WELTON PARISH COUNCIL

Planning Matters - Planning Officer's Report As Reporting Officer - 21 November 2006

Applications On Deposit Decided By Full Parish Council On 24 October 2006

Ref: DC/06/07068/PLF/WESTES

Details: Erection of a garage and glazed link and associated works including construction of patio at rear (Revised scheme of 06/03489/PLF) at Beech Hill, Kidd Lane, Welton, East Riding Of Yorkshire, HU15 1PH for R Stockbridge

Type: Full Planning Permission

Welton PC: Supported

The Parish Council gave its full support to this application

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Ref: DC/06/07686/PLF/WESTES

Details: Erection of single storey extension at rear at 5 The Crescent, Welton, East Riding Of Yorkshire, HU15 1NS for Mr & Mrs Pandolfi

Type: Full Planning Permission

Welton PC: Objections

The Parish Council objected to this application on the grounds that the extension would leave the building with only one means of emergency escape. A rider was added that the objection would be withdrawn if the proposals were amended to address this issue.

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Ref: DC/06/07688/PLF/WESTES

Details: Erection of single storey extension to the rear at 26 Common Lane, Welton, East Riding Of Yorkshire, HU15 1PT for Mr Taylor

Type: Full Planning Permission

Welton PC: NEW APPLICATION

The Parish Council did not wish to make any comment on this application.

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Ref: DC/06/07702/PLF/WESTES

Details: Erection of a single storey extension to side at 50 St James Road, Melton, East Riding Of Yorkshire, HU14 3HZ for Mr and Mrs Horrobin

Type: Full Planning Permission

Welton PC: Strong Objections

The Parish Council considered this to be a very large extension which, to a casual observer, would seem to link the existing house to the garage. This would have the effect of creating the appearance of a massive structure which would be intrusive in the streetscene and would be contrary to Policy D10 of the Local Plan. Also, the documents provied with the application fell far short of the new ERYC requirements for it to be registered as a valid application.

The Council exercised its prerogative to ask for the application to be called into Committee if the planning officer was minded to take a different view.

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WELTON PARISH COUNCIL

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Notice Of Decision By ERYC

Ref: DC/06/05833/PLF/WESTES

Details: Erection of two storey extension to side (Resubmision of 06/01706/PLF) at 27 Holly Hill, Welton, East Riding Of Yorkshire, for Mr D Robson

Type: Full Planning Permission

Welton PC: Objections

The parish Council decided that the revised proposals did not overcome the previous objections on the grounds of size and unsightliness and the the result would contravene Policy D10 of the Local Plan.

ERYC: APPROVED

Approved subject to the development being commenced within three years and the materials matching those of the existing dwelling.

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Ref: DC/06/07073/PLF/WESTES

Details: Construction of extension to side of roof to form gable (resubmission of 06/00846/PLF) at 8 St Helens Drive, Welton, East Riding Of Yorkshire, HU15 1NR for Mr Vessey.

Type: Full Planning Permission

Welton PC: Objections

The Parish Council considered that the revised proposals in no way addressed its previous objections. The proposed extension would be unsightly and give a lopsided appearance to the building which would be intrusive in the streetscene. The proposal contravenes Policy D10 of the Local Plan.

ERYC: APPROVED WITH CONDITIONS

Approved subject to materials matching those of existing building. Windows, doors etc in the western side elevation must conform to the approved plans to prevent overlooking.

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Miscellaneous Items

Planning Ref: -411342
Memorial Hall

21 November 2006 Archaeological Survey
Graham Carr has informed the PC Chairman that the Humber Archaeological Team are too busy to undertake a survey. He has had only one reply from a private firm of surveyors who would charge £500.

The precipitate action of withdrawing the planning application without consultation will have serious consequences for the PC. All that was necessay was to agree that a planning condition could be imposed which provided for a survey to be completed before development commences. The size of the fence posts - an objection raised by the Conservation Officer - could have been resolved by negotiation.

Now, the PC will have to re-submft the application in a form which meets the new ERYC requirements and include a Design and Access statement as required by new legislation.

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Planning Ref: -411343
C R Reynolds - Gibson Lane

26 October 2006 Brick Crushing
Following reports that brick crushing was taking place contrary to planning permisions, the enforcement officer made a site visit. The MD acknowleged that rubble is stored on te site and that it comes and goes. He denied the suggestion that it was being crushed.

The enforcement officer is awaiting a follow-up from the MO prior to clarifying with the planners as to whether any consents are required.

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Planning Ref: -411344
Transwaste Site - Gibson Lane

26 October 2006 Dumping Material Contrary To Planning Permission
Following reports that Transwaste were dumping large quantities of material on this site prior to the opening of the Melton GSJ, an inspection was made by Ihe enforcement officer.

The result is that it has been suggested that tipping is halted until the GSJ is fully open and that wheel washing facilities are installed.

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Planning Ref: -411345
'Lowcroft' - Lowfield Lane

24 October 2006 Removal of Leylandii
The Parish Council supported a revised proposal for a double garage which would avoid removing part of the very tall stand of leylandii along the north side of the curtilage. Despite this, a number of mature trees have been removed leaving the whole site open to view form Lowfield Lane.

This was reported to the enforcement officer who made a site visit. He was told that the trees had been removed because they were dying!! Also, trenches had been dug to establish the exact position of the garage should planning permission be given. Digging trenches does not amount to development as no footings had been laid. There had been no breach of planning consent.

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WELTON PARISH COUNCIL

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Miscellaneous Items

Planning Reft -411346

A63 Melton Grade Separated Junction

10 November 2006 **Lowfield Lane Proposals**

Carillon WSP have supplied drawings for the proposed changes to Lowfield Lane and Pool Bank Lane junctions with the A63. These are based on traffic surveys which have confirmed that less than 500 vehicles use these junctions each day.

Regardless of any safety concerns which have been put forward by the Parish Council, they intend to do no more than the minimum to bring the Lowfield Lane junction up to TD 41 specification.

It Is acknowledged that vehicles leaving Lowfield Lane will experience delays but it is alleged that the alternative of making Lowfield Lane 'Lett in' and Pool Bank Lane 'Left out[1] met with objections. The idea that the Pool Bank exit (which wiM beclosed) should be combined with the layby has not been considered.

Overall, there appears to be little benefit in return for the cost of upgrading the Lowfield Lane junction. We have

been asked to put forward any comments by 30 November.

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