

WIGGINTON PARISH COUNCIL

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Minutes of the Extra-Ordinary Meeting of Wigginton Parish Council Meeting held on Wednesday 18 May 2022 at 18:00 at the Wigginton Old School

Present:

Councillors: Cllrs Gates (Chairman), Denton, Edwards, Lakey, Leaf, Runciman, and Cllr Wreglesworth

In attendance: Lisa Matthewson, Associate Director of Planning Issues, Adam Mooij, Regional Managing Director, Northern Region for Churchill Retirement Living and Nick Hill, Design Manager for Churchill Retirement Living, approximately 70 members of the public, Cllr Cuthbertson and the clerk Ms Karin de Vries

21/X1 Chairman's welcome

The Chairman welcomed everyone to the meeting and explained that the current consultation for the proposed development of a Retirement Living complex by Churchill Retirement Living is held by Churchill Retirement Living prior to submitting the plans to the Local Planning Authority, the City of York Council.

21/X2 To receive apologies for absence

Apologies had been received from Cllrs Ferguson and Finch. Cllrs Leaf and Runciman would arrive after the start of the meeting.

21/X3 To receive any declarations of interest

None were received.

21/X4 Public Forum

- 1. Presentation Churchill Retirement Living. Pre-submission consultation regarding plans for redevelopment of a residential property at 11 The Village in Wigginton to a Churchill retirement community.**

Adam Mooij explained that Churchill Retirement Living was founded in 1994 by Spencer and Clinton McCarthy and 200 schemes exist nationwide. The plans for a 45 unit mix of 1 and 2 bed age-restricted apartments in Wigginton were explained. The plans would include a change to class C3. A lodge manager would be on site to look after the development day to day. A sister company would manage the running of the complex.

Lisa Matthewson talked about the planning benefits including the need for housing for the elderly. The average age of residents within a Churchill Retirement Community is 79-80 years old and includes a fair amount of single women. The complex introduces a community aspect for isolated elderly. As a result of people moving into a retirement community, family homes are unlocked for families and down the chain, for first time buyers. A small number of permanent jobs would typically be the lodge manager, garden maintenance and cleaning staff. The development would result in £350,000 of high street spend per annum per development due to the use of local facilities, bakers and butchers.

The Design Manager, Nick Wood, explained the design of the proposed development on the historic tannery site. Due to the quite large deep plot, 45 apartments as well as 15 car parking spaces could be accommodated. The development includes communal rooms as well as a space for mobility scooters, the frontage was modelled on the McCarthy Stone complex facing The Village. The Eastern elevation was designed to limit impact on neighbouring residents, with dormer windows. Only corridor windows face neighbouring properties.

2. To receive residents' questions.

Multiple questions were asked in relation to the siting of windows and balconies overlooking gardens and its impact on the privacy of neighbouring properties. Mr Wood stated that those maintained the privacy considerations as stipulated by the City of York Council. Moreover, most of the views would be oblique rather than straight views. Other questions related to the height of the building and resultant overlooking. A question was raised regarding the Juliette balconies and their distance from an adjacent property. Mr Wood responded that the distance would be in excess of 21m as stipulated in the City of York's planning guidance. Another resident raised the fact that a substation appeared to be planned right next to their house and they asked for some standoff distance. They were told that the building might not be needed.

A number of questions related to trees on site. One conifer had already been felled but another was left in place due to birds nesting. A resident commented that the tree in question had not been drawn on the plans and asked whether it was likely to be felled. In response, Adam Mooij stated that Churchill's did not own the site at the moment and that it had been purchased subject to planning consent. Any planting shown on the landscaping plan including hedging on the landscaping plan would be maintained in its entirety. A specific tree in the corner would stay.

David Geary spoke on behalf of the Wigginton Recreation Hall and raised major concerns about the parking. He stated that 0.33 car parking space per apartment was not sufficient and that experience with Belfry shows that this would cause considerable congestion. He raised that The Village is a major road and that the site is on a dangerous bend. Not only residents would need parking but also visitors, staff and any delivery vehicles. Lisa Matthewson reported that she'd driven into Belfry court and that 70 to 80 per cent of its parking was unoccupied. She stated that a major benefit of the Churchill complex was that the car parking area would have unallocated spaces, that very few residents would have cars and that the main entrance would be internal to the site with a turning circle for vehicles.

Another resident commented that whenever they come past Belfry Court, there are always big lorries parked in front of it. They stated that there needs to be space to park for district nurses, mobile hairdressers, and other providers of services to the residents.

A question was raised about contamination and whether a survey had been carried out. Also, a lime pit with carcasses was on site. Adam Mooij reported that the investigation had not shown high levels of contamination. It would be for the City of York to impose a planning condition in relation to the potential pollution.

The planning history for an adjacent similar age-restricted development by McCarthy and Stone, Belfry, was raised and the fact that it had been approved on appeal. Churchill's Retirement Living stems from the same McCarthy and Stone.

Other residents raised that Wigginton had a large number of retirement properties already, including Belfry court, Rosevale and St Mary's all in Wigginton village. Also, a lot of the properties in Belfry court were currently empty and with 16 empty properties in St Mary's, this suggested oversaturation for the area. Moreover, only very few local people moved to these properties showing a local of local need.

Another questioner asked whether the Haxby and Wigginton Neighbourhood Plan group had been consulted and whether Wigginton parish Council and Haxby Town Council had been asked whether Wigginton and Haxby need any further retirement living.

The burden on local facilities such as the doctor's surgery was raised. In answer, the developer responded that this would be considered as part of any S 106 contribution.

Questions were raised in relation to how the building sits within the built environment of The Village. Moreover, was any consideration given to retaining the tannery and why was the elevation brought forward of the building line. In response, Mr Wood said that the site had been nicely landscaped and would provide a purpose-built complex, which would lead to less falls of residents.

The typical expenditure of £350,000 was queried and the resident was incredulous that every resident would spend £20 per day in the high street of Wigginton village.

A resident asked how much the maintenance charges for the flats would be. They gave an example of a resident of St Mary's court who is charged £190 per month in maintenance charges. Adam Mooij responded that the service charge would cover the communal running of the building and that typically residents would save money on their bills and maintenance, building insurance and electricity.

Another resident asked whether all that was said would be taken into consideration. Adam Mooij responded that all the points had been recorded and hoped that they could be taken into account.

The Chairman asked for a general vote on whether local residents present at the meeting supported the development proposals. The residents voted overwhelmingly against the development proposals.

Another resident asked for soft landscaping and dedicated housing to accommodate bats, birds and hedgehogs.

A resident queried whether the consultation was genuine. Adam Mooij responded that a public exhibition had been held and that they had attended the extra-ordinary meeting to understand the residents' views. The developer stated that there was no exact time frame for submitting the application to the Local Planning Authority, the City of York Council, but that it would be in approximately 4 weeks from now.

The Chairman summarised the meeting and stated that everyone had a further chance to submit comments when the planning application was submitted to the city of York. He also said that the Parish Council would form a planning committee in order to give appropriate attention to the planning application and that WPC Planning Committee meetings would be open to the public.

21/X5 To consider ongoing planning matters and decide upon any necessary action to include:-

1. Churchill Retirement Living. Pre-submission consultation regarding plans for redevelopment of a residential property at 11 The Village in Wigginton to a Churchill retirement community.

The developer was asked to take into account the views expressed at this public meeting. The Chairman pointed out that there is a vacancy on Wigginton Parish Council and thanked the developer and members of the public for attending the extra-ordinary meeting.

There not being any time left to further discuss this matter, the Chairman closed the meeting at 19:02.