

# Welton Parish Council

## Minutes of exceptional meeting held on 5 January 2021 at 7.00pm

Present: Cllrs Thane (in the Chair) Boyle, Fairweather, Gill, Peck, Rockett, Skinn, Walker and Ward Cllr Abraham

Also in attendance was the Clerk

### **Public Forum**

The Chairman welcomed those present and invited representatives of Wykeland, to present details of their planning application.

Dominic Gibbons (Managing Director) outlined historical information explaining that Plot E formed part of the former Melton Park purchased from St Modwen with a 90-year lease. The plot had initially been identified in the local plan for employment use as far back as 2003. An application for a residential development initially made, went before the Court of Appeal but was refused on the grounds that the plot had been identified as employment land. The planning application submitted in October 2020, included plans for biodiversity to manage the 35-acre plantation, 800 car parking spaces, including HGV spaces and if approved would create 1.500 jobs. Residents had been kept informed through a newsletter and a webinar had been held to enable residents to comment on the proposals and put questions to the developer. The session had been well supported and lasted four hours.

Jonathan Stubbs (Development Director) went on to explain that Wykeland had sought to address residents' concerns throughout the planning process and would continue to do so. The following information was outlined:-

- traffic movements had been estimated at 2,288 per day,
- an operational management plan would be agreed with ERYC prior to the site opening,
- at peak times the roundabout would operate at 60 percent only,
- noise concerns including plant noise had led to retaining walls and bunds being included in the plans,
- a number of surveys had been undertaken in relation to contamination and there was nothing in the ground to prevent development,
- ecological surveys had been undertaken, no badger sets had been identified, there were 15 species of birds (18 in the winter) and 4 types of bat,
- some trees would be lost but 200 new trees added and hedgerows also included within the proposals,
- grassland planting and new plants would support species on site,
- the Wolds Way was unaffected,
- the Yorkshire Wildlife Trust had been involved.
- 500 supply plus 1000 construction jobs would be created over 15 months.

A number of residents had registered to speak and were invited to do so by the Chairman. The following comments, concerns and questions were collectively raised by residents:-

- why experts concluded that noise and light would not impact upon the neighbouring village of North Ferriby?
- why the site was considered to be suitable for an Amazon building of such large proportions?
- why visuals had never been made available to residents?
- why villagers were still unaware of plans?
- concern was expressed about the proximity of an open road adjacent to back gardens, as being too close,
- the impact of lorries waiting to enter the site,
- the reported impact of Amazon sites at other UK locations, having ruined other areas and the detrimental effect upon residents,
- a plea to the developer to withdraw the application,
- why the developer would want to ruin the village?
- residents' concern that HGVs would park all over the area, including local school routes and the danger that this presented to pupils' walking to school,
- a written guarantee was requested from the developer about the number and type of jobs that would ultimately be created,
- the future impact of the development on the lives of 4000 North Ferriby residents and those living in the wider areas of Welton/Melton and Swanland,
- the future potential impact on house prices in the area, many had invested money in housing,
- the lack of confidence amongst residents' that issues would be mitigated,
- the business being based upon third parties.

The Chairman invited Wykeland to respond, Representatives from Wykeland reassured residents that an operational management plan would be in place prior to the site becoming operational, to be agreed with ERYC. The developer remained committed to addressing residents' concerns and an undertaking was given that visuals would be made available to residents in the near future. HGV movements would be largely limited to a 3-4 hour period each day. Jobs created would include HR, engineering, IT, supply chain, warehouse operatives, health and safety and construction. Two shifts would operate daily.

In response to a question from a member, it was reported that Wykeland had revisited the plans to look specifically at re-angling the building to address residents' concerns, this had not however been possible.

A resident reported that he had submitted a FOI request to Highways England to obtain statistical data as to the number of planned and un-planned closures on the A63 corridor. Information had come back that on 500 occasions the road had been closed fully or partially within 5 metres of the Melton junction. The resident expressed concern in relation to the impact of HGVs being re-routed through local villages. It was further reported that 159 events had been planned for 2021. Concern was again expressed as to the impact of drivers queueing to enter the site or alternatively waiting at local points for their slot, or when taking a break having reached their maximum number of hours driving. The lack of local lorry parks and toilet facilities was highlighted in the context of issues reported at similar sites in Kent and County Durham. Proposals might include a management plan however residents were of the view that lucrative contracts would be put before all else.

Elaine Skinn joined the meeting. 7.36pm

In summary, residents remained concerned about the impact of air, noise and light pollution, also the height of the building. Local school children would be on route from school, using the adjacent underpass, at times when HGVs would be accessing the site thereby creating a danger. Residents wanted sight of visuals which had not been made available to date. Residents believed the site to be of special scientific interest (SSSI) and therefore protected.

Part 1 of the meeting ended at 7.40pm  
Part 2 of the meeting commenced at 8.00pm

**2079 Apologies**

None

**2080 Declarations of Interest**

None

**2081 Dispensation Requests**

None had been received.

**2082 Planning**

A response was agreed to the following consultation:  
Land south east of Brickyard Lane at the roundabout (Plot E) reference  
20/03555/STPLF

In response to a question from a member, the Highways Consultant representing Wykeland advised that the site plan had initially been open however plans had been revisited, taking account of comments from residents, and revised to include a 100m board and post fence with a hedge running alongside. Images would shortly be uploaded to the Planning Portal for interested parties to view.

It was noted that capacity would be available on site for some HGVs to wait. Others would be directed to lorry parks in the area as an alternative to parking on the local road network. The operational management plan would incorporate information about alternatives.

Cllr Thane reminded residents that the forum had now closed.

Concerns were expressed by some members that the consultation process had been rushed given the proposed scale of the development and the impact of HGVs entering and exiting the site. Local residents were clearly concerned about the future impact upon the quality of their lives in many respects.

The height and proximity of the building to local housing was questionable and might have been suited to a plot further into the development. The footprint was noted to be significantly different to what residents had envisaged would be on the plot.

The plot design had not addressed the impact of HGVs being routed round the site in close proximity to local houses.

It was noted that the developer had worked with The Yorkshire Wildlife Trust and had included the planting of trees and the installation of bunds to mitigate noise.

Despite this, the development would still be very close to where people live. Some residents were of the view that bunds might potentially become mountain bike parks.

Whilst members welcomed the planting of trees they felt that this would not mitigate the size of the building and the trees would take a number of years to become established. Members also welcomed input from The Yorkshire Wildlife Trust.

In light of issues reported by local residents in Kent and County Durham, members were concerned about the potential lack of local facilities for drivers, including the availability of toilets and lorry parks. Also, the potential impact of on street parking in a rural community.

At school start and finish times there were already significant traffic problems in the area, made worse at times by closures of the A63 when traffic was re-routed through local villages.. Many local roads were unsuitable for HGV parking, particularly in the conservation area.

Other potential nuisance to residents included increased noise, light pollution, particularly in the winter months when foliage was absent. Toxic fumes recorded on the A63 had already been reported to be at dangerous levels. An increase in HGVs would only impact further on the already poor air quality.

Resolved – (a) that the Parish Council strongly object to the application in its present form for the reasons discussed and (b) that the Clerk and Chairman prepare a response on behalf of the Parish Council.  
Proposed by Cllr Peck and seconded by Cllr Walker.

The Chairman declared the meeting closed at 8.36pm