

# Welton Parish Council

## Minutes of Meeting held 12<sup>th</sup> March 2019 at 7:00pm

Present were Councillors Wilde (chair), Rocket, Boyle, Abraham, Thane, Gill, Banks, Walker  
Also in attendance was the Clerk

### 1750. Public Forum

Susan Thackeray and one other were in attendance to discuss the need for additional litter bins in the parish and the issue of litter and dog fouling. Dog wardens were suggested as a possible contact for support to highlight the issue and additional signage and possible sponsoring of a bin. The problem of deliberate dog fouling as a reaction against signage was also raised. A list of suitable litter bin locations was provided and consideration would take place later on in the meeting. Susan and her husband left the meeting at 7.10pm

David Donkin from Wykeland was in attendance and provided Councillors with an update in regard to development of Melton business area recently purchased from Modwin in November 2018. He provided a brief history of the company's recent developments at Bridgehead Porsche and Flemingate in Beverley. Wykeland are currently working in partnership with Woodland Trust in creating a walk along the 'Long Plantation. Plans were passed to Councillors and discussed including timescales for development and planting in relation to blue/green clean development. The need for good landscaping with a need to keep as a permitted path but not a right of way. Councillor Abraham mentioned the complaints from residents regarding the state of the roads and odour. The PC thanked David Donkin for his attendance.

Councillor Walker entered the meeting at 7.18pm

### 1751. Apologies

Cllr. Fairweather

### 1752. Declarations of interest

Cllr Wilde, Cllr Peck and Cllr Thane expressed a non-pecuniary interests in item 1763 as trustees of the Memorial Hall. Cllr Gill expressed a non-pecuniary interest in agenda item 1784 iv.

### 1753. Dispensation Requests

None had been received.

### 1754. East Riding of Yorkshire Councillor's report

Cllr Abraham reported the following:

Welton Grange development by Bovis has still not been adopted despite the first lot of houses being occupied since 2001. Cllr. Abraham has raised this with ERYC Chief Executive who agreed that this was unacceptable. An issue over surface water has created an impasse between ERYC and Yorkshire Water. Meetings to resolve this are scheduled.

Rubbish along the A63 North Cave end has been removed with carriage ways taking six weeks to complete and a further two areas still to be finished.

Transwaste Energy for waste has now been approved and all additional planning applications will be tabled at the planning committee which is scheduled for the 28<sup>th</sup> March. The Anaerobic digester for the heritage site has now been withdrawn which the gospel hall church are pleased with this but Transwaste are likely to resubmit in a different location. Despite requests to undertake an environmental impact assessment due to the cumulative effect of the proposed developments no assessment is to be undertaken. Research into similar run waste plants was due to be investigated and reported to the planning committee although the nearest similar site is near Hamburg in Germany. Cllr. Abraham has met with businesses near the Transwaste site who have real concerns but not all have put in individual comments to current planning applications. Eight applications are currently outstanding with retrospective applications included in this figure.

Cllr. Abraham left the meeting at 7.42pm

**1755. Approval of the minutes of the previous meeting**

**Resolved** – that the minutes of the meeting held on 19<sup>th</sup> February 2019 were agreed as a true record.

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

**1756. Clerks Report received and matters arising.**

The clerk report was received and all items were noted and accepted.

**1757. Finance**

a. The following contractual payments were noted:

i.	£ 12.42	Mobile Phone (Direct Debit)	Orange
ii.	£ 435.39	Clerk Pay March Salary	Catherine Law
iii.	£ 172.54	Clerk March Pension	ERYC
iv.	£ 112.00	Clerk March Tax	HMRC

b. The following payments were approved:

i.	£ 500.00	Grant towards Newsletter	Richard Pearson c/o Welton, Melton & Wauldby News
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**Resolved** – that the payments be approved.

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

c. The following receipts listed below were noted:

i.	£ 8.82	February savings Interest	HSBC
ii.	£ 42.01	Bull Ings interest	HSBC

**1758. Planning**

a. A response was agreed to the following consultations:

- i. 19/00564/PLF 26 St James Road Melton East Riding Of Yorkshire HU14 3HZ, Erection of a two storey extension to rear, new flat roof to existing rear extension following removal of pitched roof, installation of window to side at first floor, reposition door and window and installation of window to side at ground floor and replacement of door and windows to existing garage

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00564/PLF>

**Resolved** – to agree to planning application with ‘No objection’.  
The resolution was proposed by Cllr Gill and seconded by Cllr Thane

- ii. 19/00304/CM Transwaste Recycling And Aggregates Limited Gibson Lane South Melton East Riding Of Yorkshire HU14 3HH, Erection of a wood burning plant building with wood chip storage bins (Retrospective)  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00304/CM>

**Resolved** – to strongly object to planning application with similar objections to previous applications and reiterate the cumulative effect of this and other current applications in addition to the consideration of existing planning regulations not being adhered to.  
The resolution was proposed by Cllr Walker and seconded by Cllr Thane.

- iii. 19/00313/CM Transwaste Recycling And Aggregates Limited Gibson Lane South Melton East Riding Of Yorkshire HU14 3HH, Erection of extensions to rear and side of existing building to form Waste Treatment Plant Production building (Solid Refined Fuel) following demolition of existing structures (Retrospective)  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00304/CM>

**Resolved** – to strongly object to planning application with similar objections to previous applications and reiterate the cumulative effect of this and other current applications in addition to the consideration of existing planning regulations not being adhered to.  
The resolution was proposed by Cllr Walker and seconded by Cllr Peck.

