

## Elloughton-cum-Brough Town Council

### Minutes of an Extra Ordinary Town Council Meeting held at 7.00pm on Tuesday 2 August 2011 at Brough Community Centre

**Public Forum** - Twelve members of the public were present and the limit of 15 minutes for the session was lifted to give everyone an opportunity to speak. It was noted that David Davis MP has written to the East Riding of Yorkshire Council in support of residents objecting to the application.

**Present:** Councillors: Davis (Chairman), Mrs Galbraith (Vice-Chairman), Busk, Mrs Duckles, Galbraith, Mrs Gill, Mrs Hudson, Ms Rowe

#### 1. TO ACCEPT APOLOGIES

Apologies were received from Councillors: Mrs Brogden, Burgess, Credland, Mrs Smith

#### 2. TO ACCEPT DECLARATIONS OF INTEREST

Councillor Galbraith declared an interest in Item 3, as a member of the ERYC Strategic Planning Committee, and signed the Declarations of Interest Book. He did not take part in the discussion and did not vote.

#### 3. TO CONSIDER PLANNING APPLICATION CONSULTATION 11/02423/STPLF ERECTION OF CLASS A1 RETAIL STORE AND CAFÉ WITH ASSOCIATED PARKING, SERVICE YARD, COMBINED HEAT AND POWER PLANT, ATM AND FILLING STATION WITH LANDSCAPING AND ACCESS WORKS AT HUMBER VHB, COMMON LANE, WELTON, FOR TESCO STORES LTD

Consideration was given to public opinion expressed both at the Public Forum prior to the start of the meeting and at the public meeting held on 26 July 2011. It was proposed by Councillor Mrs Duckles, seconded by Councillor Mrs Galbraith and agreed unanimously the Town Council strongly object for the following reasons.

**Resolved:** Members strongly objected to this application for the following reasons.

- Although the proposed site is in Welton, the A63 junctions are in the parish of Elloughton-cum-Brough. The proposed highway infrastructure is entirely inadequate and would not be able to cope with the additional vehicle movements to and from the site from the A63 and to and from Elloughton, Brough and Welton.
- The A63 is already an extremely well used and dangerous road with frequent accidents and traffic is often diverted through Elloughton and Welton causing severe congestion in the village. The increased traffic movements would make the A63 and the junction even more dangerous than it already is.
- The A63 slip roads to and from the west are very short and the approach to Stanley Jackson Way from the east is on a blind corner. Traffic driving to the site (other than from the east on the A63) will be attempting to turn into Stanley Jackson Way across three lanes of traffic coming off the A63 on a blind corner.
- No thought has been given by East Riding of Yorkshire Council Planners to the impact of sequential planning on the A63 junction even though Horncastle are in discussion with Planners and it is known that they will be submitting an application imminently.

- Highway safety issues would make it dangerous for school children walking to and from South Hunsley School and Welton Primary School. It would be very difficult for anyone to walk to and from the store from Elloughton, Brough or Welton.
- Children from South Hunsley School would be tempted to cross the A63, the slip road and Stanley Jackson Way to access the store.
- This application shows a separate café, which is not normal for a Tesco store. Separating the café indicates franchising and use as a 'Service Station' which is wholly unacceptable as it will bring in substantially more traffic. A service station attracts all sorts of traffic 24 hours a day including large trucks and articulated lorries coming in to refuel and the road structure as planned would be totally inadequate.
- The application is contrary to the East Riding of Yorkshire Council's Retail Planning Policy and the Update of Town Centres and Retail Study 2010: Supplementary Report on Need which states that 'major shopping proposals in locations outside the Primary Shopping Areas in Principal Town Centres will not be permitted, in order to protect the vitality and viability of existing town centres'. In addition, it is contrary to central Government's Planning Policy Guidance and Planning Policy Statements.
- The report on suitability of development options in Brough should be disregarded as it does not properly define the retail centre of Brough.
- It would move the 'centre' of Brough to the area of the new store. Local shops, post offices, and petrol stations would lose trade, jobs would be lost and some traders would go out of business. It would have a detrimental effect on the village centres of Brough, Welton, Elloughton and surrounding villages resulting in loss of local shops and jobs.
- There would be noise and light pollution to neighbouring houses 24 hours a day.
- The plans to preserve the peace and tranquillity of the Cemetery are still not adequate and to make matters worse the entrance to the service yard has been moved to opposite the cemetery.
- The existing drainage is inadequate. Although the site itself is in a low risk flood area the excess stored rain water would be channelled to the Humber through a high risk flood area. Yorkshire Water have already said that the sewer will not take any more surface water.
- There is no provision for waste disposal, including plastic and cardboard disposal.

Members felt very strongly about the application and requested that, if the planning officer is recommending approval, it should be referred to the relevant ERYC committee.

#### **4. TO NOTE DATE OF NEXT MEETING**

Next meeting - 7.00pm on Tuesday 20 September 2011 at Brough Community Centre