

Welton Parish Council

Minutes of Meeting held 16th July 2019 at 7:00pm

Present were Councillors Thane (chair), Fairweather, Rockett, Banks, Gill, Peck, Walker, Abraham.

Also in attendance was the Clerk

1834. Public Forum

None in attendance

1835. Apologies

Cllr Boyle

1836. Declarations of interest

Cllr Peck, Cllr Fairweather and Cllr Thane expressed a non-pecuniary interest in item 1847 as trustees of the Memorial Hall.

1837. Dispensation Requests

None had been received.

1838. East Riding of Yorkshire Councillor's report

Cllr Abraham reported the following:

Noise levels near South side of railway lines are being monitored by ERYC officers following complaints from residents. The land is being used by Heron Lorries and making excessive noise levels particularly during the night. A retrospective planning application may be required.

New estate in Welton and Brough has not had roads adopted by ERYC. There is an issue between Yorkshire Water and Bonus Homes. A meeting is taking place with the Chief Executive of ERYC and David Davis MP has been involved.

Cllr Fairweather raised the issue of raising the land on Common lane.

1839. Approval of the minutes of the previous meeting

Resolved – that the minutes of the meeting held on 18th June 2019 were agreed as a true record with noted changes to 1829 regarding the club being limited by guarantee rather than the officers and also the location of the new litter bin should read St Helen's Green not St Anne's.

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

1840. Minutes from other meetings were noted

- i. Personnel Committee – 24th June 2019
- ii. Finance and Policy Working Group – 9th July 2019

1841. Clerks Report received and matters arising.

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

1842. Finance

- a. To approve quarterly accounts as agreed by the Finance committee.

Resolved – that the quarterly accounts be approved.

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

- b. To agree changes to Grant Scheme as proposed by the Finance committee.

Resolved – that changes to the grant scheme to allow applications all year round be approved.

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

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

i.	£	11.00	Mobile Phone (Direct Debit)	EE
ii.	£	449.72	Clerk July Pay	Catherine Law
iii.	£	44.78	Clerk Pay award (back/date pay April-June)	Catherine Law
iv.	£	171.38	Clerk July Pension (includes back dated pay)	ERYC
v.	£	127.80	Clerk July Tax (includes back dated pay)	HMRC

- d. The following payments listed below were approved:

i.	£	8.44	Expenses Claim	Catherine Law
ii.	£	108.00	ERNLLCA Chairman training	ERNLLCA
iii.	£	535.20	Beck weed clearance	Clearway£
iv.	£	360.00	Silt Trap clearance	Clearway
v.	£	598.45	Annual Insurance renewal	Zurich

Resolved – that the payments be approved.

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

To note receipts listed below:

£	9.44	June savings Interest	HSBC
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1843. Planning

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

- i. **19/01113/CM** | Lane Rental Services Ltd Gibson Lane South Melton East Riding Of Yorkshire HU14 3HF Variation of condition 4 (approved plans) of planning permission 13/01356/STPLF - Proposed use of land for hot/cold recycling of road planings and storage on 2 acres of industrial land (B2 use) to allow for the upgrade of existing recycling plant

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01113/CM>

Resolved – to strongly object to this development on the grounds of increased traffic and additional noise and the negative impact these increases would have on residents. In addition there is insufficient information in relation to the impact of increased traffic and the parish council support the comments of Highway Control in this regard. The Parish Council also support the comments of North Ferriby Parish council having all the same concerns regarding the negative impact on residents and for these reasons strongly object to this planning application being approved.

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

- ii. **19/02008/PLF** 2A Temple Close Welton East Riding Of Yorkshire HU15 1NX
Erection of single storey extension to side and first floor extension above existing attached garage, alterations to roof including increase of ridge height and roof pitch to allow for loft conversion, erection of dormer extensions and juliette balcony to rear, installation of roof lights to the front and rear, and alterations to front and rear elevations

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/02008/PLF>

Resolved – to agree to planning application with ‘No comment’.

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

- iii. **19/01906/OUT** 82-100 Gibson Lane South Melton East Riding Of Yorkshire HU14 3HH
Outline - Erection of 39 dwellings and associated works and infrastructure following demolition of existing 10 dwellings (All Matters reserved)

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01906/OUT>

Resolved – to object in principal to this planning application but if the planning committee are minded to approve the planning application the Parish Council take consideration to the concerns and comments related to public protection and nature conservation in regard to the additional negative impact on environmental issues, increased flood risk and drainage, nature conservation and increased traffic pollution. The Parish Council would ask that if planning is approved stringent conditions be put in place to mitigate any negative impacts the development may cause to public protection and nature conservation issues.

