

ROECLIFFE AND WESTWICK PARISH COUNCIL

Minutes of Roecliffe and Westwick Extraordinary Parish Council Meeting held on Tuesday 27th February 2024 in Roecliffe School Hall at 7.00pm

Attendees: Cllr C Pillar (Chair), Cllr T Collin, Cllr J Reeve, Cllr S Varley, Cllr P Wormald, Parish Clerk and 21 members of the public and 3 members of Crossroads.

1. To receive apologies and approve reasons for absence

Cllr Bishop gave her apologies. Reasons were approved.

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

Cllr Pillar declared an interest in item 3 as she lives close to the site.

3. To review and decide the following Planning Application:

3.1 6.63.4.K.OUTMAJ ZC24/00009/OUTMAJ

Land At Former Cementation Foundations Skanska Limited Bar Lane Roecliffe North Yorkshire

Hybrid application comprising, in full (1): 1,450 sq.m new workshop and associated office, HGV sales, service areas and car parking (sui generis); and (2) in outline: up to 3,350 sq.m of Use Class E ii and iii)/B2/B8 workspace in 3-7 units (access and landscaping to be considered, all other matters reserved)

Cllr Pillar opened the meeting and introduced the 3 members of Hartshorne Crossroads Properties Limited, the planning applicants to the meeting.

Cllr Pillar informed the meeting that Roecliffe & Westwick Parish Council are consultees only in the Planning Decision, that planning conditions can be suggested and members of the public are advised to make their own comments on the North Yorkshire Council Planning Portal.

The site manager for the applicant then addressed the meeting and explained the reasons for leaving the current site and moving to the site under discussion.

- Need to support the HGV Industry as it moves to increase sustainability
- Current site no longer fit for purpose in terms of size and capability
- Lots of vehicle movements required on current site due to size constraints
- Two applications are being submitted; one is for outline for future development
- Site seeks permission for 24/7 activity
- New site will be up to standard, will decrease noise and less vehicle movements
- All related traffic will be accommodated on site including up to 40-50 cars
- Building will be environmentally friendly and net zero with no gas on site
- Already landfill on site from previous industries housed there

The meeting was then opened to members of the public to question the representatives from Crossroads with their concerns.

These concerns and the applicants' responses are set out below:

1. There is only a single entrance and exit to the site.

Response: There is only a single unit on site which is well set back so traffic should not be queueing on Bar Lane to access the site. Highways have accepted their traffic assessment.

2. A resident is worried about industrial fencing bordering their property.

Response: They are not using the banking for fencing.

3. A resident is worried about drainage.

Response: They are not building over any drains.

4. A resident is concerned about the weight of traffic on Bar Lane and the road being able to cope with excess volume and weight of HGV.

Response: The visiting vehicles will not be loaded arriving and leaving the site. There will be a loaded trailer on site for MOT testing. Road concerns need to be raised with NYC Highways. Crossroads believe the road is fit for purpose.

5. What will the daily vehicle movements be and will there be an increase in traffic?

Response: There will be an increase in traffic but most vehicles will arrive between 4 and 6 pm and depart between 6 and 8 am in the morning. Expected 30 vehicle movements per day. There should be less vehicle movements around the site than there is at the current site as there is more space to work on proposed site. The proposed new building will have thicker walls and better sound insulation.

6. A resident voiced concerns over electric vehicles being more prone to fire. Will they meet all the requisite safety measures.

Response: The site will be purpose built for this type of vehicle with a standalone unit.

7. There a large car park and a small work shop proposed. Will the parking be for the applicant's vehicles only and not an HGV lorry park?

Response: Space is required for a workforce and vehicles being tested. New site will reduce the number of vehicle movements. There are no plans for an HGV lorry park.

8. A second Plot, Plot 2 has an outline planning application attached and not a full application. There are concerns how close some of the units are to residential properties.

Response: It is not known how much or the working hours of these proposed units. They will be subject to a separate application. Noise assessments for the site should be on the planning application webpage.

9. Reed Bordall containers with running generators were on this site 24/7 during Covid and caused considerable noise and disruption for local residents. There are concerns that the site will cause similar issues.

Response: The transport industry predominately works through day time hours. Evening and night time hours when the vehicles are off road and provide the opportunity to repair and service vehicles. The site will not contain refrigerated trailers.

10. Will there be adequate provision on site for litter?

Response: The site is enclosed so less opportunity for waste leaving site.

11. What will the benefits be for the village of the application?

The proposed unit will be modern and is designed with the area in mind which the current site does not. It will help the applicant maintain and increase employment. Traffic movements will be reduced and the building will be more efficient to run.

12. A resident raised concerns over light pollution.

Response: The proposed lighting scheme will meet current government standards. Lighting technology has improved over recent years with the moved from halogen to LED lighting.

The representatives of Crossroads and residents left the meeting.

After discussion, the Parish Council agreed to support the application with certain conditions. These included conditions relating to noise, litter, light and working hours. It was also agreed to raise concerns over the ability of Bar Lane to cope with the extra traffic.

The meeting closed at 8.25 pm.