



Sutton-in-Craven Parish Council

Minutes of the Extra Ordinary Meeting of Sutton-in-Craven Parish Council held
in the Senior Citizens Centre, North Street on Friday 16th October 2009

Present

Cllr. Whitaker (Chairman), Cllr. Hart, Cllr. Joy, Cllr. Bretan, Cllr Herpe, Cllr. Smith, Cllr. Marchant and Cllr Hawkins.
Mrs D Emmott, Clerk to the Council

The Chairman welcomed everyone present.

Cllr. Place, Cllr. Hart attended the meeting to provide information and answer any questions.

Members of the public

119/10/2009

Apologies for absence

Cllr. Wilkinson, Cllr. Morrell

120/10/2009

Declarations of Member's Interest in Matters on the Agenda

Cllr. Hart abstained from planning observations.

Pubic Participation

Members of the public voiced their concerns over the proposals for the development and the amount of affordable housing on one site.

Greenroyd

66/2009/9947 – Variation To The Original Approved Planning Application 66/2005/5519 Which Includes An Increase To 65 No New Dwellings (Previously 46 No) With 20 No Units Being For Sale And 45 No Of Which Being Affordable All With Associated Parking. Greenroyd Mill, High Street.

The Chairman addressed the meeting: Following growing public concern I have called this Extra Ordinary Meeting to discuss further the proposed plans for Greenroyd.

'At our last meeting representatives of the Strategic Housing Team attended to explain the allocation of Affordable Housing on the site.

- The application includes 65 new dwellings (previously 46) with 20 units being for private sale and 45 affordable housing. All with associated parking.
- Jephson Housing the Registered Social Landlord for 26 properties for rent, 12 properties will be houses on the ground floor for families. 14 flats with 2 of the flats fully meeting standards required for wheelchairs.
- Craven Housing/Yorkshire Housing the Registered Social Landlord for 19 flats for the over 55's.
- 20 Units will be for private sale, shared equity, with 30% discount off the purchase price, co-funded by the Homes and Communities Agency (HCA) funding and the developer.

Car Parking Originally under the Mill

Provision has been made for 150% car parking

20 Units for private sale @ 150% parking = 30 spaces

19 units for over 55's @ 78% = 15 spaces

26 units @ 150% = 39 spaces

= 84 spaces in total

Grant of £9,338,000 from the Homes and Communities Agency, the national housing and regeneration agency for England, will support the development of 141 additional affordable homes at a total cost of £18,693,000, 7 million allocated for rural areas, 3 million to help kick start the Greenroyd site.

The Parish Council is not averse to some affordable housing for local people but is concerned over the amount of affordable housing on this one site and that the housing will go to local people and not end up allocated out of South Craven and North Yorkshire.

Representatives from Strategic housing have stated "that these affordable homes will have initial priority given to people who have a local connection with Sutton in Craven, have been nominated by Craven Housing and satisfy the local connection criteria."

'Sutton in Craven Parish Council and its residents want to be assured that a significant number of people from Sutton and the nearby Villages in South Craven are already on the Craven Housing Register and are in need of the type of properties proposed.'

Further discussion took place noting the differences to the original plans for the site.

Cllr. Place and Cllr Hart left the meeting.

The Parish Council object to the above application on the following points:

- Six places designated for parking cannot be used (located back of the bus shelter, Main Street/High Street). The car parking was originally under the Mill. Much of the promised landscaping is now being removed to provide space for the car parking.
- The Mill Chimney is to be entirely removed, on the previous application this was to be saved.
- The Belfry was to be retained for use off site. The Parish Council want this to be saved and re-sited.
- The Store and Stair Tower is now being demolished for parking spaces the preferred option was and is to retain this.
- A Bat Survey was carried out on the Mill and it should be treated as if they are maternity roosts.
- No provisions have been made for Bin Stores.
- No Communal area for the over 55's or play area for the children is incorporated in the plans.
- The access on the High Street should be left hand turn only.
- The flood lighting needed in this development and the potential for noise will pollute a tranquil corner of the Village and affect the immediate residential area.
- With so much Affordable Housing on the site the 20 units for private sale are unlikely to sell. If the developers then turn these over for Affordable Housing there is nothing to say these homes have to go to local people. (These units need to be put under the umbrella of Craven Districts Allocation Policy)
- The practice for Affordable Housing is to scatter it throughout the geographical area. With such a large amount of Affordable Housing on the site there is the potential to cause trouble.
- We are told there is a need for Affordable Housing in South Craven. We have received no guaranteed assurances that a significant number of people from Sutton and the nearby villages in South Craven are already on the Craven Housing Register and are in need of these types of properties.
- That those people on the housing list more than once, for different types of properties are only counted once.

SHOULD MEMBERS BE MINDFUL TO APPROVE THIS SCHEME SUTTON-IN-CRAVEN PARISH COUNCIL REQUEST THE FOLLOWING BE NOTED.

The Parish Council wish to ensure that the 'Original 106 agreement', for £25,000 for the footway for Sutton Lane and a new bus shelter with footpath around the perimeter of the site opposite the Black Bull Public Inn is adhered to.

The Parish Council strongly recommend that due to the variation of the original approved plan, incorporating dwellings for over 55's and young families, the added problems that the traffic will cause on an already congested road means further measures are needed to ensure safety.

Also that the 106 agreement includes:-

The Affordable Housing in the first instance goes to the local people of Sutton, Crosshills and Glusburn if there is insufficient application to the wider community of Craven with a natural progression to Choice Based Lettings ensuring that the homes do not go to people outside of North Yorkshire.

- A build out or an island to give better visibility from the Black Bull down Holme Lane.
- A Pelican Crossing near the entrance of the Greenroyd site.
- Ensure dropped kerbs are implemented.
- A donation towards new play equipment for the park.

NB: Sufficient monies should be secured by a 106 agreement to cover Highway Improvements/Pedestrian Safety/ Street Furniture.

Consideration should be giving to establishing if Sutton has sufficient Police resources to deal with any potential problems that may arise in areas with large amounts of Affordable Housing.

To be assured that the Affordable Housing on this site is counted as part of the new (up to 2026) Local Development Framework-Core Strategy Preferred Option-Review of Settlement Strategy and Housing Distribution allocated for Sutton, Crosshills and Glusburn.

130/10/2009

The next ordinary meeting of the Council will be held on Monday 2nd November 2009.
The meeting closed at 7.25pm.