

# MELSONBY PARISH COUNCIL

Ian Nesbit  
Richmondshire District Council  
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Station Road  
Richmond  
North Yorkshire  
DL10 4JX

8<sup>th</sup> September 2020

Dear Ian

**15/00721/FULL - Full planning permission for proposed mixed use development for 44 homes, a village hall and a village green at Limegarth, 48 Moor Road, Melsonby, Richmond, North Yorkshire, DL10 5PE – AMENDED PROPOSAL.**

Melsonby Parish Council have considered this planning application and a public meeting on Wednesday 3<sup>rd</sup> September took place virtually via Zoom.

References were made to the previous documentation submitted to Planning which outlined the concerns and issues that had arisen. However, the 2015 concerns and issues still remain and have not been addressed. The documentation delivered to Planning at RDC on 22<sup>nd</sup> October 2015 included a response letter, appendices and traffic report with photo appendix, the original copy of the petition with the response and also enclosed 2 CDs with videos and a pack of photographs.

Councillors made a unanimous decision that this planning proposal should be on hold until the already existing infrastructure problem with water and sewerage in the village is addressed.

The Parish Council feels very strongly that this application should not proceed until firstly the existing infrastructure is addressed and secondly previous concerns are re-addressed (see below 2015 correspondence letter). The Parish Council are requesting a full planning meeting with all parties involved.

Further comments and concerns that have risen since the 2015 correspondence:

**Communication** - As with the last applicant for the development they held open sessions for residents and Councillors to attend to ask questions and raise concerns. Are they going to do this again as it has significantly changed as you look at the map from the last application? It was agreed in principle to 39 houses in 2015 with a different orientation that residents accepted. Now it is completely changed.

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**Sewerage issues** - The current sewers system is inadequate. Raw sewage has on a number of times run over the centre of the village when it rains. The issue with raw sewage still continues to be an issue. The Environment Agency and Northumbrian Water need to do more to resolve this existing ongoing issue. There are actually two areas of raw sewage entering Waterfall Beck. The Sewerage is at the village crossroads and outside Everards Nursery. (The water runs down the road to the kerbside grid and discharges down the pipes into a minor stream that connects to Waterfall Beck running through the centre of our village where children play and dogs also use) With this in mind how can we agree to the new development when the issues of drainage are still a major issue? On this matter it seems the Parish Council and residents' concerns not addressed?

**Surface water flooding** - Northumbrian Water acknowledge that the current sewage works will need to be expanded to cope with any number of Limegarth new houses. Melsonby currently experiences sewage flooding now in exceptional weather; this need improving before any further developments.

**Village hall/green issues** - The re-siting location of the village hall is interesting - more information and reasons why this has been decided? The actual sizes would be helpful as well as total area of the footprint.

**Highways issues** - Parishioners have an overall objection and are unclear on what is going to happen to the road end where the new village hall has been relocated. It clearly states "access through" on the drawing. What is this access for? Pedestrians? Cars? Vans? HGV's, Disabled access? At present there is a narrow road where residents living in that location can access their own property. However, it has never been properly maintained and is in poor condition (who has responsibility for this?). The entrance has The Black Bull public house on one side and gardens to the other making this a very narrow and difficult spot for entry and egress.

Under the plans provided, it has made no recognition of the effect that this "access through" may have on the residents, businesses, traffic movement, footfall past houses, access and egress issues for vehicles, etc. Until this is made clear the residents concerned cannot agree to this "access through" and the overall impact it may have.

Concerns were shared about the impact of additional traffic on Moor Road (and in the rest of the village) mainly after completion but also during construction – the lower part of Moor Road (from Limegarth to the crossroads) is a difficult.

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### 22<sup>nd</sup> October 2015 correspondence to Beverly Booth:

Melsonby Parish Council have considered this planning application and a public meeting on Wednesday 14<sup>th</sup> October 2015 was attended by 51 residents, of those attending only 6 people were in favour of the development, 30 were against the development and 12 were undecided. The Parish Council was also handed a petition signed by 115 residents objecting to the proposed development (Appendix 1). As a result of this meeting a number of areas of concern have been raised relating to this proposed development. They are as follows:

