



THE ROOSTER

Roos Village Newsletter

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ROOS VILLAGE PLAN GROWTH - STEADY BUT SLOW?

In the unavoidable absence of the Chairman of the Holderness Borough Planning Committee, the meeting on 16th June in the Memorial Institute was chaired by Borough Councillor G.E. Winter.

An exhibition illustrating the basic assumptions of the Village Plan had been mounted in the Memorial Institute over three days. The purpose of the meeting was to give further information about the Plan and to permit questions and public discussion.

Three officers of the Borough Council were present: Mr. Colin Hogg, Mr. Brian Kennedy, and Mr. Graham Steven. On behalf of the County Council, Mr. Robin Fell was present to answer questions concerning highways and footpaths. Also in attendance were the Chairman of Roos Parish Council, Mr. Kenneth Grant, and the Parish Clerk, Mr. Cyril Woodhouse. Other Parish Councillors were among the 50 or 60 members of the public who attended.

Mr. Kennedy, for the Borough Planning Department, outlined the framework of planning decisions. He referred to the Humberside Structure Plan, 1979, and its revised replacement submitted to the Secretary of State in 1985.

Within that overall Plan for the whole of Humberside, development policy in Holderness was shaped in relation to three main types of community: urban settlements (Hedon, Withernsea and Hornsea); selected settlements (of which Roos was one); and non-selected settlements. Local plans had already been completed for seven settlements. The Roos Village Plan was part of this process of providing guidelines for future needs.

The first stage had been the circulation of a Village Plan questionnaire in the village. Copies had been issued to 287 households and 103 - 36% - had been returned. The information from the completed questionnaires had been useful in determining both facts and opinions about the village. Some of the data had been incorporated in the Village Plan Exhibition.

The population of Holderness was expected to grow by 5,200 in the next ten years. It was the responsibility of the Planning Department to ensure that there was provision for the housing to accommodate this growth. Provision would be mainly in the urban areas but there would need to be some development in the selected settlements such as Roos. A map on display showed areas of Roos where housing development had already been approved and other areas where it was considered that it would be appropriate. For planning purposes the village limits excluded North End but had been extended southwards beyond Dove Lane: a boundary line on the map indicated the limits beyond which housing development would not in general be desirable.

The Plan envisaged the provision of satisfactory footpaths and improved drainage in Lamb Lane and Hodgson Lane and of parking facilities near the new school and the Memorial Institute. It was also intended to ensure the preservation of existing trees.

Questions from the public were answered by Mr. Kennedy himself and also by Mr. Fell and Mr. Hogg. Topics were raised in no particular order. The summary below brings together points made at different stages of the meeting.

Rate of Growth and Housing Density

The Village Plan was for a ten-year period during which an estimated 50-60 houses would be built in Roos - an average of 5 or 6 a year. Councillor Michael Cheeseman asked whether there was any need to envisage development at all. Mr. Kennedy pointed out that in the recent past houses had been built in Roos at a rate of 4-5 a year. If applications for new housing were to go

on being submitted, it was important to have some notion where further growth would be appropriate. As to housing density, in Holderness generally the average was ten houses to the acre; in Roos it was likely to be lower, up to six to the acre. It was unlikely that the local authority would itself build houses in Roos.

Possible Building at North End

Councillor John Quarmby asked whether it might not be desirable to allow for development that would join North End to the main part of the village. Mr. Kennedy commented that it would take a very large number of houses indeed to fill the gap and that no such development could be envisaged at present - certainly not in the next ten years. He repeated that North End was not part of the selected settlement of Roos. Mr. Hogg commented that there was no absolute prohibition on building at North End: an individual application might well be approved - for example, for building in connection with an existing business, such as farming - but North End was not an area where significant growth was either expected or at present desirable.

Developments Already Approved

It was confirmed that there was already approval for the erection of three houses at The Chestnuts, Rectory Road, and of fourteen houses in an extension to South Park. As to The Chestnuts, Mr. Ronald Walmsley was concerned that the existing path alongside the new development - Dove Lane - might suffer or disappear. Mr. Hogg said Dove Lane was to be kept separate from the access road for the three new houses. Existing trees were to be retained and others were to be planted to ensure the separation.

