

# Welton Parish Council

## Minutes of Meeting held 18<sup>th</sup> September 2018 at 7:00pm

Present were Councillors Wilde (chair), Peck, Walker, Abraham, Banks, Gill, Thane & Rockett

Also in attendance was the Clerk

### 1643. Public Forum

Sonia Sharpe, resident of Melton and one other member of the public were in attendance to raise strong concerns over the Transwaste planning applications. Sonia informed Councillors of evidence relating to existing continued activity after 6pm and into the early hours with constant 24 hr low level noise of trucks reversing, beeping, conveyor belts and traffic in and out of the site. The activity is outside of existing operating hours which she has recorded via video footage and has been logged with 21 pieces of evidence sent to the ERYC. Councillors were told that residents are being driven away and it has become not a nice place to live, affecting sleep and wellbeing. Sonia stated that her house would be going on the market. Sonia commented on the legal prosecution which was being prepared to which she and other residents contributed but was never served as Transwaste and Mr Wainwright from ERYC planning department came to an agreement. Up until the time of the prosecution potentially still being served Sonia had logged all incidents of the lease agreement being breached with the ERYC and although this was now not being logged Sonia sited many instances where activity was taking place beyond the permitted opening times. Sonia commented on the fact that no traffic impact assessment has been made as part of the planning application which she felt would increase considerably due to the formalisation of increased activity. Sonia also mentioned the Scunthorpe waste plant planning which would impact on the Melton Transwaste site.

Cllr Abraham commented on the collaboration of evidence and correspondence regarding the constant and considerable noise levels between Tom Petty, Sonia and the ERYC when the prosecution was being prepared. Cllr Gill asked Sonia why the prosecution was stopped and if copies of emails from Jeff Smith had been received. The last correspondence Sonia received was November 2017 stating that the prosecution had been authorised and was being reviewed by solicitors but since then the prosecution process has stopped as an agreement was reached.

Sonia sited possible solutions to try and reduce noise suggested by Tom Petty from the Environment Agency including shutting shed doors and introducing an air lock door opening system where one outer door opens and closes to allow vehicles in before the inner door opens. Cllr Wilde asked if the noise had been a constant problem and Sonia replied that it was up and down but any meeting between Transwaste and the enforcement officers to try and get Transwaste to adhere to their terms of licence has simply not been complied with by

Transwaste and not enforced so the current licence is not the reality of what is actually happening on site. Sonia also has concerns regarding any increased day time activity in order to feed the 24 hour activity so sited fact that although they are proposing to close the gates at 6pm there would be an increase in daytime activity therefore an increase in noise, vehicles and congestion. Cllrs thanked Sonia for her comments and Sonia left at 7.18pm.

**1644. Apologies**

Cllr Boyle & Cllr Fairweather

**1645. Declarations of interest**

No pecuniary interests were declared.

Cllr Peck and Cllr Wilde declared a non-pecuniary interest in agenda item 1652

**1646. Dispensation Requests**

None had been received.

**1647. East Riding of Yorkshire Councillor's report**

Cllr Abraham reported the following:

- Jo Haslope, Clerk for North Ferribly Parish Council had emailed the building company Horncastle Homes to raise awareness of the two Transwaste planning applications asking if they would be objecting. The answer was that it was not likely that an objection would be received by Horncastle
- Brough liaison meeting reported that Barrets would start house building soon as the land raising was nearly complete. Hunsley Primary school would be opening mid-October and public footpaths have been temporarily diverted and the footpath near the railway was being closed temporarily.
- The central barrier on the A63 needs repairs which involves temporary light switch off. Highways England have said not economically viable to add temporary lights to the side but Police have expressed concern over safety. ERYC and Hull City Council are campaigning against the switch off.
- Changes/ refresh to local plan – Fixed figure of housing per year to be changed from 1400 to 960. Allocations document adopted 2016 locations to be added late 2018 with expected adoption by 2020

**1648. Approval of the minutes of the previous meeting**

**Resolved** – that the minutes of the meeting held on 21<sup>st</sup> August 2018 were a true record with one typing error item 1641

The resolution was proposed by Cllr Peck and seconded by Cllr Banks

**1649. Clerks Report received and matters arising.**



<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02712/TCA>

**Resolved** – to agree to the amended planning application with ‘No Objection’

The resolution was proposed by Cllr Gill and seconded by Cllr Thane

- ii. 18/02695/TPO TPO WELTON NO.9 - 2004 (REF:899) G1: Sycamore (T1) Raise canopy to 5m to prevent excessive shading and reduce extended limbs by 3m to improve form. Sycamore (T2) Remove due to multiple bark included unions at the base. Sycamore (T3) Raise canopy to 5m to prevent excessive shading and reduce extended limbs by 3m to improve form.  
11 Hall Walk Welton East Riding Of Yorkshire HU15 1PN

