

**WOODMANSEY PARISH COUNCIL
(SPECIAL MEETING)**

7TH SEPTEMBER 2015

VILLAGE HALL, WOODMANSEY

Present: Councillors Mrs Harold (Chairman), Bowden, Mr Los, Mrs Los, Oliver, Shores and Waddington.

Ward Councillor Jump and John Smith (Clerk)

Members of the public: 12

Apologies for absence were submitted from Councillors Miss Beal, Hart and Ward Councillor Mathieson.

94. DECLARATIONS OF INTEREST – Councillors Mr J Los and Mrs J Los declared a pecuniary interest in Agenda item 2 insofar as it related to planning application 15/02417 (Land south of Petunia Nurseries, Plaxton Bridge Road, Woodmansey) – (Minute 95 below refers) and stated that they would leave the meeting for that item.

PLANNING APPLICATIONS

95. Planning Applications

(Councillors Mr J Los and Mrs J Los left the meeting for the consideration of planning application 15/02417 (Land south of Petunia Nurseries, Plaxton Bridge Road, Woodmansey) – (Item (iii) below refers).

The planning applications set out below were submitted. Details had been previously circulated. **Resolved** – That the following comments be forwarded to East Riding Council on the application stated:

<u>Application</u>	<u>Comments</u>
(i) <u>Meadow View, 61 Beverley Road, Dunswell</u> - Erection of a detached garage at front (Amended Plans) (ref 15/00194). <i>A copy of an objection by the neighbour was circulated at the meeting.</i>	The Parish Council supports this application.
(ii) <u>Land East of Low Farm, Dunswell Lane, Dunswell</u> - Installation of ground mounted solar panels (ref 15/02321).	The Parish Council supports this application but has concerns about the impact on nearby residents during the construction stage and the use of Dunswell Lane by additional HGVs and therefore would recommend that a condition is attached to any approval: (i) That there should be temporary access via Long Lane for vehicles involved in the construction of the solar panel farm. This is because the current access road is up to capacity, 7 days a week at all but the small hours of the morning, both with traffic movements to C & T and the other businesses associated with the site. Also the width of the road has been eroded due to the collapsing sides into the ditch. The road width is therefore single carriageway with no passing places. At busy times incoming HGVs have to queue out onto Dunswell Lane. Construction traffic using the current access will create additional disturbance to the residents who are already woken up at 5.00 am by the current traffic, this will further affect their quality of life.

- (iii) Land South of Petunia Nurseries, Plaxton Bridge Road, Woodmansey - Erection of an Anaerobic Digestion Plant to comprise 2 digester tanks, 2 combined heat and power (CHP) containers, technical and pasteurisation buildings, substation, pumping station, transformer, glycerine tanks, centrifuge and drier (ref 15/02417).
- Members were reminded that Mr Haworth of Singleton Birch Ltd had attended the meeting of the Council on 15th June 2015 (Minute 40 refers) and gave a brief presentation regarding the proposed development. It was also noted that the company had arranged a consultation event in the Village Hall on 6th August 2015 although residents living near the proposed development had either not been informed of the event or had only learned about it at short notice and therefore the event was not as well attended as it might otherwise have been. At the invitation of the Council residents presented informed Members of their strong objections to the application.*
- (a) That whilst the Parish Council acknowledges that the development of Anaerobic Digestion Plants has merit a residential location such as Plaxton Bridge is not a suitable place for such a plant and therefore the Council supports the concerns of nearby residents in strongly objecting to this application on the following grounds:
- (i) the detrimental impact of the proposed development on close neighbours,
 - (ii) the proximity of the development to residential dwellings,
 - (iii) the height of the plant constitutes an overdevelopment of the site
- (b) That East Riding Council be informed that the Parish Council feels strongly about this application and requests that if the Planning Officer is minded to recommend that the application is approved, the application should be referred to the Planning Committee for determination.
- (c) That the following additional comments be also submitted:
- (i) That whilst the applicant gave a brief presentation to the Parish Council on 15th June 2015 Members note concerns by residents that the consultation event organised by the company in the Village Hall on 6th August 2015 had been arranged at short notice and that residents living near the proposed development had either not been informed of the event or had only learned about it at short notice and therefore the event was not as well attended as it might otherwise have been.
 - (ii) Whilst the application suggests that there will be no nuisance from smells because the digester tanks are sealed units there is some concern that there is no mention of there being any pressure relief valves which could result in smells, and also residents have suggested that there is evidence from other areas that biomass plants do cause smells
- (iv) 33 Queensmead, Beverley - Erection of single storey extension to rear following demolition of existing single storey extension and garage (ref 15/02551) The Parish Council supports this application so long as there are no neighbour objections.
- (v) 23 Inglefield Close, Beverley - Construction of dormer window to rear increasing roof height (ref 15/02429). The Parish Council supports this application so long as there are no neighbour objections.
- (vi) Land South of Acklam Court, Beverley - Erection of a dwelling (Amended Plans and Certificate) (ref 15/01785). Copies of objections by neighbours and Beverley Town Council were circulated at the meeting. No objections.

- (vii) Thorndyke Farm, Hull Road, Woodmansey - Change of use of land to extend to domestic curtilage and erection of two storey and single storey extensions to side to create additional living accommodation (ref 15/02080).
(All Members stated that whilst this application was submitted by Parish Councillor N Hart they had had not discussed the application with him). The Parish Council supports this application.
- (viii) Halfway House Annexe, Long Lane, Woodmansey - Lawful development certificate for continued use as a dwelling (ref 15/02366) The Parish Council supports this application.
- (ix) 4 Inglefield Close, Beverley - Erection of two storey extension to side and single storey extension to rear (ref 15/02440) The Parish Council supports this application so long as there are no neighbour objections.
- (x) 21 Blenheim Road, Beverley - Erection of single storey extensions to front, side and rear (ref 15/02236) The Parish Council supports this application so long as there are no neighbour objections.
- (xi) Development Land North of Flemingate Beverley - Variation of Condition 4 and Condition 5 (relating to size of retail units) of planning permission 12/01031/STPLFE (Flemingate mixed use re-development).
The Council was informed of the objections submitted by Beverley Town Council and Beverley Civic Society. The Parish Council supports the proposed variations which encourage the ethos and the success of the development

96. Comments Submitted to the Planning Authority – Resolved – That the comments submitted to East Riding of Yorkshire Council on the applications set out below following consultation with Members be noted:

<u>Application</u>	<u>Comments</u>
(1) <u>93 Normandy Avenue, Beverley</u> – Construction of dormer window in roof at front (ref 15/02201).	No objections.
(2) <u>Land East of Keldmarsh Primary School, Woodmansey Mile, Beverley</u> - Variation of Conditions 1 and 28 and removal of Conditions 26-27 and 29-31 of planning permission 13/02723 (ref 15/02089).	No observations.
(3) <u>Land East of 108, Hull Road, Woodmansey</u> - Creation of new vehicular access for the maintenance of proposed Yorkshire Water drainage system (Amended Plans) (ref 15/02053).	No comments.

97. NEXT MEETING – Resolved - That the next meeting be held on Monday, 21st September 2015 at 7.30pm as previously scheduled.

