

HAMBLETON PARISH COUNCIL
TUESDAY 28th November 2023 – EXTRA ORDINARY MEETING
STARTING AT 7pm IN HAMBLETON VILLAGE HALL

Minutes

1. To receive apologies for absence – Cllrs Robinson, Smith and Graham
2. To record Declarations of Interest from members in any item to be discussed - Nil
- 3. Planning Applications - to consider the following planning applications:**

Application Number: 23/00960/LMAJ

Proposal: Flood defence scheme with raised defences, to include defence walls, flood gates and a replacement embankment, two vehicle passing places on Wardleys Lane, two temporary construction compounds and road widening. Creation of a saltmarsh habitat compensation site at Rawcliffe Road, to include a new defence wall, breach of the existing embankment and a temporary construction compound.

Location: Hambleton Flood Defences Wardleys Lane To Land South West Of Peg's Pool Embankment, Hambleton And Land Off Rawcliffe Road, Out Rawcliffe

It was resolved to Object to this application (2 votes for approval with comments, 2 votes for objection, Chairman provided casting vote to Object) on the following grounds:

1. This development will have a significant detrimental impact on the public visual amenity of the area. The wall is, in many places, a concrete wall. This area is currently a haven for ramblers, dog walkers, cyclists, residents and so many more groups to walk and/or sit to admire the view of the river. The contribution to the physical and mental wellbeing of users cannot be underestimated. Please compare a walk with a river alongside or a walk in a corridor of concrete walls. Are there other alternatives to a concrete wall? The area is currently an open green space and if it is to be replaced by concrete walls, the character and appearance of the development will not be fitting and in keeping to the area. If it has to be this way, could we strongly request that the glass topped part of the wall in Zone 2 be extended to the whole of Zones 1, 2 and 3? The planned overall height of the wall will also mean that small children and wheelchair users, who regularly gain benefit from this area, will no longer be able to see above the wall to enjoy the beauty of the creek, river and its habitat.
2. The riverside salt marsh is used as part of what is known as The Wyre Way. Currently, at times, the riverside path is not suitable to use or is a very boggy area and walkers have to keep close to the village side to safely use the path. Under this scheme The Wyre Way is to be diverted so that the walkers will have to walk on the wet side of the wall ie closer to the river, this will increase the amount of time that the Wyre Way cannot be used as nearer to the river would be even boggier and cut off more than currently occurs.
3. Areas of the wall would be subject to erosion and/or corrosion, it is felt that other materials should be investigated and used to make it stronger and more aesthetically pleasing.
4. Hambleton Parish Council have responsibility for the common land under Section 9 of the Commons Registration Act 1965. No request has been received by the Council to approve the use of the common land, as would be required within this development. Further within Zone 3 there is to be an area between the rear boundaries of the houses at the top of Riverside Drive and the section of wall nearest to those houses. This area is to be gated, at each end, by the EA to allow them access to inspect the wall. This area will be a magnet for youths to gather creating a security risk to the property owners and will be a tipping ground of garden waste that is thrown over the existing rear walls of the Riverside Drive properties. The tipping of the garden waste happens now

but is swept away during high tides, with the wall in place this sweeping will not take place and the waste will accumulate. Under Section 9 of the above regulation the Parish Council has responsibility to care for the area and therefore will need to arrange the clearance of any rubbish. The Parish Council will not have access to the area due to locked gates for EA access. What assurance will the Parish Council have regarding this area? There are further areas in the plans where it is unclear where the work is to take place eg Yacht Club Land or borders.

5. Highway Safety is already a concern in the area of Wardleys Lane, New Lane, Staynall Lane and Brickhouse Lane. A large number of Planning Applications have been approved in this area, also there are businesses operating outside of the Planning process, making these roads overused when considering the anticipated traffic when these roads were created. Narrow single-track roads where the roads themselves are already in a bad state of repair. These roads are already dangerous with blind bends, narrow and windy roads, high hedges and parked cars and the increased use during the development, this will be over a significant period of time and the impact cannot be underestimated. If this development is to go ahead there must be a pre-development road survey of all the roads to be used during this development, including, not just the immediate roads but any roads that are to be used by development traffic in order to travel to the immediate roads as these are also already in a bad state of repair eg Bull Park Lane. The EA must then be forced to repair any further damage caused during the development.

6. A number of construction compounds are planned to be prepared and utilised to store construction materials during the full extent (currently 93 weeks) of the development. Access to these compounds, needs careful risk management. Kiln Lane is a narrow, in the main, residential road that has other residential roads constantly feeding into it. It has a long history itself of flooding, there is at one point a 90 degree blind bend and is regularly lined by residents' parked cars. Salt Marsh Lane is again a residential road of poor quality and is also questionably unfit for large construction traffic.

7. The significant inconvenience to the properties within the Development Zone and to the Wardleys Lane side of the development is quite unacceptable. Residents here will not be able to their use vehicles to directly access their properties for a large part of two years? Alternative access for pedestrians through the Development Zone has not been fully thought through with the only current option(s) that directs walkers through a private garden, not yet cleared with the owner of the property.

8. It is acknowledged that the development includes improvements to the outlet pipes into the River Wyre potentially helping to reduce the risk of flooding in the village. However, part of the solution is to have drainage travelling underneath the Yacht Club Club House. If anything was to go wrong with the drain it would be the Yacht Club responsibility to fix as riparian owner. A further part of the drainage solution is to utilise an existing UU drain however this is currently filled with concrete and not a functioning drain. It is further acknowledged that, if the project is successful, the property insurance will be potentially cheaper and more widely available.

9. The Parish Council feels that the Environmental Impact has been significantly underestimated. A project at Glasson Dock from 10 years ago has still not recovered from the development. The hedgerows that are to be removed are being replaced by saplings, it will take a long time before the equivalent benefit of the saplings

10. to the environment is felt. The Parish Council have concerns that the impact of redirecting of the culvert on Wardleys Lane will have an impact on the area, the application states nil impact, on what is this based? Have flow rates been baselined? The application states that high tide and high rainfall calculations not carried out as "unlikely to happen", how is this the case when it happens now?

10. There are a number of areas within this application where more work is required (as acknowledged by the EA) in order to ensure that it is complete with all facts rather than

estimations. In particular the number of properties affected appears to be overestimated ie including properties on high ground that would not be affected by flooding.

11. It is further felt that the residents of Hambleton are not being suitably compensated for the loss of such a natural amenity. Whilst some compensatory work is going to be undertaken in Out Rawcliffe, several miles away, the residents of Hambleton will lose all the value of having a natural, unaffected and much loved beauty spot in easy walking distance.

12. There is a significant impact on the Yacht Club both during the development and post-development. An assumption is made that they will respond with their own concerns regarding the application but the Parish Council having listened to their concerns and certainly support them.

This is a significant development within our village which will permanently impact its rural identify. Whilst we appreciate the benefits it will bring to a large number of residents and their properties, we feel strongly that as much as possible should be done to mitigate the visual effect of concrete and steel on such a naturally beautiful area.

4. Next Meeting – Ordinary Parish Council Meeting 5th December 2023 starting at 7pm in the Village Hall

Clerk..... Date

Press and Public Welcome to Attend

For Further Information – please contact the Clerk: Yvonne Walton

Tel: 07703 773785 or email: hambletonpc@yahoo.co.uk