

# Welton Parish Council

## Minutes of Meeting held 18<sup>th</sup> June 2019 at 7:00pm

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

### 1816. Public Forum

Twelve residents were present wishing to speak in regard to a planning application, item 1825 a iii.

The following comments were made by residents:

The proposed building will block the view from houses due to three storey concrete block in relation to house next to college blocking views on all sides.

Not enough services/ infrastructure to support the development

South Hunsley School already creates chaotic traffic congestion so development would only worsen this. Increasing number of students using cars and not enough parking exacerbates this. School do not do enough to ensure road safety but acknowledged that they are not part of the plan.

No access points are specified in the plan and road safety has not been addressed

The artist impression does not make it clear whether trees will be preserved and residents wondered if the trees would have preservation orders.

Potential impact on environment in relation to water, waste and flooding has not been addressed in the proposal. The flood barrier has been removed at Melton Bottom which Yorkshire Water need to be aware of. In addition impact on wildlife e.g. newts and badger has not been mentioned.

Residents mentioned the existing problems in relation to traffic including speed restrictions not be adhered to, i.e. some cars travel at 60/70 MPH in a 20/30MPH zone; parking on yellow lines (not enforced by ERYC) and obstruction of bus stop due to parking.

Residents agreed that the proposed development would change the character of the area and that they wanted their village to remain rural and that they were unanimously against the planning application. The PC advised residents to put forward their own comments on the public access planning portal. The general consensus was that the proposal development is inappropriate development in the countryside.

The status of the land is an unallocated site and a previous planning proposal was dismissed. Residents questioned whether the existing development by manor properties on the site should be subject to planning as the mound of soil is so high. Councillors urged the residents to comment on the planning portal and that both Ward Councillors contact ERYC in terms of the enforcement officer.

The PC thanked the residents for the comments and all twelve residents left at 7.35pm.

**1817. Apologies**

Cllr Fairweather

**1818. Declarations of interest**

Cllr Peck and Cllr Thane expressed a non-pecuniary interest in item 1829 as trustees of the Memorial Hall. Cllr Peck expressed a non-pecuniary interest in item 1825 a iii as a nearby resident to the proposed area of development.

**1819. Dispensation Requests**

None had been received.

**1820. East Riding of Yorkshire Councillor’s report**

Cllr Walker reported the following:

Both Cllr Walker and Cllr Abraham both attended the Brough South Liaison meeting. Cllr Thane to be invited to future Brough South Liaison meetings. Councillor Meredith from Dale Ward is the new chair of the Brough South Liaison group. Phase 3 of the Brough South development is due at Committee 20<sup>th</sup> June 2019.

Cllr Abraham reported the following:

There is a campaign to stop anymore building of houses until the roundabout is finished sighting the Beverley example where infrastructure was built before housing. Developers are raising the height of the land on Common Lane and first lot of houses will be available August 2019. The supermarket has been confirmed as Aldi. Resident complaints have been received regarding Gibson Lane and noise complaints from Heron Refrigeration Lorries which are kept overnight.

Cllr Banks commented on the fact that the Hessle rebuild of St Anne’s has not gone to planning yet and the numbers of children having risen from 50 to 160. Cllr Abraham commented on the sad fact that more children have special educational needs and also the success of the school.

**1821. Approval of the minutes of the previous meeting**

**Resolved** – that the minutes of the meeting held on 14<sup>h</sup> May 2019 were agreed as a true record with noted changes to 1813 and 1811 being subject to adequate insurance documents being received.

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

**1822. Minutes from other meetings were noted**

- i. Annual General Meeting of Welton Parish Council – 14<sup>th</sup> May 2019
- ii. Annual Parish Meeting of Welton Parish Council – 20<sup>th</sup> May 2019

**1823. Clerks Report received and matters arising.**

The clerk report was received and all items were noted and accepted. Councillors asked the Clerk to try to ensure that some Annual Leave be taken and a Personnel Meeting date was agreed as Monday 24<sup>th</sup> June 2019.

**1824. Finance**

- a. The grant application received from St Helen's Church was considered and approved.

**Resolved** – that the grant application received from St Helen's church be approved.

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

- b. The following contractual payments listed below were noted:

i.	£	11.00	Mobile Phone (Direct Debit)	EE
ii.	£	435.39	Clerk June Pay	Catherine Law
iii.	£	150.13	Clerk June Pension	ERYC
iv.	£	112.00	Clerk June Tax	HMRC

- c. The following payments listed below were approved:

i.	£	30.06	Expenses Claim	Catherine Law
ii.	£	100.00	Contribution to bike Tour de Yorkshire	R - Evolution
iii.	£	360.00	Silt Trap clearing	Clearway
iv.	£	480.00	Internal Audit fees	Rackham's
v.	£	787.20	Salt Bins Maintenance	ERYC
vi.	£	750.00	Grant for maintenance contribution	St Helen's

**Resolved** – that the payments be approved.

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

- d. To note receipts listed below:

i.	£	9.13	May savings Interest	HSBC
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## 1825. Planning

- a. A response was agreed to the following consultations:

- i. 19/01617/PLF, Erection of a general purpose farm building, Little Wauldby Farm Swanland Dale, Swanland East Riding Of Yorkshire HU14 3RA  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01617/PLF>

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

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

- ii. 19/01509/PLF, Erection of dwelling with attached office following the demolition of existing commercial outbuildings, Land North West Of Melton Park Villa Melton Old Road Melton East Riding Of Yorkshire HU14 3HP  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01509/PLF>

**Resolved** – to object to planning application with following comment 'The PC object to the building of the house in the countryside and are in agreement with the pre application advice'.