**Sewerage issues** – there is already an existing problem in the village with raw sewage spilling out onto the road and pavements at the crossroads of East Road/West Road/Moor Road after periods of heavy rain. This also occurs on East Road outside Everards Nursery. The most recent occurrence was on 20/21 July 2015 after heavy rain overnight when raw sewage spilled out onto the road and Northumbrian Water were called out to cleanse the road the following day. We have enclosed some photographs showing raw sewage around the drains and the beck after this event and also photos of water coming up through the manholes outside of Everards Nursery on East Road (Appendix 2). Raw sewage also enters the water system through the beck at these times. The developer intends to use the existing mains sewers to dispose of foul water from the site. Clearly the existing sewers can't cope with the number of houses already in the village. The system which was probably installed in the 1950's consists of a 4" clay sewer pipe taking foul water out of the village to the treatment works. An additional 45 houses will increase the amount of sewage in the system significantly increasing the likelihood of future foul water flooding in the village. The Parish Council believes that remedial work is required to upgrade the whole sewage disposal system in the village and request that a full and independent survey be carried out prior to any agreement on future housing development, to confirm the true capacity of the mains sewers. Furthermore, the existing sewage treatment plant for the village is already full to capacity. The Parish Council notes from the documentation (Planning Statement – Appendix 2) that Northumbrian Water have stated that the existing Sewage Treatment Works is currently unable to accommodate any additional flows as it is at full capacity and that upgrade works are required to increase capacity. The Parish Council request that no development be allowed to go ahead until after this upgrade work has been completed.

**Surface water flooding** – Paragraph 1.14 of the Planning Statement claims that “The site and majority of the village lies within Flood Zone 1 and is at low risk of flooding. There are also no nearby watercourses or ponds to the site.” This seems to ignore the fact that there is a small beck running directly through the site which has flooded in the past. Melsonby has suffered flash floods after periods of heavy rain on a number of occasions. This affects the becks running from Jagger Lane through the proposed development site, across Moor Road to St James Close and the beck on West Road causing flooding in the centre of the village. The most severe occurrence was in July 2007 when the small beck through Limegarth burst after torrential rain causing a flood down Moor Road. Houses immediately adjacent to the site on Moor Road were flooded and the beck through the centre of the village burst its banks

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*flooding properties at the crossroad in the centre of the village. Photographs of the flood taken from around the village (Appendix 3) and a CD (Melsonby Flood 2007) containing a video are enclosed showing the torrent of water coming through the site of the proposed development on this occasion. Standing water accumulates in the fields and on the moor above the proposed development site on a regular basis and then flows naturally downhill into the site of the proposed development. Number 80 Moor Road has suffered flooding as a direct result of this. During a recent building project to erect a garage and extension the builders noted that the water table at this location was high and we have enclosed photos and a CD (Melsonby Flood Info Oct 2015) containing a video<sup>1</sup> supplied by the residents at this address which shows their experiences of standing water on and around their property during 2015. Additional houses are proposed immediately behind this and the other properties on that section of Moor Road and the Parish Council is deeply concerned that existing residents of the village will be adversely affected by the proposed development which could increase the amount of surface water run off created by areas of hard surfaces such as roofs, drives and footpaths. The surface water flood map on the Environment Agency website shows the area of the former quarry and the beck through the proposed development site as being of high risk of flooding from surface water. Extract of map enclosed.*

*The Moor Road playing field adjacent to the proposed development site also suffers from standing water after periods of heavy rain and again the Parish Council is concerned that the levels of standing water could increase if this development goes ahead. We have enclosed photos (Appendix 4) of standing water in the playing field from the March 2015.*

**Highways issues** – the building of an additional 45 houses will increase the amount of traffic on Moor Road, there is concern about speeding issues and difficulty caused by parked cars lower down Moor Road from the proposed development site as well as concerns regarding access in and out of the site. We have enclosed a Traffic Report (Appendix 5) compiled by a member of the Institute of Traffic Accident Investigators, the Institute of Road Transport Engineers and an associate member of the Society of Operations Engineers highlighting the main areas of concern. There are two existing junctions on the opposite side of Moor Road and there is no footpath on the opposite side of the road between St James Close and Scots Dyke Close. The Parish Council would like to see some sort of manual traffic calming measure to deal with this increase in traffic such as a priority lane for traffic heading south up Moor Road such as the system at Aldbrough St John. As identified in the Traffic Report footpaths for pedestrian access to the Village Hall should be included in the design layout. They would also request that a footpath should be provided to replace the grass verge opposite the proposed site entrance between St James Close and Scots Dyke Close for pedestrian safety.