Mr. Ted Ogram said that he was pleased to be reassured about the retention of trees at The Chestnuts. A few days earlier he had himself observed a workman about to take a mechanical digger on to the site at a point where trees would have been damaged in the process. When approached, the workman said that damage would not matter since almost all the trees had to come out anyway. Mr. Ogram managed to persuade him to check his instructions before using that point of access. Mr. Hogg said that he would look into the matter and report the outcome to Mr. Ogram.

Tree-Planting

Mr. Willis Ainley raised the question of tree-planting generally. Mr. Hogg said that the County Council had a tree-planting scheme. Mr. Kenneth Grant hoped that residents would themselves plant - or allow the Parish Council to plant - trees on private land. The problem was a matter of finding suitable sites. Planting along the sides of roads required the approval of the Highways Authority.

Road and Footpaths

As to highways, Mr. Fell said that the Humberside Department of Technical Services were to upgrade the main road through the village from the old school to the new school.

Mr. John Knighton urged the drastic need for repairs to footpaths - including paths as far south as Dove Lane. Mr. Fell said that his Department could, if it was thought desirable, carry out a

survey of all roads and footpaths within the village. This was regarded as a welcome offer - though Councillor Priest stressed that repairs to footpaths should be a priority and Mr. Fell accepted the point. Councillor Grant commented that there was provision for footpath repairs in the estimates for the current year, a fact already established by the Parish Council.

The need for footpaths in areas of new development was raised. Mr. Hogg said that the areas shown on the map as appropriate for development would be small enough not to require footpaths.

Traffic Hazards

The volume of Sunday traffic through the village on the way to Withernsea market was raised. Among other reasons, this was an argument for a speed limit within the village. Mr. Fell said that the possibility could certainly be looked at. It would be necessary to assess whether a restriction would be effective - whether it was likely to be observed and whether it would be enforceable. It was suggested that the speed limit in Burton Pidsea had been successful.

Mr. Fell confirmed that there was no need to install street lighting in order to have a speed restriction. On the other hand, if street lighting were installed then a speed limit would be required by law. A speed restriction - whether with or without street lighting - would permit street parking without lights.

The dangerous junctions at the ends of Hodgson Lane and Lamb were discussed. In particular Mr. Willis Ainley was concerned at the speed of traffic travelling south past the blind corner at the end of Lamb Lane towards Dent's Garth. He wondered if a "sleeping policeman" at the approach to the corner would be helpful. Mr. Fell did not think that creating a bumpy road surface there would be a stratagem that his department would favour. It was a difficult problem. He had heard suggestions for a one-way system involving Hodgson Lane and Lamb Lane and that could be considered. Mr. John Ballington thought that a one-way system would simply be ignored and would therefore prove impracticable.

New Through Roads?

Two areas shown on the map as suitable for housing development provoked questions about road access. The areas were: land north of Pilmar Lane and east of Main street; land south of Dove Lane between Rectory Road and South End Road.

Mr. Kennedy was asked about the former by Mr. Walmsley. Access to the area bounded on two sides by Pilmar Lane and Main Street could be from either road and perhaps both. It was impossible to say whether access from both roads would in effect make a through road between them. The desirability of such a through road would have to be evaluated in the light of specific plans if and when an application to develop the land were considered.

On the other hand, in answer to later questions, Mr. Hogg said that if the land south of Dove Lane were developed it would be undesirable to have a through road linking Rectory Road and South End Road. Access from both Rectory Road and South End Road would make sense but not a road link between them.

The Environment

Mr. John Knighton referred to the unsightly parts of Roos Beck. Councillor Winter said that it was proposed that the open sections be piped but funds to carry out the work were not currently available. Mr. Hogg confirmed that eventually the beck was likely to be piped. There were, however, risks in piping a stream. In the event of an excessive flow of water there could be a back-up within the pipe. Possible consequences would have to be assessed before complete piping was carried out.

