

## HAIL WESTON PARISH COUNCIL

### MINUTES OF THE EXTRA-ORDINARY PARISH MEETING OF THE PARISH COUNCIL HELD ON 10 AUGUST 2023 IN HAIL WESTON VILLAGE HALL AT 7.30 PM

**PRESENT:** N Farnden (NF) (Chair), O Oldfield (OO), H Morris (HM), V Bolton (VB)

#### IN ATTENDANCE

The meeting commenced at 7.30 pm. There were 18 members of the public present.

#### ACTION

**230810 - 1** OPEN FORUM – Matter relating to **23/01243/REM:** 8 resident objections from residents largely concerned highways, safety, B645/Bird Lane entrance/exits, scale, and landscaping. Prior to the meeting the PC had received four objections' emails. It was noted that 17 resident objections had been logged on the HDC portal.  
The matter relating to 21/01621/FUL 2 resident objections concerned Highways, safety, agricultural heritage, the B645 speed limit, and flooding.

**230810 - 2** **RECEIVE APOLOGIES AND REASONS FOR ABSENCE** - RRS and SM.

**230810 – 3** **TO RECEIVE ANY DECLARATIONS OF INTERESTS FROM MEMBERS**  
None

**230810 - 4** **TO CONSIDER PLANNING PROPOSAL:**

- a)** A discussion ensued relating to reference: 23/01243/REM Appearance, Landscaping, and Scale of 20/01909/OUT erection of three dwellings and garages Land South of 11 Bird Lane, Hail Weston.

**Landscaping:** Improvements to this application could include additional planting, of trees to improve the sight lines and further screening of the front two properties.

**Scale:** Improvements could be achieved to provide greater car parking provision for the 3 properties, all large, detached homes, which could cause less requirement for vehicles and delivery vehicles to be required to use opposite verge/Bird Lane. The impact on proposed roof heights on the front two properties could be reduced to match the third and back house to improve privacy for neighboring properties and improve street scene.

**Appearance** Improvements that would enhance the proposal include street lighting and roof reduction of the heights of the front two properties. Hail Weston Parish Council Recommend

**Refusal.**

- b)** Relating to 21/01621/FUL Creation of field access – Land South of Kym Stables. **Refusal**

The PC is aware of the Case Officer recommendations from 2022 of approval and CCC Highway comments and conditions in the interest of 'highway safety' relating to this proposal.

The current Power network works near this location have warning signs of vehicles turning duplicated roadside for ½ mile on either

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### ACTION

side of the much larger entrance to the site where workmen and overhead works are clearly visible. The B645 at this point has a 60 mph speed limit and is mindful of 3 fatal crashes widely reported in 2021, speeding motorbikes, and vehicle numbers of circa 7,000 use this road per day. A proposed entrance is considered dangerous.

The PC is concerned that this creation of a small independent parcel (0.76ha) which is not currently used nor has vehicle access, on land that floods (zone 3). This application is being considered with no previous heritage or success of farming or livestock and without an agricultural holding.

Unfortunately, the PC is unable to attend the Development Management Committee Meeting on 21 August, as requested by HDC. The PC is not a full complement of 7 Cllrs. The PC accepts the opportunity to speak at the DMC is far from ideal but wishes to record their refusal to this proposal.

Clerk to notify HDC by the deadline of 16 August 2023.

**Clerk**

The meeting closed at 8.37 pm.