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02695/TPO>

**Resolved** – to agree to the amended planning application with ‘No Objection’

The resolution was proposed by Cllr Gill and seconded by Cllr Peck

- iii. **The following application had been withdrawn prior to meeting:**  
18/02628/PLF Alterations and extensions including erection of single storey extension to rear 11 Hall Walk Welton East Riding Of Yorkshire HU15 1PN
- iv. 18/02652/REG3 Relocation of existing mobile classroom within the school site (retrospective application) Relocation of existing mobile classroom within the school site (retrospective application)  
St Annes School and Sixth Form College, St Helens Drive Welton East Riding Of Yorkshire HU15 1NR

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02652/REG3>

**Resolved** – to agree to the amended planning application with ‘No Comment’

The resolution was proposed by Cllr Peck and seconded by Cllr Gill

- v. 18/02749/STVAR Variation of condition 26 (opening hours of the site for operations sales and deliveries) of planning permission 05/06302/STPLF - Construction of a waste transfer facility including new office, stores, waste sorting buildings, hardstanding areas and planted bund  
Transwaste Recycling and Aggregates Limited Gibson Lane South Melton East Riding Of Yorkshire HU14 3HH

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02749/STVAR>

**Resolved** – to strongly object to the planning application with comments to be devised by Clerk following discussion related to resident comments, negative impact, lack of adequate information related to noise impact and cumulative effect of continued development and planning applications from Transwaste. Narrative for comment to read similar to North Ferriby parish council comments and to be agreed between Clerk and Cllr Wilde

The resolution was proposed by Cllr walker and seconded by Cllr Peck

- vi. 18/02796/PLF Erection of two storey and single storey extensions to front, single storey extension with balcony to rear and alterations to existing roof including installation of roof lights to front and rear to create additional living accommodation  
18 Welton Old Road Welton East Riding Of Yorkshire HU15 1NU

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02796/PLF>

**Resolved** – to agree to the planning application with ‘No Comment’

The resolution was proposed by Cllr Peck and seconded by Cllr Wilde

- vii. 18/02544/PLF Construction of standby gas generation unit consisting of up to twenty 1 megawatt generator sets housed within steel containers along with an ancillary substation container and a storage unit  
Transwaste services Land West of the Heritage Landscape Centre Gibson Lane South Melton East Riding Of Yorkshire HU14 3HN

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02544/PLF>

**Resolved** – to strongly object to the planning application with comments to be devised by Clerk following discussion related to resident comments, negative impact, lack of adequate information related to noise impact and cumulative effect of continued development and planning applications from Transwaste. Narrative for comment to read similar to North Ferriby parish council comments and to be agreed between Clerk and Cllr Wilde

The resolution was proposed by Cllr Peck and seconded by Cllr Walker

- viii. 18/02902/PLF Erection of two storey extension to side Plantation Drive North Ferriby East Riding Of Yorkshire HU14 3BB

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02902/PLF>

**Resolved** – to agree to the amended planning application with ‘No Comment’

The resolution was proposed by Cllr Peck and seconded by Cllr Walker

- ix. 18/02927/PLF, Alterations and extension to existing front dormer, installation of new side window and alterations to existing window to side Park Road Welton East Riding of Yorkshire HU15 1NN

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02927/PLF>

**Resolved** – to agree to the amended planning application with ‘No Comment’

The resolution was proposed by Cllr Thane and seconded by Cllr Peck

Cllr Abraham left the meeting 8.25pm

b. The following decisions were noted:

- i. 18/01704/PLF, 5 Holly Hill Welton East Riding Of Yorkshire HU15 1NY  
Erection of two storey extension to side.

