



# THE ROOSTER

## Roos Village Newsletter

No. 39

February 1989

### Town Housing for Roos?

The number of houses in Roos could soon increase by almost 10%. Plans have been submitted for an estate of 30 dwellings on 2½ acres of land east of Main Street and north of Pilmar Lane - part of Site A on the Village Plan.

Interest in the projected development led the Parish Clerk, Mr Cyril Woodhouse, to exhibit the plans in the Memorial Institute on 21st January. Many people took the opportunity to examine the application documents, submitted by Mr D. Wilkinson.

Mr Woodhouse reports that most residents registered opposition to the development but that some enquirers were evidently prospective house purchasers.

Residents immediately adjacent to the site are understandably anxious about the effect on their outlook and amenities. Others are critical of details in the proposals which, they feel, are inappropriate for Roos.

On the other hand, the plans are thorough and well-presented. Four house designs are illustrated. Type 1 has two bedrooms, Type 2 and Type 3 have three, and Type 4 has four. All four designs have two storeys. Type 2 has its upper windows in the walls. The others have dormer windows.

The houses could well have strong appeal in the market. In particular, the two-bedroom houses might meet the needs of first-time buyers and retired people.

#### Likely Objections

Village opinion suggests three main grounds of objection to the application, namely :

- (a) The dwellings are inappropriate for Roos in both style and density.
- (b) There will be problems over access.
- (c) As far as (a) and (b) are concerned (and in certain other respects), the plans ignore both the Village Plan and some of the conditions of the outline consent dated 8th July 1987.

These points are developed below.

#### Density

30 houses on approximately 2½ acres would give a density of 12 dwellings per acre, higher than that regarded as appropriate in The Village Plan :

##### Page 3, Housing, paragraph 5 :

*Existing housing densities, on new developments in the Borough, have averaged approximately 10 dwellings per acre. Densities in Roos, however, are generally lower because of house types. The Borough Council considers that this trend is likely to persist and is in keeping with the existing character of the village. It is, therefore, considered that in allocating land for new residential development, the Borough Council should make an allowance for a lower density of housing in the village ....*

##### Page 4 (and page 10, Summary) : H2.

*Development of sites allowed for residential purposes within the village should be of a density and character in keeping with the existing developments adjacent to the particular site.*

#### Design and Layout

To achieve the density of 12 to the acre, some of the dwellings are planned as blocks or terraces, a layout more suited to a town than to a country village.

Further, the application ignores a specific condition of the outline consent :

##### Condition 7

*an area of open space shall be incorporated within the development, ... in order to provide an adequate amenity/play area within the site.*

Such space would be desirable in itself and

would certainly reduce the housing density.

### Visual Impact

Another condition has been ignored :

#### Condition 6

*Any dwellings built at the eastern end of the site shall be no higher than single-storey in order to minimise the impact of the development on the landscape when viewed from the public highway to the east of the village.*

To mask the new housing it was required that trees be planted :

#### Condition 8 (last sentence)

*The scheme shall include provision for substantial planting along the eastern boundary of the site.*

The site plan does indicate trees along the eastern boundary but the details have still to be worked out. To be effective, the "substantial planting" needs clear specification well in advance of any building : the plots near the eastern boundary must leave sufficient space for the number and type of trees required.

### Roads and Access

Access would be via that part of Pilmar Lane at one time referred to as Pilmar Garth, i.e. the small cul-de-sac off the main road near Eastfield House.

Residents in Pilmar Garth are aware that any vehicles parked on their road, whether private cars or delivery vehicles, already cause awkward obstructions. They are worried that traffic generated by a further thirty houses beyond them would make conditions on their access road intolerable.

Hitherto the public footpath to the north of the supermarket has allowed access for farm vehicles from Main Street to what is now development land. The proposed development would block access to the remaining farmland to the east of it. The planning application does not make clear whether there would be access to the remaining land via Pilmar Garth, though the required belt of trees to the east might (or should?) make such access impossible.

Certainly, residents in Pilmar Garth would not wish farm vehicles - as well as domestic traffic - to add to their problems. Of course, farmers have every right to use the public highway. The question is, however, whether there is or should be access from the road within the

proposed development into the remaining part of the field. This point needs urgent clarification.

