

KEYINGHAM PARISH COUNCIL

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Minutes of the meeting of the Keyingham Parish Council held in the Village Hall on Tuesday 20th June 2023.

Present:

Cllr F. Beardow
Cllr D. Clark (Chair)
Cllr R. Hoggard
Cllr D. Kinnear
Cllr R. Lawton
Cllr D. Medforth
Cllr D. Miller
Cllr M. Smith
Cllr E. Stephenson
Cllr M. Ward
Cllr N. Whitelam

Apologies: None

In attendance: Cllr Lyn Healing, ERYC, Cllr Claire Holmes, ERYC, Cllr Sean McMaster, ERYC.

1. **Public Participation:** Over 70 members of the public attended the meeting to speak to item 6.1.
 - 1.1 23/01277/OUT Outline Erection of 20 first home dwellings including associated infrastructure (Layout, access & scale to be considered) Land west of Highfield, Church Lane, Keyingham. HU12 9SX.

Members of the public addressed questions and expressed concerns to ERYC Ward Councillors regarding the development. Representing a larger group of interested parties, including over 100 residents who had signed a letter detailing objections to the proposed development, residents expressed their profound concerns regarding the appropriateness of the development and its impact upon the safety and well-being of the residents of Keyingham. Councillors noted the clear and cogent points made by residents regarding the impact of the development on a wide range of aspects of village life. Resident's concerns included safety, congestion, impact upon the life of the Church and of 'the village as a whole', loss of habitats, overburdening of drainage and sewerage and the intrusion of the development into open countryside. Residents queried the proposed development in relation to its positioning *outside the designated development area for Keyingham*. Residents questioned, and asked to be signposted to, the evidence of 'housing need' to support the type and number of homes proposed. The location of the development, sitting outside the designated development plan area, was a key concern, noting that other, safer, more appropriate sites were available within the Parish of Keyingham. Ward Councillors and Parish Councillors listened to all the issues and noted all the concerns raised. Following statements by the public and the engagement of Ward Councillors the Parish Council moved to vote on the proposal. **Councillors voted unanimously to object to the proposal.** It was resolved to draft a consultee statement reflecting the matters of concern to the Parish Council and in support of their decision to oppose the development.

1.2 Councillors Claire Holmes and Sean McMaster shared their disappointment in the lack of progress towards works to improve the road crossing, safety and signage on the A1033 as it passes through Keyingham. Councillors pledged their support to escalate the matter.

2. Declaration of Interests

- a) to record declarations of interest in respect of agenda items listed below:
- b) to note dispensations given in respect of agenda items listed below:

Declarations and dispensations were recorded as follows:

Cllr R. Lawton: Allotments

Cllr D. Kinnear: Allotments

Cllr Stephenson: Allotments

3. Approval of the Minutes of the Previous Meeting

The minutes of the meeting of Keyingham Parish Council held on 16th May were approved.

3.1 Actions and Matters Arising from the minutes not covered by the agenda. None.

The meeting was declared open and it was resolved that Item 6.1 be addressed at this point.

(Items 1.1 and 6.1 & Appendices 1 and 2 refer).

3.2 Review of the Vikings Lease: Deferred.

3.3. Grant Applications & Funding Update:

3.3. It was confirmed that ERYC would begin work to install CCTV late August/ early September. **Noted.**

3.4 Village Hall: Cllr Ward provided an update on works conducted to date, confirming that the painting of the outside of the hall was almost complete and further work on the heating system to improve the efficiency of the radiators had been done. The next stage in would be zoned heating controls using wifi connection. A vote of thanks was offered to the volunteers who had run the highly successful coffee mornings, raising much needed funds to ensure the viability of the hall. **Noted** with thanks.

3.5 Local Council Elections 4th May 2023: Councillors completed and submitted declarations of interests.

4. Correspondence

4.1 Email from [C&BG] Offering materials towards the siting of the memorial Bench/ Keyingham Primary School Green Space Project. **Noted** with thanks.

