

North Ferriby Parish Council

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20 Narrow Lane
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20th January 2014

Robert Cook
The Planning Inspectorate
Room 3/23 Hawk
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Mr Cook

Re: APP/E2001/A/13/2200981

Land to the North of Monks Way East and West of Brickyard Lane, Melton

We received on 23rd December 2013 from the East Riding of Yorkshire Council a copy of their letter ref AH/71823 to you dated 18 October 2013. It appears that the applicants and the LPA have agreed between themselves that items 4 and 5 of the LPA's reasons for refusal can be dealt with by appropriate conditions. This agreement has been made without consultation with the parish councils or the local community. The admission of Save our Ferriby as a Rule 6 participant by the Inspector on the 20th November 2013 changed the relationships between the main participants, and we request that these items be considered by the Inquiry in order that the community's interests and views can be heard.

Reason 4 incorporates not only noise and disturbance from surrounding employment land, but also these existing and future businesses' reliance on frequent and heavy goods vehicle movements. The access to the proposed housing site would be from the industrial access road and the impact of the combination of industrial and residential traffic, especially at peak times, could not be controlled by conditions. We do not agree that Reason 4 can be overcome in the manner suggested.

Reason 5 sets out the incompatibility of residential accommodation for the elderly on this site with the ERYC's strategic policies for such housing, with its aims to integrate such provision within existing communities, and with its policies for open countryside and for sustainable development. The Parish Council believes that such a location, isolated from local services, would be inappropriate for a development of this kind. There are opportunities for the provision of such accommodation within our village. We cannot accept that the stated conflict with these major concerns can be overcome by conditions which only relate to the internal management of the proposed facilities.

2.

The Parish Council considers that this agreement is perverse, and ignores important community interests of relevance to the Inquiry. Since the basis of the Inquiry has changed in respect of the key participants, we respectfully request that the Inspector allows the consideration of these matters at the Inquiry into this application.

Yours sincerely

Pat Lambert
Clerk to North Ferriby Parish Council

c.c. Peter Ashcroft, ERYC
c.c. Alison Hartley, ERYC