*As highlighted in the Traffic Report there are concerns that the design of the road layout within the development provides the potential to permit access to other*

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<sup>1</sup> \* The end of this video also shows some footage of water/sewage coming up through the manhole cover outside Everards on East Road

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*Greenfield sites beyond the development currently being proposed. Any future development beyond that currently under discussion would be completely unacceptable. The increase of traffic projected from this current proposal is already considered too high for the proposed junction and the junction would be completely unsuitable to cope with additional traffic to any further development. The Parish Council request that a restriction be placed on the site preventing any further development in the future and these access points be deleted from the plan. Similarly, a restriction should be placed on the private drive accessing plots 44 and 45 to ensure that no traffic is allowed to access the lane beside the Black Bull on West Road.*

*Currently Melsonby experiences increased levels of traffic when the A1 and A66 are closed due to accidents or roadworks. On 29<sup>th</sup> November 2014 the A1 was closed at Catterick for most of the day and traffic through Melsonby was gridlocked for a large part of the time as people attempted to find an alternative route. During the current A1 upgrade traffic is frequently increased through the village when the road is closed overnight. There is a weight restriction on vehicles travelling through the village but this is often ignored at these times. Although this effect will potentially be reduced once the A1 upgrade is completed and the service road operational this will not be until 2017.*

**Site Safety** – *There is concern that site traffic will cause problems within the village. The Parish Council would request a site traffic control system to keep heavy vehicles out of the village centre and would request that all site traffic access and leave the site via Moor Road and the A66. There would also be a requirement for working/delivery hours to be agreed to keep disruption to neighbouring properties to reasonable times of day.*

### **Size of development/number of houses proposed**

*Number of houses – The Parish Council are concerned that too many houses are being proposed for this site which will create a high impact on existing properties adjoining the site. They would like to see a buffer zone between some of the existing properties and the proposed new build houses. It would be preferable if the building line of new houses ended in line with the boundary of the playing field/allotments. This would give some protection from potential flooding caused by increased rainwater run-off for the existing properties on West Road which will back onto the proposed new development at a lower ground level. At the other end of the site the Parish Council is concerned about the proximity of the new houses to the back of the existing properties at the south end of Moor Road. Of particular concern is the layout proposed for houses behind number 78 and 80 Moor Road, particularly as there is a history of surface water flooding in this vicinity mentioned earlier.*

*Some residents of the village have also voiced concerns over the size and type of houses being proposed for this development. The application is for eight 2 bed dwellings; fourteen 3 bed dwellings and twenty-three 4 bed dwellings. Melsonby has a high percentage of residents aged 40+ and as the average age of the population increases there is more demand for smaller 2- and 3-bedroom homes not larger family homes.*

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**Village Hall/Village green** – the Parish Council is disappointed that the proposal only includes a plot for a Village Hall and no contribution to foundations or the fabric of the building. An additional contribution towards the building could potentially be achieved if the number of affordable houses were reduced in favour of open market housing freeing up more money to be used towards the village hall. Reducing the number of affordable houses would also help with the design layout of proposed houses discussed above. Melsonby already has a number of properties available for rent through Richmondshire District Council and housing associations as well as private rental and although the Parish Council welcomes some additional provision for local families the number of affordable homes proposed seems higher than local demand.

The inclusion of a “new village green” as part of the proposal raises the question of maintenance and cost to the Parish Council. Melsonby already has a large village green at the centre of the village and three children’s play parks. The Parish Council would hope that ownership of the Village Hall and Green be handed over to them within the first phase of development and that the shell for the Village Hall be completed to a design of their agreement, including provision for a community shop, as part of the proposal. The Parish Council would be unable to source grant funding for fitting out the interior of the Village Hall until ownership is transferred. The new village green could be put to better use if it were at least partly surfaced with grass-crete or similar which could be used to provide additional parking spaces to help alleviate existing parking and highways issues already mentioned on Moor Road.

In summary Melsonby Parish Council objects to the planning application in its current form for the reasons mentioned above. However they accept that some development of this site is likely at some point in the future and they would be open to discussions with Richmondshire District Council and the developer to consider a smaller development of approximately 30 houses which would be more acceptable for the location once the problems identified relating to flooding, sewage and highways issues have been suitably addressed.

Yours sincerely

Jennifer Pears  
Clerk