

ROECLIFFE AND WESTWICK PARISH COUNCIL

Minutes of Roecliffe and Westwick Extraordinary Parish Council Meeting held on Tuesday 18th October 2022 in Roecliffe School Hall at 7.00pm

Attendees: Cllr C Pillar (Chair), Cllr S Fieldhouse, Cllr D Bishop, Cllr T Collin, Cllr J Reeve, Cllr S Varley, Parish Clerk and 20 members of the public.

1. To receive apologies and approve reasons for absence

None

2. To receive any declarations of interest under the council's Code of Conduct or member's Register of Interests.

Cllr Pillar and Cllr Bishop declared an interest in item 3 as they live close to the site.

3. To review and decide the following Planning Application:

3.1 22/03192/FULMAJ Land At Brickyard Road Roecliffe York YO51 9NS
Change of use of heavy engineering plant storage facility (Use Class B8) to form heavy goods vehicle depot (Use Class Sui Generis) to include formation of hardstanding, installation of fencing, gates, underground water storage tank and landscaping.

Cllr Pillar addressed the meeting and made the following points:

- The Parish Council is a Consultee in this planning application and not the decision maker.
- If Harrogate Borough Council were to support the application, the PC would apply for certain conditions to be attached to the decision.
- The applicant, Paynes Dairies, propose an increase in parking for a further 84 vehicles on the site. Previous planning applications for the site have lapsed and the area is in a poor state. Currently there are 46 vehicles on the adjoining site. The vehicles on the adjoining site are of various types including tanker and refrigeration lorries.
- Brickyard Road where access to the site is proposed is often single track due to the existing businesses using the road for parking for employees and customers.
- There is a plethora of documents on the HBC website prepared by experts including noise and traffic reports. The readings are taken at spurious points and their accuracy is called into question.
- Bar Lane residents were extremely inconvenienced in 2020 when Reed Boardall used the site for generator powered refrigeration units.
- Previous traffic surveys can be submitted as evidence.
- The conditions of a previous planning application in 2015 have not been met. No sound proofing was installed or toilet facilities and rubbish disposal.

At this point Cllr Pillar opened the meeting up to the members of the public for their comments. These were as follows:

- The Bar Lane Industrial site has always had B2 or B8 planning restrictions. The site previously was a B8 category. When has it been changed to heavy industry?
- The Policy for Bar Lane Industrial Site in the Roecliffe and Westwick Neighbourhood Plan (approved in May 2022) stated that for any future planning application 'full account is taken of the impact upon residential amenity, in particular light and noise pollution from local industry'. The Neighbourhood Plan is not mentioned in the application.
- There will be diesel emissions as well as the noise pollution from the site.
- The noise report submitted was taken at 12pm which is a quiet time. 12am might be a more appropriate time when the noise of the existing site and vehicle movements can be heard through double glazing.
- Noise tests from the dairy taken in the village centre were over the limit.
- Noise from the Industrial Site can be heard at the far end of Roecliffe Park.
- There is already noise from existing businesses. It is noted that it can be worse in summer when more cooling is required and also get worse as the week progresses. Sundays are usually quietest.
- Typical noises heard from existing site are reversing of vehicles beepers, horns, screeching tyres and drivers shouting to each other.
- The planning application goes against section HP4 in the Harrogate Local Plan.

We were pleased to welcome the new managers from the Camping and Caravan Club on Bar Lane. They gave the following comments:

- Their business benefits from its Bar Lane location but there are concerns when clients arrive that they can safely access the site as it is unsafe to queue on Bar Lane.
- The negative reviews on their website always comment on the significant noise and vibration level not just daytime but night too.
- Twenty four hour noise pollution.
- There is a continuing drainage issue outside the entrance and when there is considerable surface water, HGV driving through causes drenching to their land inside the boundary.
- Empty lorries make more sound than full especially as they rattle across the drains.

Cllr Pillar then read out the advice from Lynda Potter, the former chair of CPRE:

'My opinion of the application is that the supporting acoustic evidence is flawed and needs to go back to the applicants and a new report written.

Also when the new acoustic report is undertaken the PC and residents are made aware and they can monitor the situation.

Also it is clear this is an expansion of the milk plant and staff parking is not shown on the planning application so again the reports need attention and need to go back to the applicants and the council. Is the land adjacent to the site going to be part of this company's expansion plan? We need to ask as we need to know.

Even considering 84 refrigerator wagons on the back doorstep of your properties on Bar Lane is out of the question. The current wagons set away from the properties are already causing noise pollution and exhaust pollution.

The added staff vehicles related to the expansion of Payne's Dairies will add to the already busy roads leading to the current businesses on Bar Lane, and it has to be remembered that this is a residential area and these houses predate all of the current industrial activities taking place on and adjacent to Bar Lane.

The impact on the resident's amenity on and adjacent to Bar Lane would be High Adverse and the application should be refused. The owners of the land are fully aware that the area is residential and leisure given the camp sites and dwellings.

To allow this application would cause severe harm those existing residents amenity and enjoyment of their homes and gardens to such an extent that their homes would be no longer habitable. The amenity and enjoyment of the camp sites would also be harmed given the traffic, fumes and noise pollution. These are my points I wish to raise. This application shows utter disrespect for the residents of Bar Lane and Roecliffe village.

Can you also request to your councillor that this case goes before the planning committee. That is important.'

After reading this advice, Cllr Pillar gave local residents another opportunity to comment. These were as follows:

- On a previous PC visit to the dairy, it was suggested that any expansion to the dairy would take place at the Birmingham site.
- There will be 130% increase in traffic around Brickyard Road.
- Current parking allows 46 vehicles although Google Earth shows 53 and some vehicles are parked on Brickyard Road.
- This application could mean as many as 160 extra vehicle movements a day on Bar Lane as they move between the depot and parking
- Concerns over existing state of Brickyard Road, it was only resurfaced 2 years previous.
- There is danger to pedestrians on Bar Lane as vehicles swing out of Brickyard Road and overlap the foot path.
- Highways say the road is wide enough but in reality large vehicles to mount the curb to pass each other.
- Are there plans to sublet the site to other companies for parking?

- Traffic report only mentions one accident on Bar Lane and not the accident when a Dairy vehicle crashed into a stone wall outside Brickyard Farm.
- Highways have commented that they have no funds to repair the road and the condition is not bad enough.
- Light pollution from the existing site appears to have already had a detrimental effect on wild life as no bats have been seen or owls heard.
- The previously approved planning application in 2015 has not had its conditions met.
- Bar Lane is part of the National Cycle Network and it is not safe to walk or cycle. The footpath in places is less than 1m wide.
- There is a history of problems with litter from Paynes Dairies (Hair nets, ppe etc). There have been litter picks but they only happen after complaints.
- No plan for additional employment.
- No reference to working hours at the site.

After considering the above evidence, the Parish Council **agreed** not to support the application.

The meeting closed at 8.35pm