

IRTON PARISH COUNCIL
EXTRA-ORDINARY COUNCIL MEETING
HELD 28 OCTOBER 2016

Present:

Cllr Parnell (Chair) & Cllrs Minghella, Amos & Morrell.

Cllr H Mallory (SBC).

Also present: - Dawn Naylor – Clerk.

3 members of the public.

**Public Notice of the meeting has been given in accordance with Schedule 12, Para 10(2) of the
Local Government Act 1972**

APOLOGIES

Cllr Goulding & Cllr David Jeffels.

RESOLVED : That the above apology was noted. **84/16**

DECLARATIONS OF INTEREST

RESOLVED: That no declarations were received. **85/16**

LOCAL PLAN – MAIN MODIFICATIONS

RESOLVED : That members agreed send the following response: **86/16**

SBLP – Site HA28 (Land off Ayton road and the north or Beacon Road and West of Napier Crescent, Seamer)

SBLP- MM_062

Irton Parish Council (IPC) have reviewed the modifications to the local plan. We would firstly like to mention on the record that as a parish council we would like further investigation into SBC approach to why, we, IPC were not made aware or consulted regarding the original HA28 proposal. IPC feel SBC have not fulfilled their duty to co-operate and inform our parish about the original HA28 land. This has meant we were not able to make residents aware of any consultations in 2007, 2008 or 2009 and more recently the public exhibition that was held at Seamer and Irton Memorial Hall in May of 2014. We have only just made aware of these consultations in September, 2016.

This will explain the reason why there was not one objection from IPC or its residents at the time consultation took place for the original land proposal. As you can appreciate residents are understandably upset about the lack of information and we request an investigation into why this has happened given the direct joining of Irton to Seamer in the proposal and the impact on facilitates not to mention intrusion of privacy and blocking of light for many properties along Ayton Road, Irton. We need SBC to present evidence to show when and how they collaborated with us, a neighbouring parish. We request this is done prior to any planning applications being considered for any part of HA28.

In relation to the SBLP modifications IPC give the following comments concluding the plan is not sound in its proposed state. Further details of the reasons why are outlined below:

A) Prevention of the coalescence of landscapes

The Scarborough Borough's local plan, paragraph 8.59 Landscape Protection and Sensitivity states that proposals should have regard for the landscape between settlements and should prevent harmful development which results in the loss of the individual characteristics of settlements and/or the unacceptable coalescence of settlements or the wider landscape (Seamer and Irton are referenced in point A of this section).

The local plan states a distinct character is needed to separate the rural village of Irton from the service village of Seamer to stop villages from physical coalescence and this must be maintained. On review of the proposed local plan modifications we feel this would join Irton and Seamer up making it one large estate losing the villages identifies, reducing countryside not to mention the village 'feel'.

This can also be seen from reviewing old documents on the SBC website site 0915 (HA28 was in fact dismissed due to coalescence of the villages which is referenced below). It was deemed unsuitable in 2010. This was for a much smaller development of 3.09ha as detailed below which was seen as too big.

However it is now proposed that 8.37ha would be sustainable and appropriate for the village. This is an increase in housing of approximately 160% when compared to Napier Crescent. Looking at the local plan it states that for site 09/15a there might be the possibility for a modest development to the eastern side of the site for a maximum of 20 dwellings. Again IPC were not consulted on this.

5.87 *Development of the entire site would represent the coalescence of Seamer and Irton and the loss of identity for the smaller settlement of Irton. The land fronting onto Ayton Road is also key in maintaining the intrinsic character of both settlements and should be retained. There may be scope for developing to the eastern side of the land and this is considered under Option Ha 19 (Site 09/15a). Extract of source: http://scarborough.objective.co.uk/portal/planning/hadpd/housing_allocations?pointId=1251467901451*

IPC feel there isn't a clear and consistent definition to defining coalescence between villages as 09/07a and 09/07b were dismissed on the basis that it would join Seamer and Crossgate together losing the villages identified. As was site 09/15 (HA28). However this now seems to have been accepted as an appropriate development site. IPC is confused to why this site is any different to 09/07a 09/07b and need clarity from SBC as to why this is.

B) Public right of way

There are two well-used public rights of ways (rural not urban). One that goes directly through the land allocation proposal and one alongside it – It has beautiful views of traditional farm land which is indicative of the area we feel that this would be lost if dwellings were past for any part of this site.

C) High quality Grade 2 agricultural land

The proposed site is on Grade 2 agricultural land as defined by DEFRA. This type of land is the best and most versatile agricultural land. The national planning and policy framework states that local planning authorities should seek to use poorer quality land in preference to that of high quality land.

D) Excessive over development

Over the last 15 years Seamer and other surrounding villages have been built up significantly and it is IPC view that we cannot continue on this trajectory without losing our villages identities, countryside and village feel. To mention specifically SBLP – Site HA30 **SBLP – PM_005** (Land to the East and adjacent to Betton Farm) which is considering in excess of 160 new dwellings in addition to the large developments at Middle Deepdale, Scalby and the vast proposals for Cayton to be a strategic growth area for building. With minimal job opportunities currently in the Borough IPC are understandably concerned to who will buy the properties. We are aware of some developments have stopped building as they are struggling to sell the dwellings.