- iv. 19/00711/TCA 37 Cowgate Welton East Riding Of Yorkshire HU15 1ND, WELTON CONSERVATION AREA - Fell Conifer tree (T1) tree has out grown its location  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00711/TCA>

**Resolved** – to agree to planning application with ‘No objection’.  
Resolution proposed by Walker and seconded by Cllr Peck

- v. 19/00707/PLF Land North East Of Welton Hall Dale Road Welton East Riding of Yorkshire, Erection of a dwelling - (Revised Scheme of Ref: 18/00119/PLF)  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00707/PLF>

**Resolved** – to object to planning application with the following comment ‘The proposal will diminish the status of the building and goes against the community plan in which residents stated that they wish to protect the character and conservation of Welton.’  
The resolution was proposed by Cllr Gill and seconded by Cllr Walker.

- vi. 19/00708/PLB Land North East Of Welton Hall Dale Road Welton East Riding of Yorkshire, Erection of a dwelling - (Revised Scheme of Ref: 18/00604/PLB)  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00708/PLB>

**Resolved** – to object to planning application with the following comment ‘The proposal will diminish the status of the building and goes against the community in which residents stated that they wish to protect the character and conservation of Welton.’  
The resolution was proposed by Cllr Gill and seconded by Cllr Walker.

- vii. 19/00671/STPLF Land At Ings Lane And East Of Skillings Lane Ings Lane Elloughton East Riding Of Yorkshire HU15 1EN, Construction of 1 access stub, part of foot/cycleway, verge and embankment in relation to Phase 3 of Brough Relief Road, to be read in conjunction with planning application 19/00701/STREM  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00671/STPLF>

**Resolved** – to agree to planning application with no comment

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

- viii. 19/00735/PLF 19 Common Lane Welton East Riding of Yorkshire HU15 1PT, Erection of a 3.0m high fence to the eastern boundary  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00735/PLF>

**Resolved** – to agree to planning application with ‘no comment’

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

- ix. 19/00701/STREM Land At Ings Lane And East Of Skillings Lane Ings Lane Elloughton East Riding Of Yorkshire HU15 1EN, Construction of Phase 3 of Brough Relief Road following Outline permission 11/04104/STOUTE and 15/00916/STVAR (Access to be considered) to be read in conjunction with planning application 19/00671/STPLF  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/00701/STREM>

**Resolved** – to agree to planning application with No objection to planning application

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

a. The following decisions were noted

- i. Notification of withdrawn application 18/02544/PLF, Land West Of The Heritage Landscape Centre Gibson Lane South Melton East Riding Of Yorkshire HU14 3HN, 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 (ADDITIONAL NOISE INFORMATION)

ERYC Decision: Withdrawn  
PC response: objection to planning

- i. 18/03638/STPLF, Erection of a Mercedes-Benz motor vehicle dealership comprising of car showroom, workshops, MOT bays, offices and a valet/wash building with associated car parking, display, lighting and landscaping, Land North Of Low Farm Lowfield Lane Welton East Riding Of Yorkshire HU14 3HT

ERYC Decision: Planning permission granted  
PC response: No objection

- iii. 19/00019/PLF, Erection of detached double garage, boundary wall with gates and relocation of vehicular access, 8 Temple Close Welton East Riding Of Yorkshire HU15 1NX

ERYC Decision: Planning permission granted  
PC response: No objection

- iv. 19/00089/PAD, Display of a replacement non-illuminated free standing fascia sign on steel frame, Land North of Willowbrook Pool Bank Lane Welton East Riding of Yorkshire HU15 1PX

ERYC Decision: Planning permission granted  
PC response: No objection

**b. To update preparation for Tour de Yorkshire**

Cllr Wilde updated PC on and safety of spectators was discussed and the rolling road block that would be in place which starts with police, van presence prior to bikes which come approximately 30mins later. More detail on what others plans are needs to be

sought. Cllr Wilde has collected 15 bikes so far which have now gone to R-evolution to be sprayed/recycled. The PC will get 15 bikes back that are coloured in Blue and Yellow but not necessarily the same bikes donated, dependant on whether the donated ones can be refurbished. Donations of bikes to continue.

**c. To consider planning for Election May 2019**

The PC discussed the need for nomination forms and Cllrs discussed procedure and forms to be completed by nominees. The electoral register was passed to Cllrs for electoral role numbers of their areas.

**d. To discuss land purchase related to Gibson Lane**

Following Leonards successfully negotiating the purchase price of Gibson Lane on behalf of the PC with Highways agency a solicitor for the conveyancing work needs to be instructed. Further to prior PC advice Hamers Solicitors have been suggested for the work.

**Resolved** – Clerk to instruct Hamers Solicitors to carry out the purchase of the land at Gibson Lane

The resolution was proposed by Cllr Boyle and seconded by Cllr Peck.

**e. To consider purchase of additional litter bins.**

The PC discussed the need for additional litter bins further to the Public Forum and commented on the need to thank Mrs Thackerey and the other litter picker's including Cllr Thane for the voluntary work that is done. The need for a map of existing litter bins was considered and to explore the costs of additional purchase of litter bins.

**Resolved** – Clerk to obtain quote for cost of four new litter bins and information related to locations of existing ones.

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

**f. To receive a report from the Memorial Hall Trustees**

The ownership issue and lease issues are still being discussed in addition to plans. A large screen to be purchased with film shows being put on with the first show being Mary Poppins. Suggestions for the need for three quotes from architects to do plan drawings had been suggested.

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

Correspondence received was noted. The PC discussed the need to monitor the area around Omya where 30 mph signs are in place.

Cllr Walker left the meeting 9pm

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

None Proposed

**i. Date of next full Council 16<sup>th</sup> April 2019**

The Chairman declared the meeting closed at 21.09pm.