

Grove Road, Boston Spa – Residential Development by Miller Homes

Condition No. 29 – Community Liaison Management Plan

Meeting Date: 10th November 2017

Venue: Boston Spa Village Hall

Attendees: Cllr Gerald Wilkinson (LCC)
Cllr John Procter (LCC)
Adam Ward (LCC - Planning)
Mark Bray (Miller Homes)
Jon Tate (Miller Homes)
David Patterson (Miller Homes)
Tony Stanley (Miller Homes)
Craig Hold (Site Manager for Brendan Gallagher Construction)
Andy Shaw (Clifford Parish Council)
Nick Fawcett (Clifford Parish Council)
Jon Beeson (Boston Spa Parish Council)
Steve Morrith (Boston Spa Parish Council)
Keith Jackson (resident and member of the Boston Spa
Neighbourhood Planning Team)
Sue Black (resident from Meadow View)

Minutes

Introductions

Everyone introduced themselves at the start of the meeting.

Cllr John Procter (JP) opened the meeting and gave an introduction and why having a consultative forum was of benefit to the local community, making particular reference to the successful consultative forum which took place during the development of the Churchfields site by Taylor Wimpey, also at the village hall.

Adam Ward (AW) also gave a brief introduction on the planning history.

Scope of the Community Liaison Management Plan

AW explained the reasons behind the need for a Community Liaison Management Plan (CLMP) and how this was required under Condition No. 29 of the approved consent. The CLMP is an approved document the scope of which covers the following matters:

- i) Site Construction;
- ii) Vehicle Deliveries; and
- iii) Greenspace.

Site Construction, Vehicle Deliveries & Hours of Construction

Mark Bray (MB) provided an introduction from Miller Homes perspective and set out the technical challenges associated with delivery materials to the site. This involved looking at junctions which is especially challenging for larger HGVs. Consideration was also given the existing BT overhead cables on some streets which restricts access for some vehicles in terms of height. It was also acknowledged that sometimes delivery drivers ignore the agreed protocol and take a different route which is difficult to control.

Cllr JP raised concerns that the parish councils had not been consulted on the Construction and Management Plan and on the CLMP. Cllrs from both parish councils reiterated these concerns and also the time taken to arrange the first meeting, especially since Miller's had started on site without any consultative forum meetings taking place. AW explained that it had not been through the want of trying, but stated that this had been difficult over the summer months due the availability of the relevant individuals. AW also noted the lack of consultation and confirmed that the approved documents were a basis upon which to start discussions at the forum meetings and for Miller's to be able to respond to any identified concerns.

Sue Black (SB) noted the state over the conditions of the roads, particularly Green Lane, but highlighted that this had improved in recent weeks and thanked Miller for this. SB also highlighted her concerns over the hours of construction, particularly at weekends and as early as 6.25am some mornings during the week with lights and vehicle engines running.

AW explained the permitted hours of construction controlled by the planning conditions.

However, Cllr JP, quite rightly pointed out that these were not as per the Panel resolution which set out within the Panel report a finishing time of 1.00pm on Saturdays, instead of 4.00pm within the planning condition. AW noted that this is likely to be a typographical / human error and could be rectified by the re-issuing of the decision notice, formally amending the condition to 1.00pm. AW also noted that it is not normal practice to impose planning conditions that are replicated by other separate legislation. In this instance, working hours are covered by environmental health legislation, permitting a finishing time of 1.00pm. Miller stated that they generally work until 2.00pm on Saturdays and would abide by the finishing time imposed by LCC. However, for the time being, Miller agreed to finish by 2.00pm on Saturdays.

Cllr JP advised SB to keep a log of unauthorised permitted hours of construction.

MB stated that vehicles on site are all on trackers which allows Miller to track what times vehicles start and stop on site. However, this does not cover delivery vehicles.

Cllrs of Boston Spa pc highlighted that aggregate lorries have been observed mounting the pavement in various locations, while some vehicles have been observed being parked on the grass verges waiting to deliver their goods to the site.

Millers stated that they are to change the deliver arrows to distinguish the difference between smaller and larger vehicles.

Cllr JP asked if deliveries could be called in, in advance.

Millers stated that this may be problematic since some materials arrive from different batching plants. Millers are noted that all the roads and large scale drainage works should be complete by December, and therefore residents should see a reduction on the number of large scale HGVs delivering to the site.

However, members of Boston Spa pc noted that there would still be large HGVs delivering roof trusses and block work and brick/stone to construct the houses thereafter.

Members of Boston Spa pc also asked Millers whether they knew of any traffic restrictions on the route from Tadcaster. Millers stated that they did not know, but in any event confirmed that no construction and delivery traffic was coming from Tadcaster. Miller also said that they had contacted the abnormal loads department at the Council who advised on the most appropriate routes to access the site.

Cllr JP stated that this may be the case, but ultimately it is for elected members to consider and control this through the planning process upon which a Panel decision was made.

Keith Jackson (KJ) was concerned over Millers lack of knowledge of weight restrictions and unhappy that traffic was coming through the High Street.

SB raised concerns that delivery vehicles had forced her off the road on several occasions.

Millers then posed the question of where would be most appropriate route be into the site for construction traffic and deliveries.

Cllr JP advised that it was appropriate for the residents and the parish councils to take the documents away and to try and think about a suitable solution to the issue. Then to collect the ideas together.

Levels

AW gave an overview of the issues associated with levels and how this is covered by a planning condition, which is yet to be discharged.

MB provided a technical overview of the requirement to increase levels slightly at the southern end of the site. This was to accommodate the drainage scheme which enables surface water drainage to flow down (north) towards the drainage tanks beneath the greenspace. An access road, several properties and their associated gardens and proposed to be increased over the current ground level. The properties would be some 400-800mm approx. higher than the current ground levels, depending on which particular property. The gardens would not be as high, but would require the erection of a 1.8m high timber fence along the southern boundary.

SB noted that this would be higher than her fence, because of the difference in ground levels.

AW noted that this would be on the northern side of her property and therefore would not reduce the amount of sunlight and daylight. Concerns were also raised over how the fence could be maintained.

SB also raised the issue of drainage and concerns were expressed that due to the increase in levels, it was possible that surface water would run off the development site onto her property. SB asked for clarification that this would not be the case and that the development would not lead to flooding of her property.

Cllr JP suggested that Millers meet with SB on site to discuss the issues. Also be to present – AW and a representative from Clifford pc.

Greenspace

AW explained that residents and the parish council could become involved in the formulation of public open space / Greenspace, which is to be located close to the junction of Grove Road and Green Lane. The Council has approved a landscape design for this area as this was required as part of the planning application. This also includes a children's play area which was requested by the Plans Panel Members. Cllr JP suggested that residents take a look at the Miller site in Wetherby (former Forensic Science site), as this contains a similar children's play area.

MB noted that it is Millers intention to have the Greenspace completed for March 2018. Therefore, there is an urgency to meet to discuss this within the next few weeks. AW to circulate plans of the landscape design of the Greenspace showing the location of the play area.

Date of Next Meeting

Date of next consultative forum meeting to be within the next 2 months or thereabouts.

To arrange a meeting with the two parish councils relating to the Greenspace.

To arrange a separate meeting with SB, Millers, AW and a representative of Clifford pc to discuss levels as noted above.