4.2 Email from ERYC Civil Engineering team to confirm that footpaths in the following areas of Keyingham are scheduled for maintenance: Albermarle Road, Etherington Close, Kelsey Drive, Langdale Drive, Owst Road, Seymour Road, St Philips Road, Station Road and Eastfield Road. **Noted.**

4.3 Email from ERYC re: Temporary Road Closure, Ings Lane, Keyingham. **Noted.** Schedule of works & map to be posted on website.

4.4 Email from [MY] re: parking issues, Saltaugh Road. **Noted. Action Clerk** to contact [BR] to request support.

4.5 Email invitation to attend Annual Town & parish Planning Liaison Meetings, 4th July 10.00am & 12th July 5.00pm. **Noted.**

4.6 Email from Charity Commission notifying the Council as Sole Managing Trustee of the Boyes Lane Charity 504147 of changes to their operating procedures. **Noted.**

4.7 Email from [PC] raising concerns regarding the speed of vehicles travelling along Owst Road. **Action Clerk** to forward to ERYC for consideration regarding signage.

4.8 Request to hold an event from Keyingham Primary School: **Approved.**

4.9 Request to hold an event from Holderness Vikings: **Approved.**

4.10 Email from AJ Solicitors responding to questions raised by the Parish Council as part of the review of the lease agreement with Holderness Vikings. **Noted.**

5. Accounts

Accounts received in May for Payment in June 2023					
Payee		Net	VAT	Total	A/C Ref
Clerk Salary (STO)	Salary			936.03	P01
HMRC	Tax			238.40	P01
	Employer NI			59.85	
	Employee NI			17.24	
	Total			315.49	
BT (STO)	Business Line for Parish Clerk: calls, rental, internet charges	62.87	12.57	75.44	P20
J. Billaney	Printer Paper	13.00		13.00	P08
	Printer Ink	26.64	5.34	31.98	
R Hoggard	Tree Supports - Boyes Lane	44.85		44.85	P26
	Total			89.83	
HAPS (STO)	Grounds Maintenance	730.83	146.17	877.00	P11
HAPS	Additional Cut - Sports Pitches	30.00	6.00	36.00	P11
Brook St Ltd.	30455389	118.65	23.73	142.38	P31
	30444034	118.65	23.73	142.38	
	30444035	118.65	23.73	142.38	
(BACS)	30477521	118.65	23.73	142.38	
	Total			569.52	
Water Charges (DD)	Saltaugh Road	74.47		74.47	P03
	Cemetery	8.87		8.87	
	Boyes Lane	8.08		8.08	
	Total			91.42	
Zurich Insurance	Annual Premium	2,385.15	286.22	2,671.37	P02
Scribe Accounts	Set Up & Subscription Fees	657	131.4	788.40	P05
360 Accountants	Monthly Payroll	10.99		10.99	P05
WHA Vowles & Son	Lawnmower Parts	101.28	20.26	121.54	P26
Play Inspection Co.	Annual Inspection	179.95	35.99	215.94	P17
Kall Kwik	Printing - Play Inspection Report	21.70	4.34	26.04	P17

Eden Arts	Film Hire INV 3393	105.00	21.00	126.00	NP02
Eden Arts	Film Hire INV 3404	105.00	21.00	126.00	NP02
Eden Arts	Film Hire INV 3435	105.00	21.00	126.00	NP02
Feeney Clean (STO)	Bus Shelters	50.00		50.00	P32
Total Payments				7,253.01	
Receipts					
WP Everingham	Burial fees [Thompson]			165.00	

5.1. AGAR & Public Access Period.

The Annual Accounting Statements were received from the Internal Auditor. The accounting statements were considered and it was resolved to sign-off the accounts prior to External Audit. The annual accounting statements were signed by the Chair and Clerk/ RFO in front and with agreement of, full Council.

It was confirmed that the public access period would begin on 3rd July and conclude on 11th August.

5.2 Village Hall Grant: It was **resolved** to transfer the remaining grant funds of £ 1,480.00 to the Village Hall bank account. **Action Clerk.**

6. Planning Matters and Developments

6.1 23/01277/OUT Outline Erection of 20 first home dwellings including associated infrastructure (Layout, access & scale to be considered) Land west of Highfield, Church Lane, Keyingham.

HU12 9SX. **The Parish Council voted unanimously to object to the development. The Consultee Statement in support of this decision was submitted following the meeting and is attached to the minutes in appendix 1. (Item 1.1 refers)**

Keyingham Parish Local Plan is attached to the minutes in appendix 2.

6.2 22/04036/PLF Blue Bell Inn, Main Street, Keyingham HU12 9RE.

Councillors noted that ERYC Planning Dept had refused planning permission for this development. **Noted.**

7. Reports from Representatives:

(b) Playing Fields: Councillors noted that the ditch running alongside Saltaugh Road Playing field had not yet been cleared. **Action Clerk** to remind contractor.

Play Area Inspection Reports were circulated for consideration. It was noted that there were no areas of elevated risk identified following previous schedule of works.

(c) Allotments: A small number of plots were partially overgrown. It was agreed to observe with no action at this stage.

(d) War Memorial: *No new matters to report*

(e) Boyes Lane Recreation Ground: It was noted with thanks that Keyingham Scouts were now operating a 'watering rota' to help the newly planted trees to become established in drier weather. **Noted with thanks.**

Thanks were extended to Cllr Kinnear for making repairs to the lawnmower.

Churchyard: *No new matters to report.*

(f) Cemetery: It was noted that work on installing the rabbit proof fencing was underway, however an electric cable had been uncovered during the works which would require investigation by National Power Grid. **Action Clerk.**

(g) Streets & Verges: Councillors noted the pavements scheduled for works and thanked Cllr Hoggard for his tenacity in this matter.

Village Plan:

1. Update on Emergency Plan deferred to the August meeting. **Action Cllr Kinnear.**
2. Councillors considered replacement of selected flags.

8. Councillors Forum: information/future business & Chair's Update:

Priority Items for the next Agenda:

- Co-option of new members
- Review of the Terms of the Lease: Holderness Vikings/KPC

Date and time of next meeting: **Tuesday 18th July 2023**

Please notify the Clerk of items for the agenda by 5.00pm Tuesday 11th July 2023.

Appendix 1.

Keyingham Parish Council - Draft Statement in response to Planning Application 23/01277/OUT

Erection of 20 first home dwellings including associated infrastructure (layout, access and scale to be considered)
Land west of Highfield, Church Lane, Keyingham, HU12 9SX

Introduction

Following the posting of the application on the ERYC Planning Portal Keyingham Parish Council received a large amount of email, telephone and in-person contact from residents of Keyingham wishing to voice their concerns about this proposed development and its impact upon the whole village and surrounding area.

The Parish Council have been copied into communications made directly to ERYC Councillors, expressing concerns and requesting that this proposal be carefully considered by the ERYC Planning Committee. The Parish Council requests that a site visit be carried out prior to a meeting of the Planning Committee.

At the meeting of the Parish Council on 20th June 2023 over 70 members of the public attended Public Participation to speak to this matter and to share their concerns with the Parish Council and with all three ERYC Ward Councillors who attended the meeting.

Responding to its duty to represent the views of the residents of Keyingham who have taken the time to engage in the process of informing in the future development of the settlement of Keyingham and based in the concerns raised in each of the categories listed below, **Keyingham Parish Council is opposed to the development.**

Planning Number, Size, Density, Design & Layout.

The Parish Council supports, *in principle*, the creation of first homes to enable young people from Keyingham and the surrounding area to settle and raise families in the locality.

However, the site chosen for this proposal is not within the designated development area of the local plan and there are other, more suitable sites available within the Parish which do fall within the development area.

The Parish Council does not consider that 1 three-bedroom bungalow and 19 'first homes' of the proposed size and density match the current housing need within the Parish of Keyingham.

The proposal does not address the 'Change of Use' that would be required for this agricultural land to be re-designated as potential building land – *Notwithstanding that it is outside the designated development area and as such should not be considered for any proposed development.*

As a proposed development focussed mainly upon first home dwellings the proposal takes insufficient account of the potential impact on nursery and school places available locally or the impact on already over-stretched healthcare resources.

The Parish Council agree with residents of Keyingham who are concerned that the plan intrudes into open countryside and is not sympathetic with the character of the settlement overall.

The Parish Council wishes to raise that as a consultee to the development and planning process the timeliness of information regarding amendments to plans and changes to consultation deadlines are not always notified directly and promptly and can undermine the consultation process.

Access

The Parish Council has grave concerns regarding the on-going road safety issues on the A1033 as it passes through Keyingham. The proposed development would increase the road traffic entering and emerging from Church Lane by approximately 40 vehicles twice each day (two per household) emerging onto a 'blind summit,' at a bus-stop and within metres of a road crossing which is currently subject to redesign by the Highways and Traffic Management Teams for safety reasons.

Church Lane itself is too narrow to cope safely with an increased volume of traffic. The upper end of Church Lane is part of a one-way system to alleviate existing traffic issues, and as such there is only one route of access and egress, which is directly onto the A1033 at the brow of a hill.

Church lane is too narrow to accommodate vehicles turning into drives or accessways on both sides of the Lane and would be likely to cause queues/ hold-ups.

Queuing vehicles waiting to enter Church Lane would cause hold-ups on the A1033 - a bus route and the main route between Hull and Withernsea for emergency vehicles.

The Lane is regularly used by agricultural vehicles which require the full-width of the lane to pass along it.

Landscaping

It appears that the proposed plan indicates the removal of trees Lining Church Lane, with the exception of one which is subject to a tree preservation order.

The Parish Council objects to the removal of the trees on ecological grounds as they are older established trees providing important environmental benefits, encourage wildlife and enhance the appearance of the village.

As part of the Keyingham Village Plan volunteers have cared for the grass verge along Church Lane for many years, adding annually to the beautiful displays of spring bulbs.

The Parish Council have invested time, effort and precepted funds to maintain the grass verge and feel strongly that it should be retained.

Neighbourhood Impact

Livestock grazing in this field are a feature of the culture and nature of the village.

Church Lane provides a traditional and picturesque approach to the Grade 1 listed Church, and two grade 2 listed buildings.

The Keyingham Village Plan has completed two phases of its 'Blue Plaque Scheme' aimed at preserving and celebrating some the villages heritage. Several of the places of historical significance are in this area of the village.

As the only remaining Church in the village, following the closure of Keyingham Methodist Church, St Nicholas is now the only available venue for Christian worship, Weddings, Christenings and Funerals.

Due to re-locating the Remembrance Day Parade to St Nicholas Church Grounds from Keyingham Main Street (for public safety) it now hosts the Annual Service of Remembrance and wreath-laying, involving the whole community of Keyingham.

Infrastructure

- Proposed access and egress are inappropriate and or unsafe
- Provisions for drainage and sewerage are inadequate and likely to lead to flooding and/or pollution
- The loss of land area and creation of hard surfaces which do not absorb rainfall, coupled with the gradient of the land, are a flood risk
- There is a risk of 'run-off' water pooling on the highway (A1033)
- The existing drainage in Keyingham is at capacity and fails to remove surface water during heavy rain causing flash flooding in several areas of the village
- Localised flooding is made worse by the topography

Overshadowing/Overlooking

Residents who live in properties on the east side of Church Lane will lose views, light and the value of their properties may be affected.

Trees/ Ecology

The Parish Council believe the following are key considerations in preserving grassland

- Loss of habitat for wildlife
- Loss of trees contributing to offsetting carbon emissions
- Hunting Owls are regularly seen here
- Grassland/grazing pasture is in decline
- Smallholding, a traditional way of life in the locality, is in decline

Planning Gain (Alternatives)

The Parish Council are aware of suitable alternative sites in other areas of the village which:

- Are *within* the Development Plan Area
- Are on brownfield sites, suitable for development of first homes
- Are located on level sites
- Have existing links to utilities

- Have lower environmental and ecological impact
- Have capacity for a development of a similar size/composition
- Do not affect listed buildings, Tree Preservation Orders
- Do not exacerbate road safety issues

St Nicholas Church

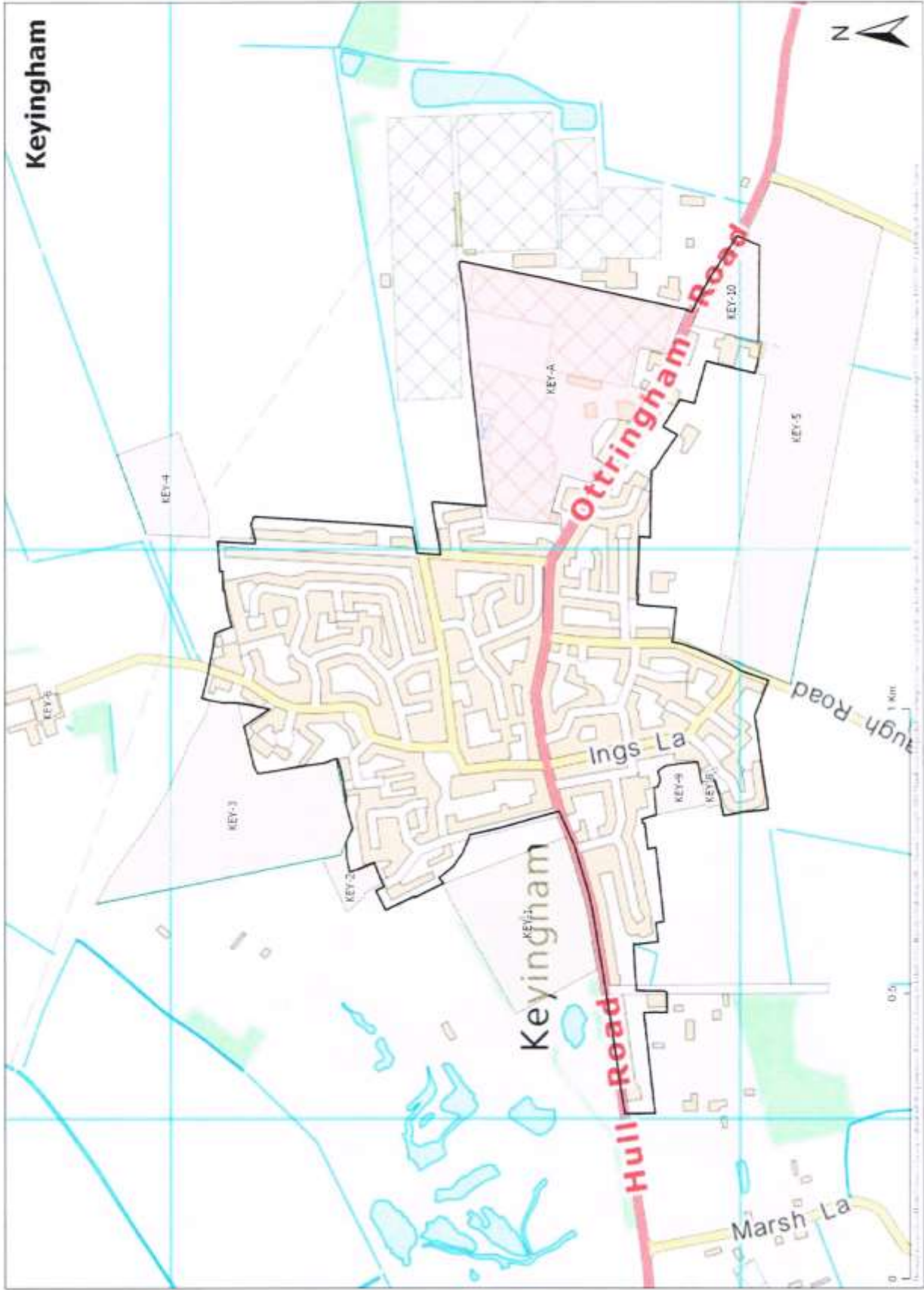
The Parochial Church Council of St Nicholas Church Keyingham attended the Parish Council meeting on 20th June to share their objections to the proposed development which are as follows:

- St Nicholas Church is an historic building with Grade 1 listing. Its construction, foundations and the fabric of the building are in constant need of monitoring. Increased traffic, land disturbance or construction processes would cause concern for the church architects
- Covenants exist which allow the PCC to express their concern regarding any proposed development which may impact upon the life or fabric of the Church
- Members of the PCC consider that the development may impact upon the life of the church in the following ways:
It may be more difficult for people to access the church in vehicles at key times in their lives, parking of vehicles for weddings and funerals, which is already problematic, would be likely to be more difficult/prohibitive
- Any factors which discourage people from visiting or using the church will ultimately affect its viability and over time may lead to closure, which would be a great loss for the community
- Increased noise may impact upon the life of the Church

Summary

Following the extensive engagement of members of the public at the June meeting, in support of their concerns and with regard to all the issues described in this consultative response, the **Parish Council members voted unanimously to oppose the proposal to build on this site** and request that this statement is considered most carefully by the ERYC Planning Committee when addressing the proposal.

Appendix 2



Keyingham

Keyingham is identified as a Rural Service Centre in the Local Plan. The proposed housing requirement for the settlement over the period 2020 to 2039 is 200 new dwellings.

Taking into account the number of existing commitments and completions there is no need to make any new allocations in the settlement. The one allocated site in the existing Local Plan will be sufficient to meet the housing requirement for the new plan period.

Allocations & Commitments Summary

Site Ref	Comments	Committed Supply	Residual Capacity	Total Site Capacity
EY-A	Housing Re-allocation	5	180	185
	Small and other committed sites contribution	49		49
	Totals	54	180	234

Committed supply as at 1 April 2020

Residual capacity as at 1 April 2020 based on assumptions regarding net developable area and potential density of development

Outcome of Site Assessment Methodology

The following table provides an overview of the outcome of the site assessment process. For more details please see the [Introduction](#).

Site Ref	Use	Outcome	Summary of Main Reasons for Selection or Rejection of Site
EY-A	Housing	Re-allocate site	Existing allocation. Site with planning permission at time of assessment.
EY-10	Housing	Committed Site	Site with planning permission at base date of plan under Policy AD1. Full site assessment not necessary.
EY-1	Housing	Not selected	Poorly related to settlement pattern. Significant intrusion of built form into sensitive area of open countryside.
EY-2	Housing	Not selected	Extension of built form of settlement.
EY-3	Housing	Not selected	Poorly related to settlement pattern. Significant intrusion of built form into sensitive area of open countryside.
EY-4	Housing	Not selected	Poorly related to settlement pattern. Intrusion of built form into sensitive area of open countryside.
EY-5	Housing	Not selected	Poorly related to settlement pattern. Significant intrusion of built form into sensitive area of open countryside.
EY-6	Housing	Not selected	Discounted at Stage 1 - Not in conformity with settlement network.
EY-8	Housing	Not selected	Within high risk flood area (FZ3a).
EY-9	Housing	Not selected	Within high risk flood area (FZ3a).