The Village Plan noted that Site A as a whole was in more than one ownership. (The northern part of Site A is not included in the current planning application.)

#### Page 4, para. 1, lines 8 - 12

*If agreement can be reached and the site comprehensively developed, access could be achieved from both Main Street and Pilmar Lane, but these two roads should not be linked to form a through road.*

The site plan of the present application shows no vehicular access from Main Street, though footpath access is shown at the north-west corner of the site. It runs between two of the proposed dwellings and connects with the existing right of way to the north of the Roos Supermarket. The site plan gives no measurement but the way between the two houses, though not shown as a road, seems to have been drawn unduly wide for solely pedestrian use.

If the Village Plan was right to rule out a through road, the footpath access should be narrow enough to prevent its being made into a road at some future time - whether or not the rest of Site A is eventually developed.

### The Decision

The planning application for part of Site A has been referred to the Parish Council for comment and will be discussed at the meeting on 13th February in the Memorial Institute. Interested residents should pass on their views before that date to members of the Parish Council. If they prefer to write, they may address letters to the Chairman or the Parish Clerk.

The Parish Council has no power either to grant or refuse planning consent but its views will be considered by the planning authority, i.e. the Borough Council. The Borough Council's planning committee will next meet on Tuesday 28th February.

In addition to the Parish Council, individuals have the right to comment on or object to planning applications. Letters to the Borough Council are the most practical way of ensuring that public opinion will be noted. They should be sent - well before 28th February - to :

The Director of Development,  
Holderness Borough Council,  
Council Offices, Skirlaugh. HU11 5HN.

Application by Mr D. Wilkinson  
to develop  
Part of Site A (Roos Village Plan)  
East of Main Street and North of  
Pilmar Lane

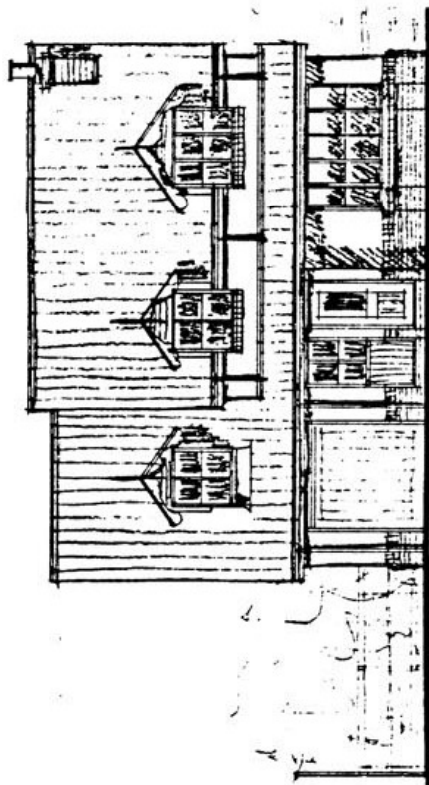
30 houses on a 2½ acre site.

Access from that part of Pilmar Lane formerly known as Pilmar Garth, currently a cul-de-sac.

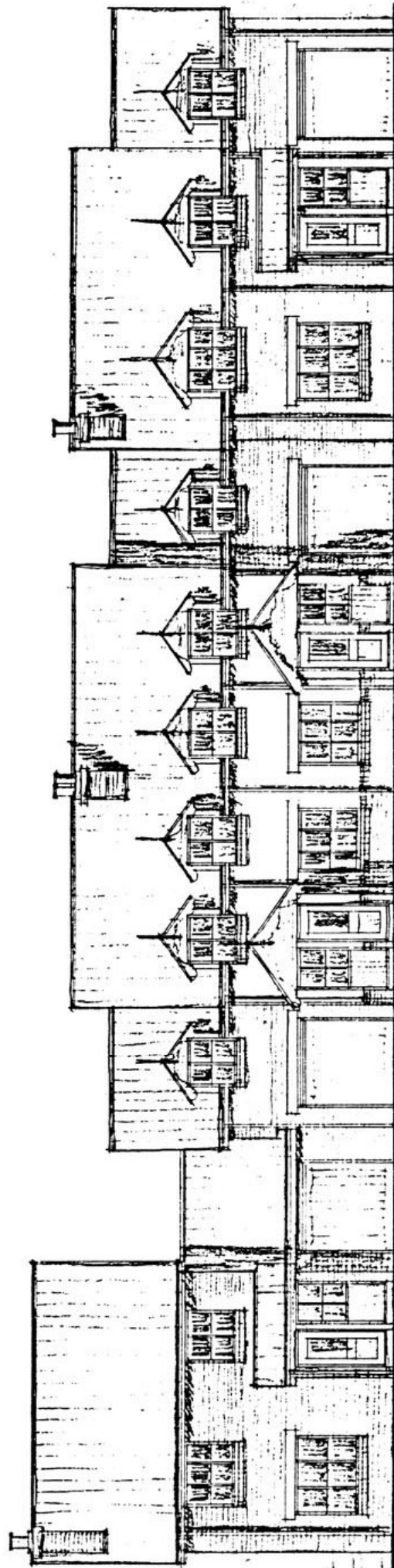
Four house designs : Types 1 - 4. Type 2 differs from the others in respect of its upper windows and roof height. Some houses are to be built as drawn on the detailed plans and some "reversed" (mirror image).

The site plan shows the type of dwelling envisaged on each of the 30 plots. Some are detached (Type 4), others semi-detached or joined in a block or terrace as shown for plots 22 - 25 below.

The reproductions here are for illustration only. For details of the whole scheme - including the road system with turning areas and additional pedestrian access from Main Street - see the full site plan.



Plot 20 (Type 4)



Plot 22 (Type 3 reversed)

Plot 23 (Type 1 reversed)

Plot 24 (Type 1)

Plot 25 (Type 2 reversed)



## Roos Parish Council

Councillor G.E. Winter chaired the meeting of 9th January. All members were present except for Councillor K.G. Grant, who had sent his apologies.

### Minutes

The December Minutes were approved. The following matters arose from the Minutes

Gas Board. A reply had been received from the Board : if it was decided to bring mains gas to Roos, work would begin in April or May 1989.

Green Belts. In answer to a telephone enquiry, Humberside Technical Services had said that consideration of a Green Belt west of Hull was still at the research stage; a possible Green Belt east of Hull would be looked at too.

Local Government Liaison. A decision on the letter from Humberside's Chief Executive had been deferred from the last meeting. Because County Councillor Croft attended some Parish Council meetings and could make enquiries on behalf of the village, most councillors felt that there was reasonable liaison between local government tiers.

Councillor Helliwell said that the Chief Executive had invited suggestions for improvement : he was asking about better consultation machinery, not whether our county councillor was conscientious. Councillor Helliwell mentioned occasions when information or responses from both County and Borough had been late or lacking and a better code of practice would have helped. Other councillors were not persuaded.

### The Parish Rate 1989 -90

After known commitments, there would be some £750 in hand. To meet unforeseen demands, it was agreed to ask for a further £750, entailing a 1p parish rate.

### Correspondence

Water Board. The Consumer Consultative Committee had sent its 1987-8 Report. (The Report reflects, among other matters, the Committee's concern about the privatisation of water : fears of increased cost to the consumer and less public control.)

### Planning

Recent Borough Council decisions :

Plot 4, Rectory Road (South of Dove Lane). Approved subject to conditions.

North End : between The Roost and Ivy House. Amended plans approved.

### Accounts

Receipt was gratefully acknowledged of the £12. 00 donation to "The Rooster".

### Outstanding Items

Charities. Councillor Quarby thought that the affairs of local charities should be put in order before the Rector's departure. The Chairman asked him to ensure that any relevant books and papers were recovered from the Rector before he left.

Plaque for the Clock. The Clerk produced the brass plaque, suitably inscribed. Members agreed that the donor of the plaque should be sent a letter of thanks.

### Any Other Business

The Verge opposite the Roos Arms. A member said that the verge had again been damaged by lorries. The damage could have been done by any lorry since all large vehicles had difficulty turning there. Most councillors were sympathetic to the special problem for brewery lorries in negotiating the narrow access to the rear of the Roos Arms. In any case, said the Chairman, the authorities could take no action since to run a vehicle on to a verge was not a legal offence.