Mrs. Sheila Tyson asked about the powers and policy of the planning authority as far as green areas were concerned when new housing developments were being considered. Mr. Hogg explained that if land was being developed for 15 to 20 houses it was possible to require the builder to provide for green areas within his layout. The problem was one of maintenance. Some so-called green areas had become an eyesore through neglect. It was now the Borough's policy to try and involve the local Parish Council: Parish Councils were invited first to approve such areas and then to assume responsibility for their maintenance.

Mr. Keith Tyson asked what could be done to minimise the "forest of telegraph poles" and associated wires within a village. Mr. Hogg said that in new estates it was a requirement for telephone wires to be under ground. However, such services in general were not subject to local authority control.

The Next Stage

Towards the end of the meeting Councillor Priest congratulated the officers responsible on their success in containing prospective development and precluding the danger of outward sprawl.

Mr. Kennedy explained that the next stage would be for a draft document to be drawn up incorporating both the assumptions set out in the exhibition and, as far as possible, the points raised in the meeting. The draft would then be submitted to the Parish Council so that village opinion could again be registered. At that stage, said Councillor Grant, there could be another public meeting.

In answer to a question from Mr. Leslie Helliwell, Mr. Kennedy confirmed that copies of the draft would be made available - through the Parish Council - for individuals in the village who would like to have them. Comments by letter would be welcome both now and later.

About a week later, Mr. Kennedy told 'The Rooster' that he and his colleagues had been pleased with the way in which their exhibition and explanations at the meeting had been received by residents: it seemed that in general the outline Plan met the wishes of local people. As to the draft Plan that was to be produced in documentary form, he thought that copies might be available in August - but perhaps later.

Roos and District Horticultural Society 44th ANNUAL SHOW Burton Pidsea Memorial Hall Saturday, 26th July from 2.30

Presentation of Cups at 4.00 p.m. by Mrs. K. Cook
Children's Sports at 3.00 - Refreshments from 2.30
Display of Old Farm Engines - Model Aircraft Flying Display
Clay Pigeon Shoot - Elm Farm, Roos - 13th July at 1.30
Copies of the Schedule of Classes are now available in local shops. Entry forms and fees to be returned if possible by Thursday, 24th July (late entries permitted) to:
Mrs. J. Grant, Cranleigh, Roos, Hull (Patrington 70576)

PARISH COUNCIL MATTERS

The meeting of 9th June was attended by Councillors Beal, Cheeseman, Clark, Grant (Chairman), Priest, Quarmby and Winter. Apologies for absence were received from Councillors Cook and Benson. County Councillor Croft was also in attendance.

Following approval of the Minutes, there were no matters arising but it was noted that a start had been made with the cutting of grass verges within the village.

Community Resource Centre

A letter from Charlotte Hursey, Rural Officer of the Community Council of Humberside, invited the Parish Council to be represented at a meeting at The Grand Pavilion, Withernsea on 11th June. If there was no representative present, the Parish Council's views would be appreciated.

The purpose of the meeting was to air the possibility of a Resource Centre, probably in Withernsea, to serve the needs of local voluntary organisations and community groups in South Holderness. Such a Centre would offer basic printing and information equipment, with facilities for reproducing such items as newsletters and posters. There could also be access to supplies of stationery bought in bulk. Initial funding had already been agreed by the Development Commission. Once inaugurated, the scheme would, it was envisaged, be managed and developed by local people.

Details were given of the types of printing that might be available. Councillor Quarmby felt that such a facility might affect local printers but suggested that the Clerk be asked to write for the Parish Council to be kept informed of developments and any further meetings.

Councillor Croft suggested that copies of Parish Council Minutes could be reproduced at such a Centre. Councillor Grant thought that there was no need: he was very much in favour of having Minutes read out at the start of each meeting and since they were read out there was no need for multiple copies.

Planning Applications

It was announced that approval had been given to the application by Mr. G. Blyth to provide a two-storey extension and replace an existing garage at Roos Furze.

An application was referred to the Parish Council for comment concerning the Sand-le-Mere Caravan and Chalet Park. Mr. Ivor Ellis had applied for permission to extend his existing site by some 60 acres, using land identified as Fields O.S. 145, 146, 146A, 147, 149, 151, and 152. The additional land would provide scope for further static caravans, a swimming pool and other facilities sited in strategic places and well screened.

