

NORTH DUFFIELD PARISH COUNCIL

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Minutes of the Parish Council meeting held on 25th February 2021. Virtual meeting.

EOM 21004. In attendance: Cllrs. N Taylor (Chair), R Arrand, S Brown, R Hemingway, N Gray, M Patten, L Richardson, J Smith and C Walker. Sally Look (Clerk). One member of the public.

Apologies: No apologies received.

Declarations of interest: Cllr Arrand declared an interest in the land at NDUF-M.

EOM 21005. Selby Local Plan preferred options consultation document:

- i. Cllr Walker presented feedback from the local planning Parish Councils consultation meeting attended on 9th February 2021. SDC are anticipating that they have an additional 402 houses per year to allocate in the next 5 year plan period on top of their usual number of houses normally provided. This is in addition to 102 hectares of employment land. SDC want to keep development away from Green Belt and areas that have flood and other policy restraints. Therefore preferred options for development have been presented for consultation. Options for villages were summarised. Should one of the three proposed larger settlements of approximately 3000 dwellings not go ahead, plus 1350 new houses at Eggborough (with school/employment) and redevelopment of Tadcaster, the onus will then be pushed onto the villages to make up for the shortfall of houses. It was noted that North Duffield Parish Council are one of the few parish councils who support development. Concerns raised that some residents will not have read the plan and there is a big responsibility for the Parish Council.
- ii. Member of the public present as an advisor on procedural questions raised. Query raised that there has been another call for new sites to be put forward at this late stage.
- iii. Written feedback received on the plan from the resident of the parish present including some guidance on what to look out for in the consultation document. No other members of the public have contacted the PPC with their views.
- iv. Councillors considered the main document (pages 1-179) and discussed the three main sites proposed. Councillors unanimously agreed that one large settlement would be preferable rather than distributing the housing allocation throughout the whole district. Comments were as follows:
 - *Former Burn Airfield (BURN-G)*. Concerns raised that the site is in floodzone 3 (which could be burdensome for householders by way of insurance costs and house resale), the gliding airfield would have to be relocated/close and part of it is also used for a park run. However it has good road links for Selby, York and Leeds.
 - *Land at Church Fenton Airbase (CFAB-A)*. Concerns that it is a frequently used live airport. Some concerns were raised about the immediate road infrastructure but it is near two trunk roads (A1 and M1). There is medium flood risks but it is free of wildlife and agricultural constraints.
 - *Land to the south of Escrick Road, Stillingfleet (STIL-D)*. Concerns were raised that it is grade 2 agricultural land and it would have a detrimental effect to wildlife conservation however this location is preferred geographically to benefit Selby. It has single ownership and has good links to Selby and York (with the A19 and close to the A64) and is in a low flood risk area. However concerns were raised about the infrastructure around it and congestion on the A19.
- v. Councillors considered the sites put forward for North Duffield (pages 240-244):

- *NDUF-D (Land North of A163, North Duffield, total site area; 1.76 hectares) for residential development of 45 dwellings.* The biggest issue for councillors concerning this site is the pedestrian access link to the village, the main A163 road would need to be used. Concerns were also raised about the size of this development and localised flooding and drainage issues in the area. There are ongoing drainage issues on Back Lane. 45 new dwellings would potentially help increase numbers at the primary school which are currently below capacity of 180 however concerns were raised about the lack of regular public transport in the village which would mean an increase in use of cars/traffic. Councillors stressed that more affordable homes are required rather than larger family homes.
- *NDUF-L (Land at Gothic Farm, Back Lane, North Duffield, total site area; 0.33 hectares) for residential development of 10 dwellings.* Concerns raised about the proposal to demolish the existing house, Gothic Farm as it is a village asset. Councillors support application 2020/1041/FUL currently awaiting decision but feel Gothic Farm should be refurbished rather than demolished and they do not support this proposal on the local plan.

Preferred Approach SG4. Development limits (page 45). Under the proposals councillors raised concerns that North Duffield as a larger village would have development limits on any further development other than the allocated sites whereas in smaller villages development of up to 5 houses is considered acceptable. Councillors agreed that they would like larger villages to be allowed to have small scale developments of up to 5 houses too outside the development limits.

- vi. Councillors considered the developments put forward for Selby town (page 248-261).
SELB-BZ. Cross Hills Lane, Selby. 1270 dwellings. Councillors support this site.
SELB-AG. Land on the former Rigid Paper site, Denison Road, Selby. 330 dwellings. Councillors support this development.
SELB-B. Industrial Chemicals Ltd, Canal View, Selby. 450 dwellings. Concerns raised about job losses to the area as they relocate out of the Selby district and contaminated land on this site.
SELB-D. Land west of Bondgate, Selby. 9 dwelling - infill. Councillors support this development.
SELB-CA. Olympia Park, Barlby Road, Barlby. Employment development. Councillors support this development.
Tadcaster (page 272). TADC-I. Land at Mill Lane. 248 dwellings. Concern raised about localised flooding in this area and the impact of car parking concerns in the area.
Eggborough & Whitley (page 210). EGGB-Y. Land west of Kellington Lane, Eggborough. 1350 dwellings. Councillors support this development.
- vii. Councillors considered the rejected sites for North Duffield (page 320).
NUDF-C. Land South of A163 and East of Menthorpe Lane.
NUDF-M Land at Hall Farm.
NUDF-J Land at York Road
 Councillors agree that these sites should be rejected and other areas have been identified by the council and presented recently to the SDC Housing Needs Enabler.
- viii. Councillors considered policies in the consultation relating to environmental issues and concerns were raised about contaminated land, traffic concerns, pollution. Councillors support environmentally structured homes especially using ground/air source heating sources.
- ix. Other comments considered: Councillors would like to see more tourism attracted to the district but more car parking / park & Ride in Selby town centre is required. Councillors considered what they want the village to look like in 20 years time which includes provisions for teenagers including more recreational facilities or outdoor exercise equipment.

EOM 21006. Section 106 option decisions deferred until the ordinary monthly meeting on 4th March 2021.

EOM 21007. Meeting closure: Chair closed the meeting at 9pm.

Signed:

(Chairman)

Date: