

EXTRAORDINARY PARISH COUNCIL MINUTES
Meeting held on Wednesday 11th November at 6.30pm
via Zoom

Melsonby Parish Council response to Prism Planning email - 15/0072/FULL development of 44 houses at Limegarth, Moor Road, Melsonby AMENDED Proposal.

A meeting was held on 11th November 2020 via Zoom at 6.30pm. The Parish Council, residents, District Councillor Jimmy Wilson-Petch, Ian Nesbitt and Bart Milburn – Planning at RDC attended the meeting.

Resident apologies:

Graham Smith
Avril Proudlock

Ian Nesbitt – Case officer at RDC gave an overview of the application and where it is at present. He confirmed that the application is quite away from being put forward to the planning committee for approval.

Attendees shared their views, concerns and interest in the application, the Parish Council response to the application and email correspondence from Prism Planning.

Main points of concern are:

Infrastructure

Sewerage issues – The current sewers system is inadequate. Over the last 10 years Melsonby has seen an increase in the number of times raw sewage has 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) This is a major issue. On this matter it seems the Parish Council and residents' concerns are not heard or addressed? All residents need to inform Northumbrian Water whenever this happens. The Melsonby community need to all complain in mass so that the concerns are heard. It needs to be reported as pollution and will be dealt with as a matter of urgency.

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 has suffered flash floods for over 10 years 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. Melsonby currently experiences sewage flooding now in exceptional weather; this needs improving before any further developments. A pumping station will not address the issue. It won't work pumping into the main sewage.

Highways issues – the building of an additional 44 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.

Site Access Safety – There is concern that site traffic will cause highways problems within the village.

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. Changing the proposed development plan and more houses being built instead of a village hall. There are no guarantees that any of the proposed properties would be owned by the future generations from the village whether a Section 106 restriction be applied or not.

Village Hall – 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. It is clear from the meeting that the village hall is something the village have wanted for a number of years. It was suggested that representatives from the Melsonby community create a small group to address the village hall separately. A resident suggested a public subscription as a valid and very feasible option and one which gives the people of the village real control.

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. The tone of the email from Prism Planning felt threatening and didn't address the already documented concerns from residents and the Parish Council.

The residents need guarantees that the infrastructure will be developed and the sewage and water flooding will not continue; that their houses will not be flooded.

Actions:

Bart Milburn at RDC will write direct to Northumbrian Water to address the infrastructure problems.

Representatives from the community and Parish Council will bring together a small group to discuss the Village Hall development.

Need engineering reports from the Environment Agency testing the run-off water.

Broadacres need to be aware and hear the concerns from the Melsonby community.

Authorities and utility companies have a duty of care and need to be held accountable.

The Parish Council will arrange a meeting with everyone following the meeting with Prism Planning and Broadacres via Zoom on 18th November 2020.

Ensuring the community helps residents who are currently not aware of the proposed housing development and encompasses everyone's views.

Communicating information about the proposed development and how residents can support it by leaflet dropping and not just social media.

Further information and details about how and what are the legal issues surrounding the transfer from the final build of the village hall to parish council ownership. Professional guidance on this process is required.

Main positive points

The development will be bringing new and young families to the Village.

Increase primary school intake and the future of the village school.

Village Hall – Great for the community and bringing together existing and new community projects.

Possibility of affordable housing for younger generations of the Melsonby community.

Create a greater community spirit with a village hall for existing young families and helps the younger generation to invest in this community spirit.