Damage to Young Trees. Low branches on some of the young trees on the Withernsea road had been damaged, apparently by grass-cutting machinery. It was agreed to ask the Highways Department to instruct contractors to take more care.

The Village Plan. A member referred to December's advertisement in "The Holderness Gazette". The Chairman had discussed the latest version of the Village Plan with Mr Colin Hogg of the Development Department. The significant additions were the protection of trees on Pilmar Lane and the requirement that houses erected on Site A should be in keeping with those nearby. Councillors approved the additions but thought that they should have been informed of the reason for the further consultation. (Explained in the January newsletter.)

### PUBLIC SESSION

Footpath to North End. There was complaint of "a quagmire", especially dangerous for children, near the white railing. The drain under the path had been potted but the work had been left unfinished. Councillor Quarby said that urgent completion was needed as the soil had sunk. The Borough Council (for the Water Board) had done the

potting but the Highways Department were responsible for restoring the footpath.

### Parish Council Meeting

Monday 13th February : 7.30 p.m.

in the Memorial Institute.

Members of the public cordially invited to attend.

### Roos Rugby Club

December

#### 4 Beverley 4; Roos 19

Tries : R.Agius, P.Richardson, M.Bell.

Goals : S.Jumps 3, Drop Goal : S.Dinsdale.

Scrums : Beverley 14; Roos 10.

Highest tackle-count : Mark Bell 21.

Man of the Match : Kevin Agius.

#### 11 Lombard Club 3; Roos 2

Goals : S.Jumps 1.

Scrums : Lombard Club 22; Roos 12.

Highest tackle-count : Mark Bell 33.

Man of the Match : Kenny Knaggs.

January

#### 8 Roos 34; Sutton Fields 18

Tries : M.Bell 4, M.Pepper, D.Rustill, T.Rustill.

Goals : S.Jumps 3.

Scrums : Roos 4; Sutton Fields 7.

Highest tackle-count : Kenny Knaggs 26.

Man of the Match : Kenny Knaggs.

#### 15 Roos 8; Charleston 10

Tries : K.Coulson, R.Agius.

Scrums : Roos 13; Charleston 23.

Highest tackle-count : Mark Pepper & Kenny

Knaggs 24.

Man of the Match : Kevin Coulson.

#### 22 Roos 20; Scunthorpe 22

Tries : R.Baldwin, M.Bell 2, P.Richardson.

Goals : S.Dinsdale 2.

Scrums : Roos 8; Scunthorpe 18.

Highest tackle-count : Mark Pepper 27.

Man of the Match : Mark Bell.

D.W.

### Playing Field Committee

At their meeting on 18th January the Committee were delighted to hear that the Sir James Reckitt Charity had contributed £250 to the Association's funds.

The Chairman, Stewart Wilson, reported that he had completed a booklet entitled "The Roos Playing Fields Association - Plans and Ambitions". A copy has been sent to the Sports Council to support the application for grant aid and copies will also be sent to other possible sources of aid.

The car park on the playing field is now in use and, though not perfect, is better than vehicles damaging the surface of the field.

The Sponsored Walk this year will take place on Sunday 9th April and will once again be organised by Cyril Woodhouse assisted by Gordon Green. Sponsor forms will be available shortly.

Other events planned for later in the year include a Barn Dance at Elm Farm in mid-June and a Garden Party, details of which have still to be decided. WATCH THIS SPACE.

The next meeting will be held on Wednesday 15th February at The Roos Arms.

Shirley Cooke.

### Letter Box

Dear Sir,

I should like to thank everyone who bought Christmas cards from me again this year in aid of the Frederick Holmes School for physically handicapped children at Inglemire Lane in Hull. As a result, Clare was able to hand over to the school's nurses a cheque for £118. 00.

As last year, the money raised went to a Special Bed Fund to provide for children suffering various disabilities or sudden illness who need daily treatment. Only one bed was available but there are now sufficient funds to buy a second one.

I also wish to thank people for support over the years in giving jumble or items for raffles as the school are always trying to raise funds for special equipment.

(Mrs) Sandra Lockwood.

Holmleigh,  
Main Street.

### Clerical Error

A certain reverend gentleman drew tickets willy-nilly  
And when no one claimed them shouted ;

"Someone must have them - don't be silly!"