Councillor Winter asked if the proposed Sand-le-Mere extension would use good agricultural land; Councillor Quarmby observed that agricultural land was now being used for planting trees. Concern was expressed about existing roads to the site: unless they were improved they would be inadequate for the volume of traffic likely to be generated. The Chairman felt that the project was too big for a quick decision and it was decided to defer further discussion until the views of Tunstall residents had been obtained.

Any Other Business

The Chairman referred to the Village Plan Exhibition, starting on 13th June in the Memorial Institute, and to the public meeting about the Village Plan on the evening of Monday, 16th.

Councillor Cheeseman reported on the Annual Meeting of the Humberside Parish and Town Councils Association that he had attended. He had taken the opportunity to ask why the annual subscription had risen so steeply. He had been informed that the subscriptions had been raised because the Community Council's funds were low and it had been necessary to increase the Association's support.

Councillor Beal asked once again if anything could be done about car parking on grass verges at the south of the village.

Councillor Priest referred to the state of the uncut grass in the churchyard. It was felt, however, that this was the responsibility of the Parochial Church Council and was not a Parish Council matter.

ROOS PARISH COUNCIL

next meeting in Roos Memorial Institute on
Monday, 14th July at 7.30
Members of the public always welcome

ROOS VILLAGE APPRAISAL

The complete Appraisal Report is now available. Copies have been provided for members of the Parish Council and the Planning Department of Holderness Borough Council. Others have been presented to Roos School, Withernsea High School, Withernsea Library, the Local History Library in Hull and the Community Council of Humberside. Specimen copies have been deposited in the shops in Roos so that local people may see what kind of document the Report is.

There are about half a dozen copies left for any individuals who would like to possess their own. Contact Leslie Helliwell (70291) or Willis Ainley (70266). It will be necessary to make a charge of £1.00 per copy. If there is a demand it will be possible to produce further copies but at the moment the supply is limited.

Interest in Adult Education

One feature of the Report is the lively interest in Adult Education that was expressed by Roos residents. The relevant pages have been sent to Mr. Alan Scott, Organising Tutor of the Withernsea Institute of Further Education. Welcoming the information, Mr. Scott says that he intends to advertise in his Prospectus for 1986-7 a limited number of the subjects most in demand. Arrangements will depend on the approval of the school governors and the availability of the school and of suitable tutors.

In addition to subjects already asked for - Flower Arranging and Keep Fit/Aerobics - Mr. Scott hopes to offer: German, French, Art/Crafts, and Needlework/Embroidery. He comments: "If these classes succeed, we can extend the repertoire in January." He stresses, however, that the arrangements have yet to be finalised and that the classes will need to be reasonably well supported if they are to be viable.