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

- iv. **19/01949/PLF** Holly Gate 24 Welton Old Road Welton East Riding Of Yorkshire HU15 1NU,
Erection of a single storey garage to side of existing garage, conversion of existing garage into additional living accommodation, construction of decked area with glass balustrade to rear and sun canopy over new seating area

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01949/PLF>

Resolved – to agree to planning application with ‘No comment’.

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

- v. **19/01751/PLF** Hemingford House 4 Church Street Welton East Riding Of Yorkshire HU15 1NH,
Erection of single storey extension to front to create triple garage and construction of 3 dormer windows to side

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/01751/PLF>

Resolved – to object to the planning application on the grounds that the development is not in keeping with the conservation area.

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

- vi. **19/02111/CM**, 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) to allow 24 hour operation of waste transfer station
(Resubmission of 18/02749/CM)

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/02111/CM>

Resolved – to strongly objects to this application on the same grounds of the objections raised to the previously refused planning application 18/02749/CM as none of the previous concerns have changed with this application in that parish resident's health and wellbeing will be negatively affected due to the increased noise and odour generated from 24 hour operation of the site. Residents in Welton have commented, complained and previously logged incidents with the ERYC and made the Parish Council aware of negative impacts that are already being experienced with the impact of the noise from the site when operations take place outside of the current permitted opening hours. The increased noise from 24 hour activity will become particularly noticeable at night when the background noise from the A63 is less than during the day, and therefore will have a detrimental effect on the ability for residents to sleep especially during the summer months, when windows are likely to be open for ventilation. There is a lack of adequate information related to the noise impact as the applicant has failed to submit a quantified noise assessment, which accurately estimates the impact of this application on the area. Condition 28 on the original application 05/06302/STPLF requires the developer to submit a scheme to reduce noise and that it shall be implemented in full and maintained for the duration of the development in order to protect the amenity of residents in the area from the effects of noise, and it is felt that this application directly conflicts with this original condition. The increased activity that 24 hour/round the clock operations will generate is likely to increase traffic coming in and out of the site during the day in order to support the 24 hour operation and the Parish Council have concerns over the negative impact this will have for residents and likely congestion. The Parish Council also have concerns over the fragmentary approach to planning applications from the applicant and the cumulative negative effect of continued development which is not considered within individual applications.

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

b. To note the following decisions:

- i. 19/01373/PLF, Welton Beauty Therapy 9 Parliament Street Welton East Riding Of Yorkshire HU15 1PA, Change of use from nail salon and treatment room to domestic hobbies room/workshop/gym

ERYC Decision: Planning permission granted
PC response: No Objection to Planning Application

- ii 19/01405/PLF, 16 Park Road Welton East Riding Of Yorkshire HU15 1NN, Erection of two storey extension to side following the demolition of existing garage and shed, construction of dormer extension to rear and installation of roof light to front

ERYC Decision: Planning permission granted
PC response: No Comment

- iii 19/01073/PLF, 75 Kingscroft Drive Welton East Riding Of Yorkshire HU15 1FH, Erection of a single storey extension to side

ERYC Decision: Planning permission granted
PC response: No Objection to planning

1844. To consider information received regarding Gibson Lane and agree further action

The PC agreed with the regulation which meant that the land can only be used for recreational purposes and agree to go ahead with the purchase with the suspension of the financial regulations in order to move forward.

Resolved to go ahead with purchase of land at Gibson Lane

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

1845. To receive update on Trod Path and consider future action required

The PC discussed the information provided by ERYC and agreed that ERYC where the best route in which to develop the Trod and where possible to not go through contract finder, suspending financial regulations if necessary as long as ERYC can guarantee that this is written into the plan of works. Clerk to seek assurance on this.

1846. To agree purchase of litter bin for the Green on St Helen's Drive

The PC agree to purchase a litter bin in the most appropriate place to be decided by ERYC officer.

Resolved to go ahead with purchase of land at Gibson Lane

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

1847. To receive a report from the Memorial Hall Trustees

The club have signed the heads of agreement. Currently looking at funding and also discussing Transfer of ownership issue which is likely to come back to the PC.

1848. To note correspondence received and agree any action required

Correspondence received was noted. The Film club was discussed and a grant application has been sent out but nothing returned as yet. Highways satisfaction survey has gone out to Councillors and needs to be completed individually. Cllr Peck and Cllr Gill attended the ERNLLCA AGM and desktop advisory service is being reduced due to capacity. 15th November is the ERNLLCA conference where a panel of experts will be available. Cllr Thane recently attended the Chairman training which was excellent. Clerk advised the PC of her resignation and intention to stay until a suitable replacement is found following recruitment so a suitable handover is provided.

1849. Items for note or future agendas

Algae in pond
Recruitment update

1850. The future meeting dates were noted as follows:

Next full Council 20th August 2019, 7pm

The Chairman declared the meeting closed at 8.46pm.