

Harlow and Pannal Ash Residents Association Spring Meeting, 2ndth May 2019 at the Green Hut

Present - Steering Group Members Rene Dziabas, David Parry, David Siddans, Neil Hind, Vivien Alderson, Stephanie Keane, Tim Gray, Steve Robinson, Colin Elliff

Local Councillor: Cllr Jim Clark (Jim arrived mid-way through the meeting having just returned from the Tour de Yorkshire).

Over 80 Association members and local residents were in attendance.

Apologies: Steering Group Members Godfrey Alderson and Elizabeth Charnley, Association Members David and Joan Britain, Cllr Rebecca Burnett (received on the day), Cllr Victoria Oldham, no apologies received from Cllr John Mann again.

The following notes should be read in conjunction with the slide presentation which was uploaded onto the Association website on Friday 3rd of May.

THE LOCAL PLAN – Rene Dziabas

- The Association was represented at all of the Hearing sessions.
- We plan to adopt a “wait and see” approach until the Inspector’s report is published (July/August) before deciding on what action to take.
- Items regarded as “Major Modification” in the report will require further public consultation.
- The Mulgrave development received planning approval prior to publication of the inspector’s report so our understanding is that nothing can be done to reverse the decision even if changes in respect of H51 are included.
- Whatever transpires with regard to the Local Plan both NYCC and HBC need to deliver in terms of providing adequate infrastructure across the whole of the western arc of Harrogate.
- What could potentially become a really important issue regarding sewage problems across Harrogate was highlighted at both the Local Plan hearings and the Mulgrave Planning Application Meeting.

HARROGATE CONGESTION SURVEY – David Siddans

- Somewhat surprisingly a significant number of attendees indicated that they hadn’t received the flyer sent out by NYCC.
- The Association wasn’t endorsing either of the packages, our message was to encourage residents to visit the exhibitions and fill in the survey.
- We didn’t regard the inclusion of a relief road as a part of a greater east/ west trunk route running through the district.
- Some felt that building new roads simply led to the problem being moved around whereas others were concerned with the inadequate infrastructure to the west of Harrogate particularly as the western arc was planned to be the recipient of major housing developments equivalent to the creation of a new settlement.
- A western bypass had been discounted in 1993, on the other hand very little had been undertaken to improve the road network despite a tremendous increase in traffic volumes.
- Environmental concerns were felt to be a key factor along with air pollution.
- The Association is planning a special meeting for members with the Harrogate Zero Carbon Group.
- Heavy Lorries etc. utilising roads/ lanes not designed for such vehicles was highlighted.
- We are working with the West of Harrogate Cooperation Group with regard to this issue.
- All in all it was recognised that there were no easy solutions to this matter.

OTLEY ROAD CYCLE PATH – Chris Dicken

- In general bespoke cycle paths were to be welcomed however with regard to this particular scheme the authorities don't appear to have succeeded in bringing local residents on board.
- The design as proposed was thought to be somewhat "bitty"
- Detailed plans relating to the sections above (Beckwith Head Road to Harlow Moor Road) and below (Beech Grove to the Prince of Wales roundabout) the middle section were urgently required so that residents had a clearer picture of what the entire route entailed.

PARKING ON GREEN LANE/ YEW TREE LANE/ WHINNEY LANE – David Parry

A letter was sent to NYCC late 2018 (copied to Jim Clarke, Rebecca Burnett and John Mann) and we have been speaking with them over the last couple of months.

Information received from NYCC dated 10th April 2018 makes reference to:-

1. *Measures around the Rossett Area are intended to be included in next review of traffic regulations commencing in the summer.*
2. *The Intention is to look at additional restrictions on Green Lane to regulate parking near the school entrance.*
3. *Aim being to deter parking which causes short term congestion, reduces visibility for motorists or wholly obstructs the footway.*
4. *Implementing Yew Tree Lane restrictions prohibiting parking might simply displace poor parking behaviour further along the street or to a different location.*
5. *However, some noticing (letters) on vehicles which are parked indiscriminately obstructing the footway may be considered.*

Additionally we are aware of vehicles associated with Rossett School parking on Beckwith Road. Ashville are now using part of Bus Park above the Sports Centre for college cars during the week. We're not aware of any recent weekday issues in terms of parking in cul de sacs off Yew Tree Lane.

NYCC have been made aware of and are monitoring indiscriminate and inconsiderate parking when sporting events take place.

Jim Clarke mentioned that he had a meeting with Rossett School shortly.

The buckled safety barrier on the Pannal Ash roundabout was replaced late last year.

We've probably done as much as we can at this time but will continue to keep a close eye on developments and intervene where possible.