ERYC Decision: Granted planning  
PC Decision: Approve Planning permission

- ii. 18/02252/TCA Fountain Cottage 25 Dale Road Welton East Riding of Yorkshire HU15 1PE WELTON CONSERVATION AREA: T1 Conifer: fell as outgrown location, T2 Silver Birch: fell to increase light to neighbouring property.  
ERYC Decision: Granted planning  
PC Decision: Approve Planning permission
- iii. 18/02137/PLF 8 Temple Close Welton East Riding Of Yorkshire HU15 1NX, Proposed single storey extension to the rear and conversion of existing garage to provide additional ground floor living accommodation; alterations to the existing dormer/balcony to the front and installation of roof light; increase in roof height to the north-west section of the dwelling to provide additional first floor accommodation including balcony to rear elevation  
ERYC Decision: Refuse Planning permission  
PC Decision: No comment
- iv. revised information for 18/00119/PLF Land North East Of Welton Hall Dale Road Welton East Riding Of Yorkshire, Erection of a dwelling and garage with associated access and landscaping (AMENDED PLANS) at Land North East of Welton Hall, Dale Road, Welton, East Riding of Yorkshire, for C Geddes -  
Application type: Full Planning Permission  
ERYC Decision: Refuse planning permission  
PC response: No comment
- v. revised information for 18/00604/PLB Land North East Of Welton Hall Dale Road Welton East Riding Of Yorkshire, Erection of a dwelling and garage with associated access and landscaping, Listed Building Consent  
ERYC Decision: Refuse planning permission  
PC response: No comment
- vi. 18/02184/PLF Keepers Lodge Wauldby Road Welton East Riding Of Yorkshire HU15 1QR Alterations and extensions including erection of two storey extension to side and single storey extension to front and side  
ERYC Decision: Grant planning permission  
PC response: No comment
- vii. 18/02661/TCA Crake House 2 Church Street Welton East Riding Of Yorkshire HU15 1NH WELTON CONSERVATION AREA: T1 and T2 Conifers x2: fell as poor quality trees, T3 and T4 Holly x2: reduce as illustrated to improve form.  
ERYC Decision: Grant planning permission  
PC response: No comment

**1652. To consider report from Andrew Jackson Solicitors regarding Memorial Hall Trust becoming Charitable Incorporated Organisation and transfer options related to ownership and agree next steps**

Following discussion regarding the report received from Andrew Jackson Solicitors the PC agreed with the conclusion of the report as the safest option for the Council would be to continue to hold the Property on trust for the Charity (whatever its form) as custodian trustee. A formal letter to go to the Trustees.

**Resolution** - the Council would be to continue to hold the Property on trust for the Charity as custodian trustee.

The resolution was proposed by Cllr Rockett and seconded by Cllr Banks

**1653. To update in regard to Gibson Lane North and agree next steps in relation to Value being negotiated for sale terms with Parish Council**

Asset Strategy had been contacted but it was not something they ordinarily get involved in and it was recommended the use of the district valuer. Clerk to contact

**Resolution** – To obtain a valuation from the district valuer. The resolution was proposed by Cllr Gill and seconded by Cllr Thane.

**1654. To follow up from meeting regarding pond maintenance and resolving algae issue and consider options**

A site visit had not taken place between Cllr Wilde, Cllr Gill, Hugh Roberts and Dr Martyn Pedley as yet. Clerk to arrange this.

**1655. To note ERNLLCA annual conference 23<sup>rd</sup> November and agree attendance**

**Resolution** – For Clerk to attend the conference.

The resolution was proposed by Cllr Gill and seconded by Cllr Wilde

**1656. To Note External Auditors report and agree any further action**

The external audit papers were received and the notes regarding the timing of sections being signed was noted for next year. Rackhams original cheque had not been received and therefore this to be cancelled and re issued. Clerk to publish the audit on website and boards.

**1657. To note correspondence received and agree any action required**

Correspondence received was noted.

- i. Cllr Banks has received complaints regarding the lack of signage for St Helen's relating to postage not being received for house numbers 1,3,5,7 & 11. Clerk to ask ERYC to install another street sign.
- ii. The memorial hall trustees are short of one trustee and therefore Cllr Thane volunteered to be put forward.

**Resolution** – Cllr Thane to become Memorial Hall Trustee

The resolution was proposed by Cllr Peck and seconded by Cllr Gill

- iii. Cllr Rockett has removed the old Councillor vacancy notices which need replacing. Register of interests are also out of date. Clerk to send these out to Councillors and make any required changes.

- iv. Cllr Thane has spoken to family regarding last month's agreement not to install memorial plaques and Cllr Gill to consider additional planting on the green or other areas
- v. Cllr allocated fliers relating to Transwaste planning applications for Councillors to distribute.

**1658. Items for note or future agendas**

Pond & Beck Maintenance

Maintenance of Footbridge Melton

Apologies for next full council meeting were received from Cllr Walker, Rockett and Peck.

**1659. Date of next full Council meeting October 16th 2018 at 7pm.**

The Chairman declared the meeting closed at 9.32pm.