Those missing numbers he then discarded

And cries of "Don't do that!" he disregarded,

But later from his own pocket pulled those

would-be winners torn and frilly.

Y.T.

Dear Editor,

The Playgroup Committee would like to thank all children and mums who are supporting our re-opened Playgroup on Tuesday and Thursday mornings from 9.30 to 11.30.

Sessions have been very well attended but we can supply this much-needed facility only with continued support. Other mums who would like to bring their children along or

who want further information should contact me - ring 670298.

Liz Earle,  
(Secretary)

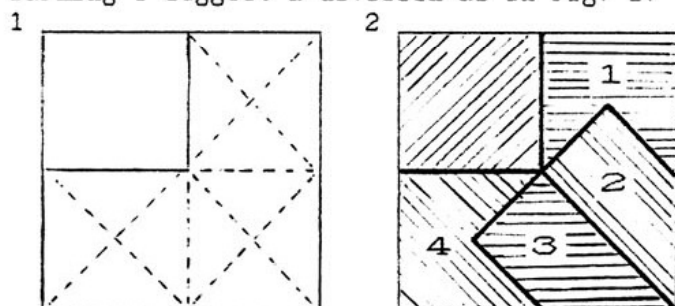
The Old School House,  
South End.

## January's Brain-Teasers

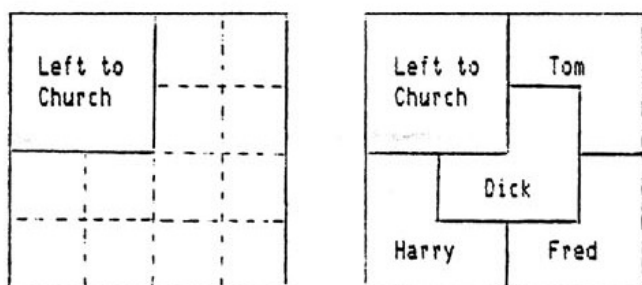
### A Will & A Way

The farmer wanted to give a quarter of his land to the church and the rest equally to his four sons.

Mr Gordon Green of Elm Garth writes : "If the remaining land is divided as in Figure 1, each son would be entitled to three of the triangular pieces - shades of open-field strip farming! For convenience of access and cultivation under 'modern' farming I suggest a division as in Fig. 2."



Gordon Green's solution uses diagonals but horizontal and vertical lines serve just as well (though not as prettily!). Either way, the first step is to divide the smaller squares into four equal parts.



### Disorientation

Hilstonians always lie; Owstwickians always tell the truth.

To find out which village he was in the motorist asked the man he met, "Do you live here?" Whichever village the man lived in, if the motorist was in Owstwick, the answer would be "Yes"; if he was in Hilston the answer would be "No".

Of course, the puzzle assumes that the man the motorist met was from either Hilston or Owstwick and not himself a visitor, e.g. from Roos, when his "No" answer would have been misleading, as Roos answers often are.

## Football

### 8th January v P. Wilson's

In this eagerly-awaited top-of-the-table clash, Roos made their now customary slow start, allowing Wilson's to dominate at first. Roos soaked up the early pressure, however, and after excellent inter-passing scored a copybook goal : Ian Carrick received the ball out on the right and delivered a perfect cross for Dave Cowell's confident header.

After this Roos stayed on top and straight after half time two quick goals from 'Nibs' Carrick and again Dave Cowell sealed the game. Near the end, Dave Hampton scored a further goal, knocking the ball in when Geoff Newton's shot rebounded from the post.

### 15th January v Old English Gentlemen

Roos were away to a side they beat 5 - 0 in their first game. This time, however, Old English were a much more spirited team and on a day when a gale-force wind directly down the pitch made good football difficult they battled well and made Roos fight all the way for a hard-earned 2 - 1 victory.

Roos kicked off with the wind in their favour but never really came to terms with the elements. An early Royce goal was all they had to show for their first-half efforts.

Old English, only one goal down, started the second half full of confidence. After continuous pressure they equalised when the Roos defence failed to clear the ball properly from a corner kick. From this setback Roos woke up and played the football they are capable of, culminating in a brilliantly-taken goal by 'Nibs' Carrick which gave Roos maximum points.

