



Steeton-with-Eastburn Parish Council

The Minutes of the Extraordinary Meeting held at Eastburn Junior and Infant School, Wednesday 19 November 2008 at 7.30p.m.

- Present: Councillor Mullen (Chairman), Councillors Mrs. Blagden, Miss Henson, Dr. Harding, Hargreaves, Mitchell, Mrs Pickard, Mrs Thompson, and Weller.
- In attendance: Mrs. C. Brown, Clerk,
Mr J. Steel, Planning Consultant, Mr M Wood, Architect, Seven Architecture.
25 Members of the public,
Councillor Mallinson, Ward Councillor
- 08/220 Apologies
Apologies were sanctioned from Councillors Mrs Emmott and Mrs Townend.
Apologies were noted from Mr B. Verity, Skipton Properties
- 08/221 Declaration of Interest
A personal interest due to residency in the Thornhill Road area was declared by Councillors Mrs Thompson, Miss Henson and Mullen.
- 08/222 H2 Housing Site, K/H2.1 Parkway/Clough Avenue, Steeton (RUDP adopted October 2005)
Mr J. Steel, Planning Consultant gave a resume of the planning history of the site:
He explained that the previous application had been submitted prior to the increase in planning fees in April 2008. A planning brief for the site (1991) was used to inform the plans. This had included a full sized sports pitch and attendant pavilion. Comments on the plans suggested that this sports pitch and pavilion were not required in the village. Other comments submitted about the previous plans regarding the street pattern, design and arrangement of houses, proximity of the Conservation Area and the requirement for a footway/cycleway to connect the site to the railway station were incorporated into the new plans.
- Pre-application discussions with a Senior Planning Officer have taken place.
- Mr M Wood, Architect, Seven Architecture then gave a presentation on the proposed plans:
The history of village development was shown along with the character of the Conservation Area, i.e three distinct areas. The character of the village was used to develop the new scheme. The scheme was designed to fit in with and retain key features and landmarks, e.g. surrounding hills, dominant tree planting, existing footpaths and the WWII pillboxes. There are issues of adjoining properties, e.g. large industrial unit, which would need landscape buffers. Natural features such as dry stone walls would be retained wherever possible.
The plans show a total of 214 houses, 150 of which will be 1,2 or 3 bedroom properties and 64 will be 4 bedroom properties.
The footpaths and trees on site are arranged on a North/South axis and the site lends itself to 3 zones of development due to its topography. Zone 1, next to the Conservation Area would contain the larger properties with more open spaces and larger gardens. There is a gradual change in scale across the site. Zone 3 would reflect the character of local stone built terrace properties with some larger corner plots in a North/South orientation. The road frontage would be constructed in natural stone. The terrace properties would have access through courtyards at the rear and parking would be informal although there would be assigned parking for each property. The middle Zone 2 would have an East/West orientation and contain a mixture of house styles in a more open conformation.
The properties would all be two storey and elevations would be constructed from natural materials using traditional building techniques.
The primary route in to the site is from Thornhill Road. There will be a footway through from Thornhill Road to the railway station.
Some or all of the pillboxes would be retained.

Mr Wood and Mr Steel were asked the following questions or informed of the following:

- What decision has been made regarding the unallocated part of the site originally identified as the site for a new school on the UDP map (October 2005) but not in the Keighley Proposals Document (October 2005)? The developer has been told by the Planning Department to take this area in to the site for development.
- Serious concerns were raised as to the availability of school places to accommodate the extra children who would come to live in the new development. Consultation should be arranged with Bradford Council's Department of Education.
- Has the developer purchased the land? Mr Steel did not know the answer to this question.
- What are the density figures for the development? The density is between 30 and 40 properties per hectare. Accurate density figures will be provided by the developer.
- The plan showed a footpath through the cemetery to provide a direct route to the centre of the village. It was the opinion of the meeting that this would not be welcomed.
- What parking provision is made for the terraced properties in Zone 1? All properties have at least 1 parking space. Most terraced properties have 2 allocated parking spaces.
- What provision is made for play in the terraced properties? Each property has approximately 30 m² of garden.
- What provision has been made for amenity space and communal play areas? There are two amenity spaces which are overlooked by surrounding properties. The amenity spaces planned do not appear to be suitable for active play and ball games.
- Will a secure play area with play equipment be provided? There are no plans for a play area. Bradford Council's Parks and Landscapes policy is for play provision to be enhanced at existing sites rather than incorporate play areas in to developments. The provision of on-site play provision should be discussed by the parish council with Parks and Landscapes.
- What size of open space/amenity space should be provided for a site of 6.6 hectares? The information will be sent to the Clerk.
- Why has the number of properties increased since the previous plan? The removal of the sports pitch has provided a larger area for development.
- Has an alternative access point been considered using Steeton Grove or the Millennium Business Park Road on to Station Road? The developer has been informed by the Planning Department that the access should be off Thornhill Road. The feasibility of an alternative access will be considered.
- Are the developers aware of the significant road congestion problems and that the site will have a significant impact on that congestion? Access on to Skipton Road from Thornhill Road at peak times is already difficult. With a significant increase in the number of properties on Thornhill Road with the attendant number of vehicles the situation could be one of gridlock. Traffic Consultants will report on the impact of the development and the Highways Department, Bradford Council, will also be consulted. Councillors asked that the traffic assessment is carried out at appropriate times as they felt that the previous report was inadequate.
- The proposed Zone 1 properties are totally out of keeping with the surrounding properties which are largely semi-detached bungalows and houses set within substantial garden plots. Mr Wood accepted that the properties do not reflect the character of the surrounding properties and agreed to look at this aspect of the proposal again.
- Problems with the capacity of the existing sewer system were highlighted and grave concerns were expressed about the impact of a development of this size. It was accepted that there would have to be a system of surface water retention on site. A pumping station may also be required on site. Yorkshire Water will be consulted on the development.

Mr Steel announced that there would be an opportunity for members of the public to inspect the proposed plans at an Open Exhibition to be held at Steeton Methodist Chapel. The date of the exhibition will be publicised in the Keighley News, Craven Herald, on the parish council notice-boards and the parish council website.

To note the date of the next meeting-Wednesday 3 December 2008, 7.30 p.m. at the Bowling Pavilion, Steeton.

There being no further business the Chairman closed the meeting at 8.40p.m.

Members of the public were then invited to put their comments and questions to Mr Steel and Mr Wood.