E) Our local infrastructure

Seamer and Irton Primary School – Feedback from the school and local residents have confirmed the school is at capacity with a recent statement at Irton Parish Council meeting in May 2016 stating “it’s fit to burst”. Currently over 180 children are on the waiting list. With this proposed expansion to the local plan and Ayton’s developments both Seamer and Irton and Ayton primary schools would buckle under the demand. Specifically Seamer and Irton School’s infrastructure (Kitchen, dining room, hall outdoor facilities) could not support an increase in demand as they are at capacity with 60 pupils per year and there isn’t the possibility to expand these facilities due to space constraints.

Pindar School – With the significant expansions at Middle Deepdale and Cayton planned as a strategic growth area for building up until 2032 (2,500 – 3,000) there are concerns that Pindar will not be able to accommodate an increasing number of children over the coming years especially given other developments across its catchment area. *IPC are currently waiting to hear back from Pindar school and will update the portal once we understand if there is a waiting list currently or not.*

Access roads – Both routes in and out of the villages are already past capacity with many bottle necks and poor quality surfacing due to significant wear and tear. Irton Moor Lane is a prime example of this after being resurfaced on the 16th and 17th June just one week later pot holes started to reappear.

RAC foundation: Car Ownership in Great Britain report cites that the average household has 1.4% (2016) cars. Based on this that’s an increase of nearly 400 cars in and out of the villages alone not to mention the potential knock on effect to public transport links and other roads across the Borough.

Scarborough hospital, GPs, Dentist – We know that these facilities are already facing tremendous strain with further cuts on the horizon and both Ayton surgery and Seamer’s part time surgery (one hour per weekday morning for elderly residents) are already at capacity. Currently our residents are informing us that they have had to travel into town or the other side of town to see a GP and/or dentist. Currently Ayton surgery is not taking on new patients.

IPC have reviewed comments on the portal and feel it is appropriate to respond to Linden Homes response directly for the SBLP modifications:

- Seamer and Irton Primary School: currently already has over 180 children on the waiting list and no further land to expand.
- One small supermarket with minimal parking (6 cars in the carpark maximum)
- Seamer only has one small village hall: This is Seamer and Irton Memorial Hall only not multiple halls as mentioned in their document of support.
- Employment opportunities: IPC would be keen to understand where and what these employment opportunities are given the high unemployment figure across the Borough.
- Local bus services are minimal to service such a significant increase of potential dwellings (225) (For example, the 128 is every hour with the last bus from Scarborough to Seamer being before 7pm and the last bus leaving Seamer is 8.51pm).
- Drainage – The impact on the foul and surface water drainage system is unknown. IPC are aware of significant flooding that has happened in previous years damaging resident’s gardens and homes.
- Lindens pre-application consultation exercise – in actual affect the majority of individuals did object to the proposal not agree as mentioned in the document of support.

Final Comments specifically on SBLP – Site HA28 (Land off Ayton road and the north or Beacon Road and West of Napier Crescent, Seamer)

SBLP-MM_062

IPC are disappointed that Irton has not been notified prior to the 16th September, 2016 with regards to the HA28 site as it is our belief that this proposal (HA28 in its entirety) will have significant negative impact not just on Seamer but on the rural village of Irton. Both Seamer and Irton are villages they are not a town nor an estate. IPC and many residents feel dwellings on any part of HA28 would significantly overlook, be overbearing and overshadow neighbouring properties which is not acceptable. The scale of this proposal is not at all sympathetic with either village. Currently Seamer village has approx 4,335 residents according to the 2011 Census. If we use the Office for National Statistics 2015 families and household statistics bulletin stating an average of 4 people per household this would increase the village by over 20%. In addition there have been a further 65 houses that have recently been completed or had planning permission granted which gives a potential for an additional 260 residents (using the same calculation as above). If we add these developments together it would mean increase of the village population in excess of 26%. We feel other areas such as Filey and Wykeham as mentioned in their comments already to SBLP modifications would benefit from more development to help safe guide the future of those villages. A prime example being Wykeham School which currently only has 39 pupils. If these numbers continue to fall could close the school which would see excess pressure on both Ayton and Seamer and Irton Primary school.

The above comments demonstrate both IPC and residents’ concerns for the need to safe guard the rural future of both villages.

Final comments on the SBLP modifications as a whole

IPC appreciate the SBC are working to a quota set by government however feel that building 9,450 new homes in 16 years in excessive for the Borough as a whole especially given the minimal job opportunities. It is IPC request that further discussions are needed potentially at a higher level i.e. within parliament to understand the long term impact to erecting 200,000 housing during this current parliament (4 years.) If we continue on this trajectory we will not have any prime green field sites or villages left across the country.

Signed:

Dated: