

Plans in respect of the proposed petrol filling station and retail store adjacent to killingwoldgraves roundabout.

**a) Application number: 19/01217/PLF**

**Proposal:** Erection of petrol filling station and retail store

**Location:** Land North East Of Killingwoldgraves Roundabout Bishop Burton East Riding Of Yorkshire HU17 8QF **Applicant:** BP Oil Ltd **Application type:** Full Planning Permission

Deadline for comments – 17<sup>th</sup> May.

AND

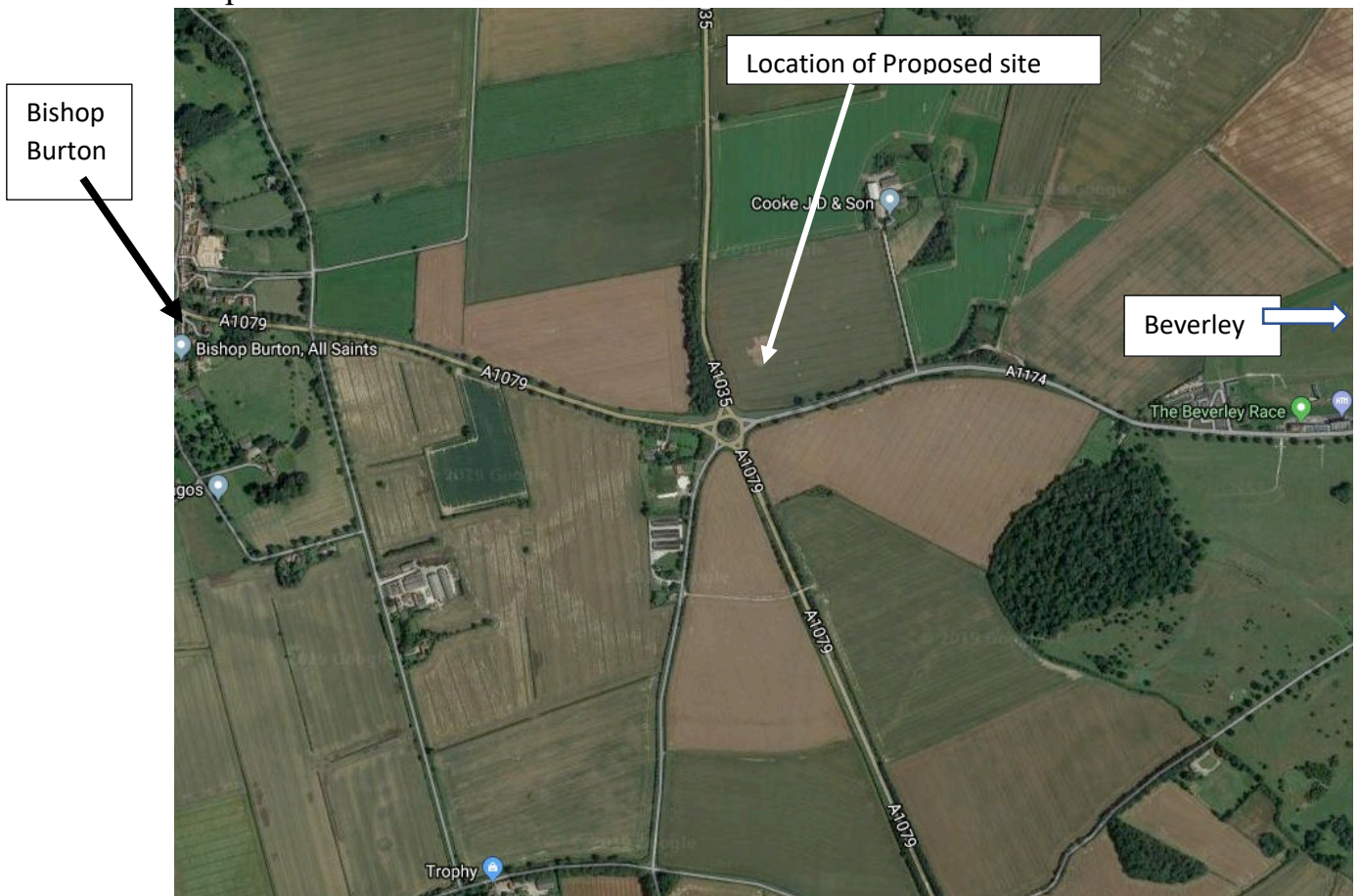
**b) Application number: 19/01218/PAD**

**Proposal:** Display of 1 double sided internally illuminated ID Totem sign, 4 internally illuminated fascia signs (retail store) and 4 internally illuminated fascia signs (petrol filling station)