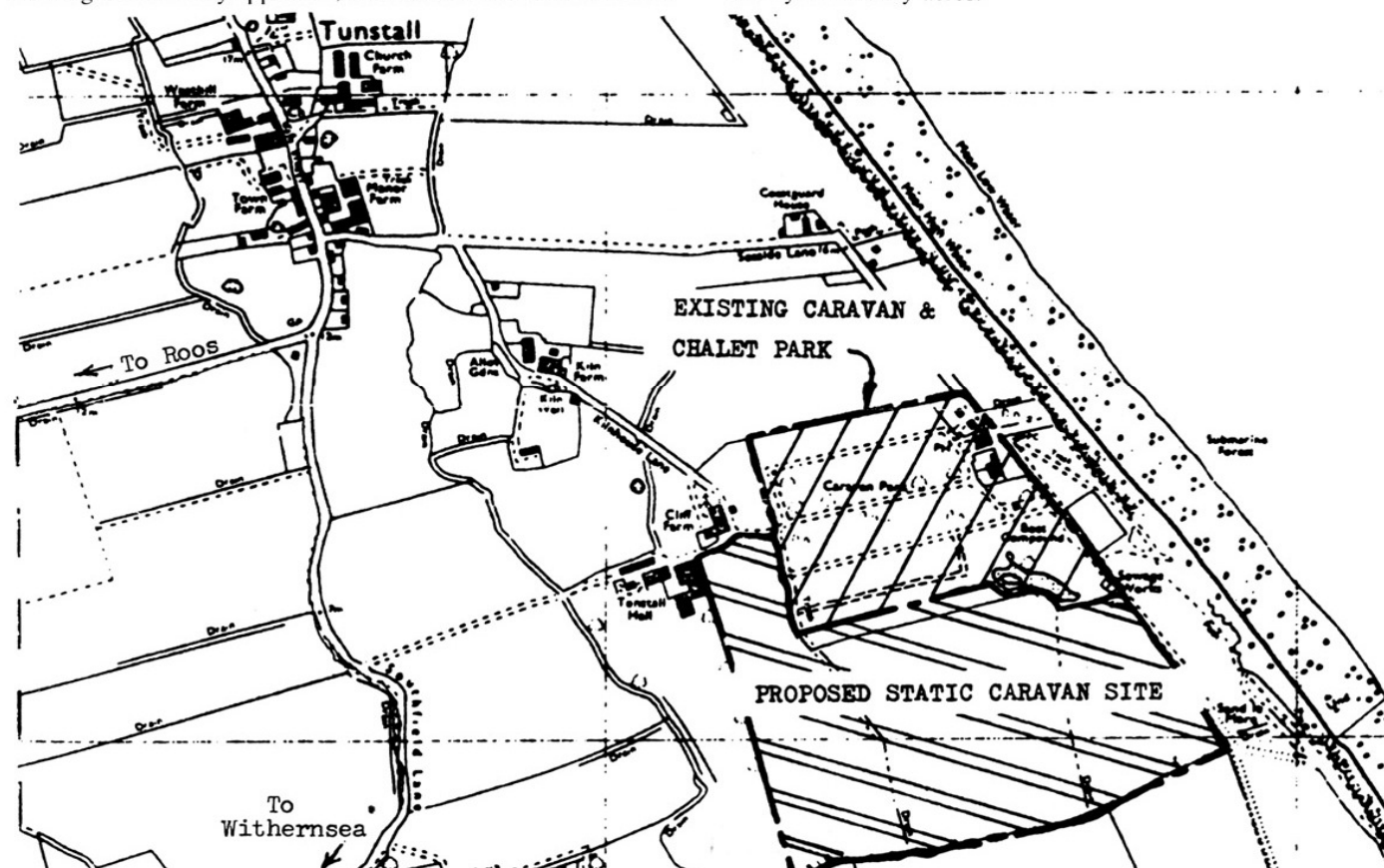
Roos Girl Guides SUMMER FAYRE

Saturday, 19th July, 2.00 p.m.
Roos House, Main Street - Admission 10p
Cakes - Handicrafts - Toys - Games
Tombola - Bring-and-Buy - White Elephant

SAND-LE-MERE EXTENSION PLAN

If the application referred to Roos Parish Council at their June meeting is eventually approved, the Caravan and Chalet Park at

Sand-le-Mere may increase in size by 200%. Mr. Ivor Ellis has applied for planning permission to extend his existing thirty-acre site by some sixty acres.



In addition to providing space for an overall total of 1800 or more caravans and chalets, the extra land would allow provision of facilities that holidaymakers increasingly expect in this competitive area of the tourist industry.

One aim of the proposed development is to extend the tourist season by providing sheltered amenities on days when east-coast winds make the seashore unattractive. In addition to an indoor swimming pool, the leisure complex would provide a sun lounge, a conservatory and a shopping centre. Work on the new facilities would be phased over five or six years.



Looking south at the south-east limit of the existing site.

The scale of the plan is an indication of Mr. Ellis's confidence in the market. It would be in line with the County Council's tourist policy and in this respect seems likely to secure favour.

Roos Parish Council deferred a decision on the planning application at their last meeting since it was felt that more time was needed to sound out local opinion - and in particular, of course, in Tunstall. They will discuss the application again at their July meeting. Meanwhile, the Borough Council Planning Committee at their meeting of 24th June also deferred a decision and there is to be a site visit to enable members to assess the implications of the proposed development.

