

**WEITON PARISH COUNCIL**

Planning Matters - Planning Officer's Report As Reporting Officer - 23 January 2007

**Applications On Deposit Decided By Full Parish Council On 18 December 2006**

**Ref:** DC/06/08894/STOUT/STRAT  
**Details:** Outline planning permission for the erection of a Hotel, childcare facility, food and non-food retail units and public house including

**Type:** associated works and landscaping (Access to be considered) at Land East of Melton Fields, Melton, East Riding Of Yorkshire, HU14 SHE for St Mowden Properties Pic and WDB Properties Ltd Outline  
**Welton PC:** Planning Permission Strong Objections

The Parish Council raised strong objections to this application based on the fact that the land is allocated for Bland complementary uses, but none of the four uses - hotel, shops, childcare centre and public house - come into this class and without some B1 use, these other uses could not be complementary to B1. It was also considered that the very high density of the proposed development could not be achieved without significantly altering the characteristics of the neighbourhood. The application contravened Policies IN2 c) i) and IN2 c) iv) of the Local Plan.

A site visit was arranged for Councillors and residents on 22 December. This led on to a Public Meeting on 11 January.

A public meeting to discuss this application was held in Welton Memorial Hall on 11 January. About thirty residents from Melton Fields attended. Mr. Prosser who represented the developers was also present. The main objection was to the retail units and the loss of playing space for children. It was considered that the retail units would lead to a high number of vehicle movements, the facilities were not required and the building housing the units would cause an undue sense of enclosure.

There was also some dissent with regard to the childcare unit.

The general feeling of the meeting was that if the retail units were moved to a location with the main part of the Melton Fields development where they would be more accessible to the people employed there and the space so released was used to create a play area, then the objections would be removed.

At the close of the meeting Mr. Prosser agreed to look at the proposals and to present revised plans at the next Parish Council meeting on 23 January.

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**Ref:** DC/06/08920/STREM/STRAT  
**Details:** Reserved matter for the erection of 81, B2 and B8 office and industrial units and associated works at Land to the East and West Brickyard Lane, Melton, East Riding Of Yorkshire, for St Modwen Property pic.

**Type:** Strategic - Reserved Matters  
**Welton PC:** Objections

The Parish Council considered that the overall design was poor in that the office blocks did not extend sufficiently far along the frontage to Monks Way and Gibson Lane to screen residents from the industrial buildings. The access to the site from Gibson Lane was too close to the dwellings on the west side of Gibson Lane and, due to the access from Monks Way being off a dual carriageway, this access was more likely to be used than the intended main access.

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**Applications Dealt With By Reporting Officer**

**Ref:** DC/06/09527/PLFA/VESTES  
**Details:** Erection of three poles to support radio aerial at 18 Ladywell Gate, Welton, East Riding Of Yorkshire, HU15 1NL for Mr H Bingham

**Type:** Full Planning Permission  
**Welton PC:** Strong Objections

Seven Councillors expressed an opinion on this application of whom five were very strongly against approval. It was considered that the erection of three poles to support a privately owned radio aerial would be most detrimental to the amenity value of the neighbourhood, particularly as they would be in or very close to the Welton Conservation Area.

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**Ref:** DC/06/09726/PLF/WESTES  
**Details:** Erection of lean-to porch to side and installation of bay window at 10 Hall Walk, Welton, East Riding Of Yorkshire, HU15 1PN for Mr C A Gilett

**Type:** Full Planning Permission  
**Welton PC:** No Objection

Seven Councillors expressed an opinion on this application. Of these, five made no comment and a sixth considered that only the porch was out of step with the rest of the building. One Councillor expressed a contrary opinion based on the building being in the Conservation Area.

