

## MELSONBY PARISH COUNCIL

### MINUTES OF EXTRAORDINARY PARISH COUNCIL MEETING

Held on Wednesday 14<sup>th</sup> October 2015 at 7.30pm at St James the Great Church, Melsonby

Present: Cllr Angus Stokoe (Chairman); Cllr Vince Elrington; Cllr W Nixon; Cllr Terry Sutton; Cllr Lisa Pratt; Cllr David Dixon; Cllr Elaine Harrison; plus 51 residents.

#### 1. Apologies

Clerk - Jill Welham

#### 2. Declarations of Interest

Councillors are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda, and the nature of their interest.  
No interests were declared.

#### 3. Planning Application

Application received for consideration 15/00721/FULL – Full Planning Permission for Proposed Mixed Use Development for 45 Homes, a Village Hall and a Village Green. To discuss the Parish Council's response to the proposal. Deadline for comments 22<sup>nd</sup> October 2015.

Cllr Angus Stokoe explained about the Planning Application and the reason for holding the meeting to liaise with the Parish about their concerns and issues with regards to the proposal so the response could be relayed in the comments to the Planning Application. References were made to the displayed Site Map and various planning documents that were on display. AS mentioned the Parish Council's concern with the previous flooding and water surface issues and that more houses may add to the current problems. AS also mentioned the Parish Council's concern with the extra traffic in the village, especially along Moor Road and the parking issues along with the entrance into the new development being obscured by being on a slight bend. It was requested that if anyone had any evidence with regards to flooding and traffic issues that they please send the evidence to the Clerk. AS also stated that although the planning application had marked a site for a Village Hall, it was not the intention of the Developer to build a Village Hall but this would be something the Council would want to see happen and were hoping to negotiate this along with the possibility of providing a shop.

#### 4. Public Participation

Opportunity for residents to bring any additional matters relating to the proposed planning application to the attention of the Parish Council.

The first person to speak was a lady who has lived in the village for 40 years and has seen 5 new housing estates been built in that time. She declared her strong disappointment in more houses being built.

A question was asked if Melsonby was still classed as a Primary Village and the concern about the dwindling numbers in the School, no shop and the possibility of the pub closing. It was confirmed that Melsonby was still classed as a Primary Village.

A question was raised that could the new proposed village green be turned into a parking area using grasscrete, as more parking areas are needed in the village to alleviate the parking problems on Moor Road. Concern was raised by someone that lived near to the proposed new development entrance that they would have a road at the front and rear of

the property and could the proposed road be moved or the village green be moved there instead of the road.

Many people asked why Melsonby needed more houses, to which AS explained that is was a requirement by RDC to build these houses.

Traffic issues on Moor Road were spoke about WN and AS both responded that it was the Council's intention to try and get some kind of traffic calming measure on Moor Road and speed monitoring was already being put in place along other roads in Melsonby. The question was raised had the Developer carried out a traffic survey? There was also concern the entrance to the new Development was close to the junction with St James Close. AS responded that the new plans had been altered to place the entrance slightly further down than the original plan.

A Parishioner asked would it not be a good idea to have a new development to increase the School attendance numbers and therefore keep the school open? The School in Manfield closed due to dwindling numbers.

The point was raised that the majority of houses are 4 bed and could there not be more 2-3 bed houses. It was also asked what the prices of the affordable houses are.

There was quite a lot of talk about a Village Hall, size, parking, who would own the land it was built on, means of funding, cost. AS reiterated that the Council wished to negotiate with the Developer about this matter.

The point was raised that Melsonby suffers from quite a lot of power cuts and how would the new Development affect this. WN said that the new development would have a new substation so would not add to this issue.

The question was raised as to what was Northumbrian Water's response to the development and the affect on the current drainage system. AS said that Northumbrian Water would not comment until plans have gone in.

There was also concern about future developments in Melsonby, AS stated that a Planning Application had only been put in for this one at present.

#### Date of Next Meeting

The date of the next ordinary meeting of the Parish Council was confirmed as Wednesday 18<sup>th</sup> November 2015.

The Chairman closed the meeting by giving his thanks to the people who had attended.

#### **Additional Information:**

51 residents signed in at the meeting  
6 people were in favour of the development  
30 against development  
12 undecided  
9 people completed comments sheets.

Meeting closed at 8.40pm