue;
 - p. There is no health and safety risk assessment;
 - q. Ample number of caravan and lodge sites in the immediate area (Allerthorpe; Storwood; Bielby) so an additional caravan site not required. Furthermore, these

sites are outside the village – the proposed site for Melbourne is in the centre of the village;

- r. One of the parish councillors who was also a school governor stated he had spoken to the Head Teacher who had stated she had the following issues:
 - i. serious Health & Safety concerns – 50m of school hedge recently destroyed by a fire when there was only one caravan in the field
 - ii. there are already issues with traffic at certain times of the day, for example when dropping off and collecting children. The lodges with further increase this
 - iii. residents will not be permanent – a number of people will use the site and they will easily be able to view the children.

Agreed that the Parish Council would submit the following comments to ERYC:

The Parish Council objects to the planning application for the following reasons:

- (a) safeguarding concerns because of its close proximity to the primary school and school playing field**
- (b) out of keeping with the existing buildings in the village on the basis of the external appearance of the lodges;**
- (c) the application site is outside the building line**
- (d) significant number of caravan and lodge sites already in the immediate area so an additional caravan site not required. Furthermore, these sites are located outside the village whereas the proposed site for Melbourne is in the centre of the village;**
- (e) too near to the flood plain**
- (f) significant environmental impact on local wildlife – too close to the SSSI**
- (g) significant impact on local amenities such as the sewage system;**
- (h) traffic impact generally on the village;**
- (i) highways safety issues due to the proximity of the site to the primary school particularly at drop off and pick up times;**
- (j) issues with emergency vehicles accessing the site; and**
- (k) noise and overlooking of nearby properties.**

The Parish Council also recommends the application goes to planning committee.

- (b) 19/00977/PLF – Land south of The Acorns, Rossmoor, Melbourne, YO42 4SX - Change of use of land to create a dog exercise area, construction of parking area and associated works – a parishioner addressed the Parish Council:**

- a. Used to be a farm – this was sold and the land separated and residential properties built
- b. Dog exercise area – 15m from the resident's property
- c. People will have a code to get in and can then exercise their dog in the fenced area – likely to be dogs with behavioural issues
- d. Will operate 7 days a week 8am – 8pm
- e. Could be between 40 and 50 cars daily
- f. Spaces for 6 vehicles at any one time and so could be up to 12 dogs at one time;
- g. Entrance will be onto a 60mph road
- h. Doesn't say how many dogs will be allowed into the fenced area at any one time
- i. Noise travels and so potential impact for people further away
- j. Already have kennels 450m from their property – can't open windows etc as dogs start barking as soon as it gets light

Agreed: that the Parish Council objected to the application due to insufficient information and endorsed the need for the application to provide a response to the questions raised by Public Protection. In addition, the Parish Council had concerns about noise, disturbance and traffic and inappropriate proximity of the site to dwelling houses. On that basis the Parish Council also recommended the application goes to planning committee.

The date of the next meeting of the Parish Council will be at 7pm on **Monday 13 May 2019. Location to be determined.**

The meeting finished at pm.