

# Spaldington Parish Council

Extra Ordinary Meeting at Fir Tree Centre, Spaldington, DN14 7ND  
on Mon 13<sup>TH</sup> Jan 2020 at 7.30 pm.

## Minutes (Meeting 14)

**Present** Cllrs C Bradley(chair) M Lunn (clerk) R Ashton, J Hall, E Ward  
Public 30

### 13.1. Declarations of interest –

**a)** Declaration of Interests, in respect to Agenda items, to be made and recorded in the minutes, even if an interest has been declared in the register.

Cllr Ashton lives near the proposed development

The council cannot declare any interests for councillors. It is the responsibility of the individual councillor.

All councillors need to declare an interest if they have one.

**b)** For the Council to note any dispensations presented to the Clerk prior to the Meeting, and their resolution. None sent to clerk.

### 13.2. Apologies for absence: none received

**13.3** Topic 19/04161/STPLF | Change of use of existing buildings and land to provide a holiday park, artisan workshops with associated retail, cafe, events venue and fishing lake including associated alterations to farm house and buildings, operational development, landscaping, vehicular access and drainage | Yoke Gate Farm Holme Road Spaldington East Riding Of Yorkshire DN14 7NA

Comments from residents

Each Planning Application is on own merit.

**1 Boundaries** to South and East – need to be people proof to prevent damage to crops or livestock esp horses, from holiday makers.

### **2 Drainage** – no report from agency

Flood risk to surrounding areas to be considered

Surface water runs into Swales to hold water back sustainable drainage.

Sewage storage at times of flood

Zone 1 has no current flooding.

All water will drain into featherbed dyke which has problems with back up.

Suppression pipe installed to hold back water to prevent flooding on neighbouring land.-

Drainage system in place but uncovered until inspected.

River Foulness drainage not touched for 30 years, Featherbed is also in poor condition connects Spaldington to Foulness

No estimated Foul discharge or specified water treatment plant.

### **3 Noise and Light** planning conditions,

Events to be limited definitely no fireworks.

Lodges to be screened with native species by landscape architect  
Noise to bungalow needs planning control.  
Land contamination to be checked

#### **4 Jobs**

Construction unknown at present  
Future 5-6 permanent  
Need conditions for working times.  
Due to the flood plain the logical place for buildings etc is by the existing buildings.

#### **5 Traffic on A614**

This needs a full highway survey, including accidents from Welham Bridge to old pub, 1 fatality and 11 accidents in this space.  
Ghost island and other changes to road junction to be met by builder.

#### **6 Chalets**

1 Allow parking space for 1 car per chalet plus 1 hard core. Parking spaces all to have electric top up.  
Less plugs in designer outlet car park  
All services readily available and up to capacity electric, water.etc  
Potential solar panels sited on buildings but no wind turbine.

This was an opportunity for residents to ask the applicant questions.  
The Parish Council **agreed unanimously** to wait for agency reports before making a decision.  
After speaking to Mathew Sunman there is time to respond after the next council meeting. The notices went out late due to the Christmas holiday period.

#### **13.4 Date of next meeting Feb 3<sup>rd</sup> 2020**