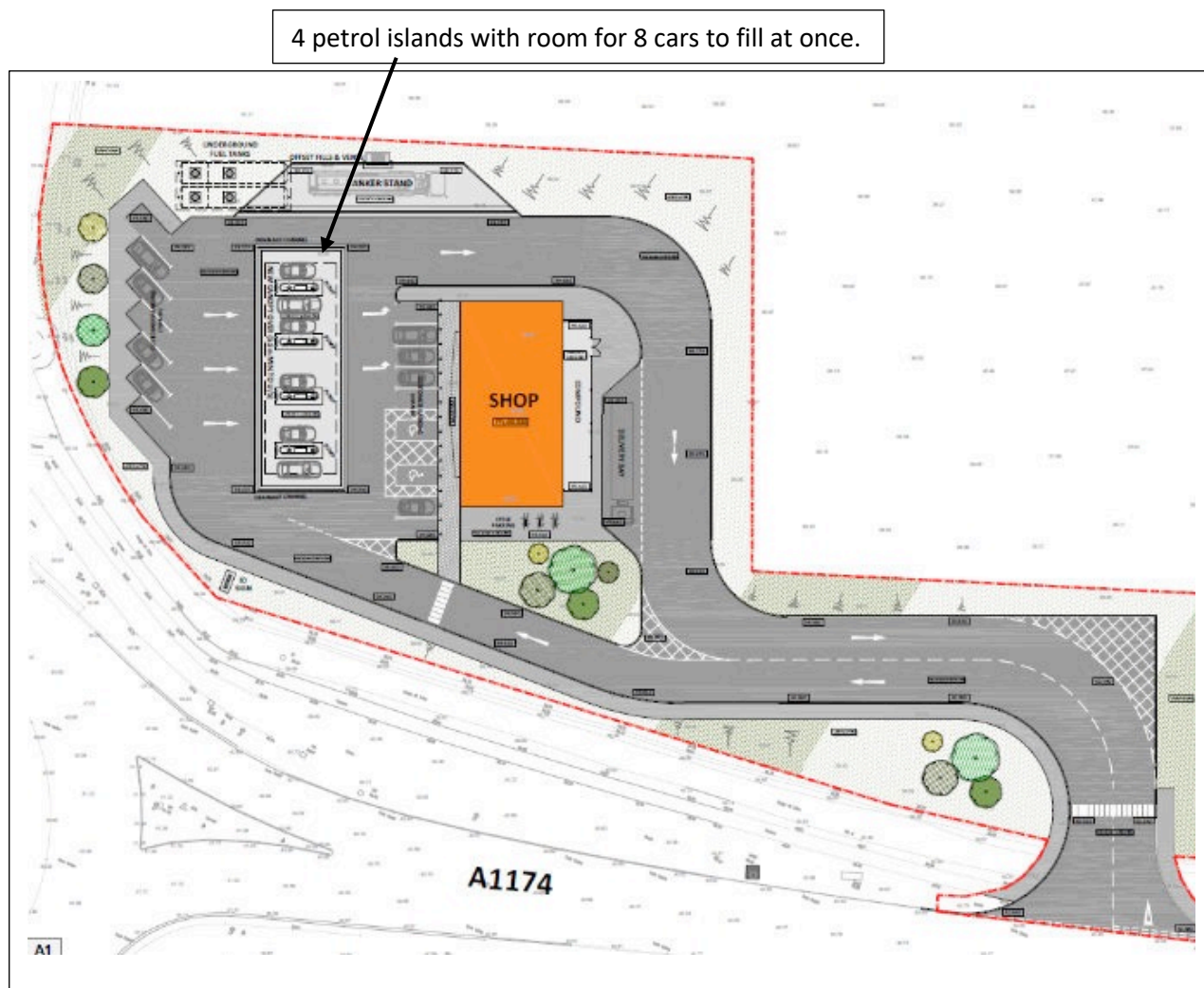
**Location:** Land North East Of Killingwoldgraves Roundabout Bishop Burton East Riding Of Yorkshire HU17 8QF **Applicant:** BP Oil Ltd **Application type:** Consent to Display an Advertisement.

Deadline for comments – 18<sup>th</sup> May

Proposed site



## Proposed layout



### **To view the planning applications: -**

Plans are available to view on the ERYC website - [www.eastriding.gov.uk](http://www.eastriding.gov.uk).

Once on the site - click “view planning applications” displayed in the central box. You then get a page headed “view and comment on planning applications” scroll down until you see a brown bar with “view and comment on planning applications” – click on it, this takes you to a page headed “public access website for planning” – scroll down to step 3 and click on the brown bar with “enter the public access website” on it, which takes you into the planning portal. To view the planning application type the application number where it asks for a keyword and press search this will then take you to the planning application. You can view the documents submitted by clicking the documents tab.

## **To submit comments: -**

The **deadline** for comments on the applications is the **17th May**. Comments can be made in writing or on line.

Letters must be either sent to or handed in to:-

Planning and Development Management Team  
East Riding of Yorkshire Council  
County Hall  
Cross Street  
Beverley  
HU17 9BA.

(Note: if you hand your letter in in person, get a receipt with the date to confirm it was handed in before the deadline).

**You must include the planning application reference and your contact details** in all comments submitted.

## **To submit comments on line: -**

View the planning application as directed above, then, if you have not already commented on any planning applications online you will need to register by pressing the “register” along the top bar. Complete your details. Once completed an email will be sent to you detailing how to activate your account. You will then be able to submit your comments.

If you are submitting your comments directly on line I would suggest that you create a word document on your computer and only when you are happy with it go onto the ERYC planning system and then copy and paste it into the ERYC online system. The reason I say this is that the system times you out after a set period of time and you may lose everything. The system also has a maximum number of words so you may have to submit as an attachment.

**Comments** – ERYC take into consideration all comments submitted. The more comments the ERYC receive from individual people the more weight they place on the comments. When sending in comments they need to be factual and not emotional.

Please find following a summary of the comments made at the public exhibition/consultation event on the 31st January and the open meeting on the 1<sup>st</sup> May.

- Feeling of the meeting was that one of the strongest arguments against the proposal was that it would completely change the character of the ancient approach into the

historic town of Beverley from a rural into an urban setting, and, in doing so ruin the heritage and character of the access to Beverley and the Westwood from the west.

This would be exacerbated by the proposed signage which is designed to be seen from all sides of the roundabout. The design and access statements states: "A signage totum is included in the design proposals and located in a prominent location. The Totem is positioned on the southern corner of the site in a location that is visible from all legs of the adjacent roundabout"

The meeting felt that :

- There was no need for a petrol station in the planned location. It is understood that statistically a town of the size of Beverley requires 4 petrol stations and it currently has 4 petrol stations and thus there is no demand/need for another one. The current ones are just a few miles away and easily accessible.
  - It was noted that historically at least 4 petrol stations have closed within a few miles of this location.
  - It was commented that the government sees the way forward as electric cars and that the use of petrol stations would be expected to decrease. It is noted that there is no provision for electric cars at the petrol station.
- No need for an M&S convenience store as there is one in Beverley, just a few miles away.

It was felt that should it be allowed then the effect would be:

- Detrimental Effect on local business' – The nature of the products being purchased are not impulse purchases. Thus, if you purchase them at the new petrol station/M&S you would not purchase them elsewhere and thus other local business would lose trade. As a result, it was felt that the proposed store would have a detrimental effect on the village shops in Bishop Burton, Walkington and Cherry Burton. It may even result in their closure which would rip the heart out of the communities.
- It is also likely to have a detrimental effect on wider business including those in Beverley.
- Traffic – the development would increase the traffic on Killingwoldgraves roundabout and on the road between Killingwoldgraves roundabout and the racecourse. The roundabout is already busy and dangerous and the narrow road leading to the racecourse already gets congested, this development would make the roads even more dangerous than they already are.
  - It was noted that the traffic survey was undertaken on 18<sup>th</sup> December and all agreed that this was not representative of "normal" traffic flows.
  - It is noted that there are plans to create a right-hand turn lane for traffic approaching from Beverley direction, and a slip road for traffic approaching from Killingwoldgraves roundabout. No provision for traffic turning right out of the petrol station onto the road towards Killingwoldgraves roundabout.
  - It was commented that whilst it is not designed for HGV's it would attract more vans.

- Concern was raised on the effect the increase in the traffic and the site would have on the safety of pedestrians that use this route to get into Beverley from Bishop Burton.
- Concern was also raised re the increased health & safety risk it would pose to cyclists on what is already a busy roundabout with no cycle lanes.
- Detrimental effect on the air quality due increase in traffic
- Detrimental effect on Carbon footprint
- Detrimental effect on the local wildlife as the site is proposed to be open 24/7 and thus the noise and light pollution will be ongoing 24/7 and will affect the local wildlife as well as detrimentally affecting the dark skies over the Westwood.
- The development would exacerbate the problem of litter between Bishop Burton and the Westwood, and on nearby lanes and roads.

People were very concerned that if it was allowed:

- This proposal would be likely to be the thin end of the wedge. Those present were concerned that further planning applications such as had occurred at the Pocklington and Shiptonthorpe roundabouts for such as take-away and drive-thru franchises would follow.

It was also commented that:

- We have a responsibility to care for the land and environment for future generations. This would be yet another example of turning a green field site into a brown field site when it is not necessary.

No one at the meeting spoke in favour of the plans. A comment was however made that the store may be seen as convenient by some people.

Please submit your comments directly to ERYC. THE MORE COMMENTS THEY RECEIVE THE MORE WEIGHT THEY WILL PLACE ON THE COMMENTS.

**Please note there are two applications:**

Application number: 19/01217/PLF – re the petrol station and the retail store

And

Application number: 19/01218/PAD – re the signage.

Please comment in respect of both applications.