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

- iii. 19/01616/STOUT, Outline - Erection of Qdos Technical College, Qdos Careers Hub, Children's Day Nursery and Residential Development (Access to be considered), Land at Melton Bottom Quarry Welton Old Road Welton East Riding Of Yorkshire.

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01616/STOUT>

**Resolved** – to strongly object to planning application and Cllr Thane to prepare response and send to Clerk.

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

- iv. 19/01803/PLF, Erection of vehicular workshop with store (retrospective), Modular Movements Limited Compound B Brickyard Lane Melton East Riding of Yorkshire HU14 3HB.

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01803/PLF>

**Resolved** – to agree to planning application with ‘No objection to planning’.

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

- v. 19/01820/PLF, Erection of single storey extension to rear, conversion of existing garage to office space including construction of bay window and erection of detached double garage, Rosewood Lodge 2B Melton Old Road Melton East Riding Of Yorkshire HU14 3HP

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01820/PLF>

**Resolved** – to agree to planning application with ‘No objection to planning’.

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

- vi. 19/01797/PLF, Erection of single storey extension to side, 42 The Crescent Welton East Riding Of Yorkshire HU15 1NS.

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01797/PLF>

**Resolved** – to agree to planning application with ‘No objection to planning’.

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

- b. The following decisions were noted:
  - ii. 19/01058/PLF, 13 Reynolds Close Melton East Riding Of Yorkshire HU14 3HR, Erection of detached double garage following demolition of existing garage  
**ERYC Decision:** Planning permission granted  
**PC response:** No Objection to Planning Application
  - ii. 18/03387/PLF, The Coach House Kidd Lane Welton East Riding of Yorkshire HU15 1PH, Erection of a single storey extension to rear following demolition of an existing conservatory  
**ERYC Decision:** Planning permission granted  
**PC response:** Approve planning permission subject to and in agreement with the comments made by the conservation officer Stephen Walker
  - iii. 19/00612/PLB, The Coach House Kidd Lane Welton East Riding of Yorkshire HU15 1PH, Erection of single storey extension to rear following demolition of existing Conservatory  
**ERYC Decision:** Planning permission granted  
**PC response:** Welton Parish council agree to the planning application in principle subject to the comments and recommendations of the conservation officer being followed.

- iv 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)  
**ERYC Decision:** Planning permission granted subject to conditions.  
**PC response:** The Parish Council object to the planning application due to the fact that the development is not in keeping with the character and conservation status of Welton. The house is a listed building and this development will diminish the historic status of the building.
- 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)  
**ERYC Decision:** Planning permission granted subject to conditions.  
**PC response:** The Parish Council object to the planning application due to the fact that the development is not in keeping with the character and conservation status of Welton. The house is a listed building and this development will diminish the historic status of the building.

**1826.** The PC agreed that the Clerk should attend the SLCC training event for Clerk 15<sup>th</sup> July 2019

**1827.** The PC agreed that Cllr Thane should be the representative from Welton PC for the Brough South Liaison Group in addition to Ward Councillors

**1828. Consideration of by-laws in regard to signage**

Discussion over Melton Pond signage and byelaws took place and it was agreed that Bye Laws should be used as a last resort and the PC should install a sign stating No fishing by order of the Parish Council. The Clerk to obtain a quote for a sign and installation.

**1829. To receive a report from the Memorial Hall Trustees**

The Memorial Hall Trustees have formalised an agreement on the lease. By being a Company by guarantee the officers of the club are not personally liable. The increase in rent from the club has been agreed with a compromise agreed on the deposit.

**1830. To note correspondence received and agree any action required**

Correspondence received was noted. Trees near the footbridge have been pulled down and Councillors queried why Highways have removed the trees along the A63. Cllr Rockett to look into these.

**1831. Items for note or future agendas**

Clerk to contact ERYC in regard to repairs to existing litter bin on Melton footbridge which has a hole to the top and an additional litter bin for the green on St Helen's Green road to be added to the agenda. Clerk to also chase up double yellow lines to be painted in Melton near traffic lights due to parking restricting road  
 Traffic speeding in the village in particular Lorries is a problem,

**1832. The future meeting dates were noted as follows:**

Personnel Meeting 24<sup>th</sup> June 2019, 7pm  
 Next full Council 16<sup>th</sup> July 2019, 7pm

The Chairman declared the meeting closed at 9.00pm.

