

**SHERBURN-IN-ELMET PARISH COUNCIL
MINUTES OF PLANNING MEETING HELD ON MONDAY
7TH OCTOBER 2013 @ 7PM IN THE PARISH OFFICE**

Present: Councillors P. Doherty (chairman) Mrs N. Moerman, S. Haskell, B. Packham, M. Gibson, Mrs J. Prescott and Mrs M. Gibson (Clerk)

Apologies for absence were received from Councillors C. Lake and Mrs M. Hunt

1. PLANS FOR DISCUSSION

2013/0963/HPA- Proposed first floor extension to rear of 27 Low Street for Mr S. Green - No objections subject to neighbours.

Councillor Packham declared an interest in this application he knows the applicant and took no part in this decision.

2013/0467/OUT- Reconsultation on Planning Application for Proving Ground Bishopdyke Road. Councillor Packham reports he has met with South Milford Parish Councillors and also Gary Lumb from Highways who are to instal traffic counters on the roads through Lumby to see if this is being used as a Rat run to avoid the A162/A63 Roundabout.

Chairman reports that the queue from this Roundabout sometimes goes as far as the Milford Lane/Lumby Lane roundabout (near the China Palace restaurant) and this is without the expected increase from the housing and trading estate developments proposed. We did write to developers after the survey querying discrepancies in the queue lengths but have had no reply to this specific point and we will have to write again. Chairman felt we should get a professional survey on Kirkgate as there are discrepancies in the developers figures and we need proper figures to submit to the Planning authority. The cost of this would be about £200 which would be well within the overall budget of £1500 which has been authorised. Councillor Gibson states that stopping planning purely on traffic grounds is notoriously difficult.

Councillor Haskell asked if we should be pushing the fact this is too large a development for the agreed 5-10 acres approved, Councillor Moerman agreed that this is probably the best option. Councillor Packham reports that Selby are due to meet regarding the Core Strategy and Local Development Plan after our next Parish Council meeting when the size of projected development will be decided. He felt we should push the oversize of the site. Chairman reports that the Aero Club will withdraw their objections subject to developers confirming certain amendments in writing. .

Councillor Packham reports that if this development goes ahead it will mean a serious oversupply of employment development on their allocated sites. He also stated he does not think Selby really want this site to be so large, they are supposed to be trying to get more development in Selby as this has ties with York Colleges and also a better located work force.

Chairman feels we really need to make an issue of the incorrect traffic information as if we do not challenge it then it will be seen as the accepted information. He has been down on Trading Estate on shift changes times and most people arrive by car, the use of other modes of transport is between 1.5 and 3.2%..

After much discussion it was agreed we should ask for a further extension for our comments to be sent until the 25th October if at all possible.

It was also agreed we should fight this development on all the fronts suggested;

1, Traffic impact

2. Oversize of the development- not needed as present Trading Estate has over 40% empty units.
3. Unsafe Road access on a bad bend. There are have been numerous accidents there over the years not just the two in the last five years they have taken into account. Site line is very poor and large HGV's pulling out into a single lane road which would mean part of them being across more than half of the road where visibility is very bad is asking for a serious accident.
4. Suggest also writing to the Police as they have concerns about this entrance being on this narrow and dangerous bend. We should also state that our Consultants feel the design is not to standard and have doubts about whether it can be made to standard..

Agreed that Councillors Packham and Gibson would liaise about a response to this development and let the Chairman and Clerks have it to send off. Chairman would send copies of all his letters etc to them to assist their deliberations on what we need to be writing.

2. DECISIONS

No decisions forward

The Chairman closed the meeting at 8pm.