This game showed why Roos are top of the league, because all their qualities of skill, endeavour and character were needed to claim the points.

### 22nd January v Golf Centre

Golf Centre, currently third in the table and fresh from victory against a strong NDLB, came to Roos full of confidence. They soon took the lead after good forward play and slack defending allowed a skilful Golf attacker to place a shot in the bottom corner of the net. Though Golf continued to press, Roos got their game together and equalised when the ever-alert 'Crabsy' Cowell scored after good build-up play.



More excellent football saw Roos take the lead when 'Nibs' Carrick got in behind the Golf defence to turn in a Mike Clarkson cross.

After half time Roos took command of the game and went 4 - 1 up when Dave Cowell and Andy Bailey added further goals to decide the game. Golf Centre, however, never gave up trying and scored a fine consolation goal near the end.

This was another excellent home performance by Roos but it needs to be maintained in the coming weeks as the opposition will be Elland, Telstar and Settingdyke who all gave Roos a tough time in the first games.

Current leading scorers :

Dave Cowell	14	Mike Clarkson	6
Dave Hampton	11	Sean Royce	6

R. Derbyshire.

### Roos C.E. Primary School Jumble Sale

3.30 p.m. : Tuesday 28th February

Proceeds for Roos School P.T.A. Funds

'Special' nearly-new school uniform stall

**ALL WELCOME**

### Coming Events

#### February

- 1 Roos WI, Memorial Institute, 7.15, Mr A. Davison : Yoga.
- 5 Football, Roos A v Telstar, Home,  
Roos B v Deborah C, Away (Orchard Park),
- 12 Football, Roos A v Settingdyke, Away, (Set'dke School),  
Roos B v Hull City Supporters, Home,
- 13 Roos Parish Council, Memorial Institute, 7.30,
- 14 Playing Field Committee, Roos Arms,
- 19 Football, Roos A v Griffin, Home,  
Roos B v Saints B, Away, (Pr'cess Elizabeth),
- 26 Methodist Family Service, Memorial Institute, 10, 30,
- 26 Football, Roos A v Station, Away, (Oak Road),  
Roos B v Hillsdown Harriers, Home,
- 28 Jumble Sale, Roos School (P.T.A.), 3.30,

#### March

- 1 Roos WI, Mem. Institute, 7.15, Ideal Home Exhibition,
- 5 Football, Roos A v Viking/Malet B, Home. (Last match.)  
Roos B v Beverley Borough B, Away, ( " )  
(King George V ground, Kirkella),

#### April

- 9 Sponsored Walk (Playing Field Committee),

#### June

- 24 Roos School Summer Fair,

### The Rooster

The future of the newsletter in 1989 is already assured but I am very pleased to acknowledge further donations to meet the cost of a "bigger and better" format. Grateful thanks to :

Mr & Mrs J.L. Ballington, Mr D.J. Hampton, Mr Norman Lusher (2nd donation), Mr & Mrs P.R. Owen, Mr & Mrs S. Soer, Mr & Mrs K.I. Thorogood, Mr & Mrs K. Tyson, Mrs K. Wells (acknowledged as anonymous in January issue).

Since we can once again print photographs in "The Rooster", even though the quality is far from perfect, I should be grateful for the loan of suitable prints. They should be of local interest, of course, and preferably (but not necessarily) black-and-white. The important thing is that they should have good contrast and definition.

Don't forget to write to LETTER BOX if you want to air your opinions on local matters.

L.H.

### Rooster Deadline

Please provide items for the March issue by

**Monday 20th February**

to Leslie Helliwell, Canwick, Lamb Lane, Roos, (670291)

Further donations invited to meet 1989 costs

### Now Try This

A numismatist had twelve coins. They were identical in appearance, but he knew that one of them was a counterfeit and differed in weight from the rest. He wanted to identify the odd coin. Although he had a set of scales, he had no weights.

He tried using the scales to see which coins balanced against each other and found that he could identify the odd coin in only three weighings

How?

### Rates for Advertisers

Four-column format.

Display : £1.00 / column inch.

Small ads : 5p per word.

A 1½ inch display advertisement like this, across two columns, would cost £3.00.