Both the Parish Council and the Borough Council are aware that one of the problems will be the inadequacy of existing access roads. It has been suggested that the Highway Authority are not likely to object to the development, though they must be aware that the narrow country roads leading to Sand-le-Mere will need upgrading to accommodate the increased density of traffic that would be generated. Tunstall people and residents of neighbouring villages may well feel that an increase of traffic would not be welcome.

On the other hand, although the enhanced facilities are intended mainly for actual residents at Sand-le-Mere, there would be great benefit to the area if a swimming pool and new leisure complex were available for local enjoyment. Besides that, an increase in the number of holiday-makers would presumably create more seasonal jobs and there would be financial spin-off for other tourist and recreational centres within reasonable access.

If the development is approved and eventually carried out, it could prove to be a mixed blessing. At this early stage, however, there is no evidence that there is any strong opposition to it. Local people may well weigh up the balance of advantage and decide that Mr. Ellis's initiative in extending the scope of his business is likely to be of benefit to the local community too.

COMING EVENTS

July

- 2 Roos W.I. Memorial Institute. 7.15. Mrs. Hurn: Flower Arranging.
- 4 Rugby Club. Fun Night. The Mermaid, Tunstall. 9.00
- 7 Clay Pigeon Shoot. Tunstall. 2.30-7.30 (for Hospice Funds).
- 13 Horticultural Society. Clay Pigeon Shoot. Flm Farm. 1.30.
- 19 Summer Fayre, Roos House. 2.00 (for Girl Guide Funds)
- 26 Horticultural Society Show. Burton Pidsea Memorial Hall. 2.30.
- 28 Darby & Joan. Whist Tournament. Memorial Institute. 7.30

August

- 25 Playing Field Association. Fun Day - It's a Knock-Out.

20th July TREASURE HUNT

For Memorial Institute Funds
Depart 1.30-2.30 p.m.

RESURRECTED

Reports of human bones found in part of Roos churchyard where no graves are marked have been circulating in the village and a brief news item appeared in 'The Holderness Gazette' on 27th June.

According to 'The Gazette', the remains - which were taken away by the police - are thought to be parts of three different skeletons. When tests have been carried out it may be possible to know how long they have lain there.

The grisly relics were discovered by members of the Community Rural Aid team who are engaged in the first stage of their work in renovating the church and churchyard. They had already cleared trees and undergrowth in order to expose and restore the ancient wall at the south of the lower churchyard.

Now that it can be seen clearly, this old wall is revealed as an interesting relic in itself. The skill and craftsmanship that went into its building are self-evident. To the layman's eye, much of it appears to have been covered up over the years by a gradual accumulation of soil. If the ground level has indeed built up in this way, what else of interest may lie beneath the surface? It could be an archaeologist's dream.

Meanwhile, the Community Aid team would probably prefer any further finds to be limited to the occasional clay pipe or rusted Victorian horseshoe.

DARBY AND JOAN CLUB

The Darby and Joan Club wish to thank all who supported their Spring Fayre. The amount raised was £320.35. This money will be used for an outing and a Christmas Party.

All who may be interested are invited to the regular Whist Tournaments held at 7.30 p.m. in The Memorial Institute. The cost of admission, including refreshments, is 35p. Tournaments take place on the last Monday of each month - note that in some months this will be the fifth Monday.

PLAYING FIELD COMMITTEE

The Sponsored Walk, postponed once because of severe weather, eventually took place on 13th April. Eleven families took part and all participants - including some very young ones - completed the course and reported that they had enjoyed it. There was only one casualty: young Paul Ulliott not only wanted to walk but - possibly because he was overheated - decided to have a 'plodge' in one of the drains. Though wet through, he insisted on continuing and soon dried off.

A total of £134.45 was raised for Playing Field funds. The Committee wish to thank all who took part in the walk or assisted in any way - including, of course, the sponsors.

METHODIST CHURCH

The final result of the Christian Aid collection in Roos was £97.71. Thanks are expressed to the willing collectors and all who gave so generously.

Methodist services are held in The Memorial Institute on the first Sunday of each month at 10.30 a.m. If you are not attending any other church services we shall be pleased to welcome you.