When we wrote to NYCC we purposely didn't make reference to parking on Whinney Lane as we felt it more appropriate to wait until after the publication of the Local Plan Report and the Mulgrave Planning Meeting. However, after receiving an e-mail from an Association Member who lives on Whinney Lane we contacted NYCC in the middle of April and received the following information:-

1. *There are presently no plans to introduce any parking and waiting restrictions since any restrictions would displace parking further along Whinney Lane and potentially create further road safety concerns.*
2. *It was confirmed that The Castle Hill Farm Site will be served by a roundabout to the south of the farm entrance.*

3. *Localised road widening is also proposed to the south of 31 Whinney Lane to the new roundabout plus some localised widening around two of the sweeping bends prior to The Squinting Cat.*
4. *In terms of Site H51 access is proposed off a new roundabout in Whinney Lane at the junction of Castle Hill Drive (a 4 arm roundabout).*
5. *Additionally a further roundabout is proposed at a site access off Lady Lane.*

Our intention is to leave this matter in abeyance until after publication of the Inspector's report.

PLANNING APPLICATIONS – David Parry/ Stephanie Keane

Mulgrave – Off Whinney Lane/ Back of Beckwith Road

- At the meeting to which residents were invited a scheme to build 27 units was being promoted whereas the planning application submitted was for 40 units.
- Initially this application was to be brought before Committee at the end of November.
- It was withdrawn from the agenda at short notice and likewise from the January meeting.
- After a further 2 false starts it eventually came before Committee on the 2nd of April.
- Local residents submitted detailed papers to HBC primarily with regard to safety issues associated with the design of the proposed access.
- Pictorial articles featuring Association members appeared in the Advertiser.
- The Association's objection was predicated on three issues: - Landscape, Layout and Access.
- The rules of the Planning Meeting process meant that we had less than 2 minutes to speak so the crux of our argument had to be the contention that the access arrangement as presented was unsafe.
- During questions to Council Officials the proposed access bend was described as looking like a Formula One race track.
- Regrettably, planning permission was granted by a tight margin of 6 votes to 4.

We are now working on how best to ensure that our deep concerns relating to the fundamental design of the access are taken on board by HBC before construction commences.

Gladman– Lady Lane (H51)

- A planning application to build 480 houses has been submitted by Gladman.
- The overall indicative yield for H51 according to the Local Plan was 690 units.
- The Association has objected on the grounds of lack of infrastructure and adverse effect on landscape.
- At the Local Plan Inquiry a representative from Historic England spoke against this site being developed in the vicinity of Lund House Farm which is listed.
- If both the Mulgrave and Gladman applications go ahead that would account for 520 houses.
- With more to come potentially from the Banks Group the final figure could be pushed over the indicative 690 units quoted in the Local Plan.

We await publication of the Inspector's Report and will have to put in a full response to the application at some point.

Windmill Farm – Otley Road (H49)

- An article appeared in the Advertiser at the end of January indicating that a request for a Scoping Application had been received by HBC.
- 1,000 houses were mentioned whereas the indicative yield quoted in the Local Plan was 776.
- A Planning Application would fall within the auspices of Beckwithshaw PC

We are awaiting publication of the Inspector’s Report and will consider putting in a formal objection should a Planning Application be made.

Former Police College on Yew Tree Lane

- David Wilson Homes pulled out of the purchase.
- Site now transferred to Homes and Communities who are undertaking due diligence and talking to partnership developers.
- No decisions as yet.

Rossett Green Lane

- An outline application for 14 houses was initially refused but granted on appeal in the main because HBC couldn’t demonstrate a 5 year supply of housing. A detailed planning application is expected in due course.
- A separate outline application for 5 houses (opposite the old Post Office premises) was refused.

COMMUNICATION – Neil Hind

- The growing power and importance of “Social Media” was clearly demonstrated with the interest shown when information was sent out regarding the highly detrimental effect roadworks were having on Horticap.

FINANCES – David Parry

- We had increased our contribution to pay for the Traffic Survey to £1,250.
- New internet platform access was required to support web site activity hence the £72 fee.
- Printing covered a newsletter to 2,000 houses and a fly sheet re Otley Road Cycle Path.
- Total receipts came to £4,322.
- The figure for donations is made up of two amounts of £500 from a member plus a single amount of £50.
- We also received contributions from Harlow Moor Residents Association.
- The balance now stands at a healthy £4,526.95.
- Should professional support be required in the future we are in a much stronger position than we were 6 months ago to pay for it.
- Around 180 people contributed in terms of subscriptions.
- Details regarding how members can pay outstanding subs can be seen below.
- We have traced some membership information as at 2014-15 the intention being to merge this with subscription data collected since September 2018.
- We are looking at a system for picking up new members who move into the area and occupy a property where the original resident was on our books.
- Our aim is to have by an “up to date members list” by this year’s AGM to work with so we are hoping someone might come forward at that stage to join the Steering Group and take up the Membership Secretary role.

Details for paying subscriptions:-

Bank Transfer

Sort Code – 53 50 21

Bank Account Number – 02586436

Name of Account – HAPARA

Reference – Your surname and initials (and post code if space available)

OR By Post

Please deliver to 2 Yew Tree Walk, HG2 9JT with your name, initials and post code on the envelope.

Cheques should be made payable to Harlow & Pannal Ash Residents Association.

Amount Required

At the 2018 AGM we asked members to consider paying 5 years subscriptions in advance i.e. £20 or £4 per annum.