



THE ROOSTER

Roos Village Newsletter

No. 45

September 1989.

Growing Pains

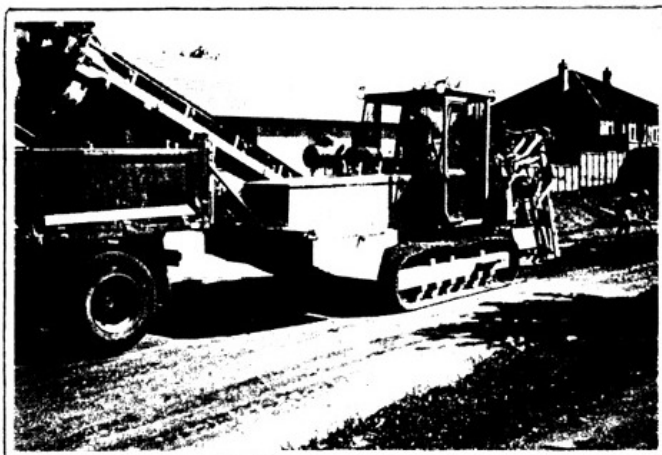
High-Speed Gas

At last we shall soon have mains gas in the village. Roos is a developing community and the Gas Board's survey confirmed that installation costs would be justified by the pool of potential customers.

As their well-organised teams and equipment chewed steadily along our roads, most people accepted the disruption with a good grace, not least because the operation was carried out so speedily. It also gave us an excuse to stand and stare. The trenching machine was especially watchable, unzipping the highway with the neatness of a surgeon.

The machine cut a continuous trench with ease and precision,

Its conveyor then deposited the spoil into an attendant truck,



Connections to individual houses are expected to begin this month. When this stage is completed, we must hope that the roads will be resurfaced. We shall also look for the long-promised upgrading of the main road through the village.

Better and Safer Roads?

Plans were in hand in 1988 to improve the B1242 road through Roos. £80,000 had been allocated for the work but it was postponed owing to the likely installation of a gas supply. In November the Parish Council were told by the then District Surveyor, Mr Holden, that the roadworks had been postponed - not cancelled. In December they were assured by County Councillor Croft that the £80,000 was safeguarded: it would be held until it could be used.

In August, at a site meeting with Parish Council members, Mr Forster (Area Surveyor, East) discussed the danger to children of parked cars near the school. He repeated his advice that there could be no question of a lay-by but said that it should be possible to reduce the hazards by widening the road near the school when the planned improvements were carried out.

According to him, however, funds allocated in one year could not be carried over to a subsequent year. It would be necessary for Roos's road improvement scheme to be resubmitted for approval.

Mr Forster also visited Lamb Lane and was shown features that needed attention: blind corners at each end; the erosion of verges, leaving unsupported road edges; poor drainage owing to uneven levels and only one gully, often blocked by heavy rain with resultant flooding.

Penalties of Growth

Housing development has a direct effect on our roads. More housing means more cars and

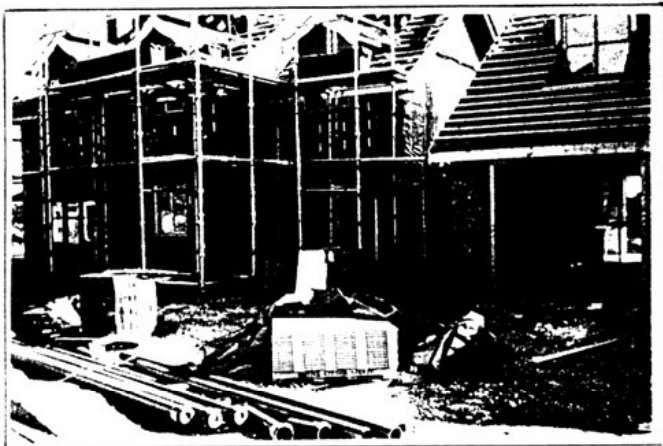
heavy service vehicles, which particularly damage the surface and overrun the verges on narrow stretches. The greater volume of traffic also exacerbates the dangers. Blind corners and winding lanes (some without footpaths), acceptable in horse-drawn days, will cause us more and more concern as Roos expands and motorised traffic proliferates.

Yet the growth of a village is an organic process and cannot easily be prevented, even if that were desirable, although it can to some extent be controlled and directed. Sensible growth is what the Roos Village Plan was intended to achieve.

Work in Progress

The Village Plan identified three sites as suitable for housing. Of these, Site B - the paddock off Rectory Road north of Chestnut Garth - has so far not been the subject of a planning application. The other two are currently being developed : part of Site A, north of Pilmar Lane; and Site C, south of Dove Lane. Presumably work on these sites will be completed before the end of 1990.

Site A : North of Pilmar Lane

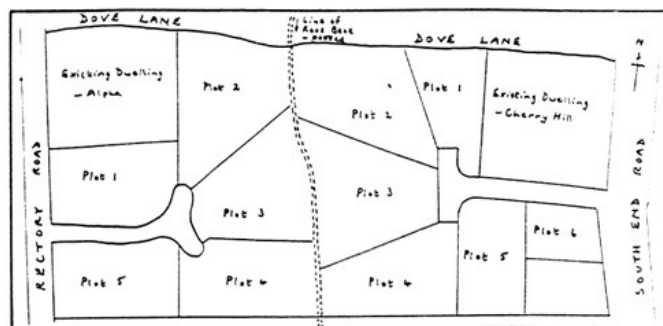


Mid-August. Dwellings under construction at east of site, looking north-east from existing Pilmar Garth.



Mid-August, Estate road running west towards Main St

Site C : South of Dove Lane



The site lies between Rectory Road and South End Road. It is divided into two by the line of Roos Beck, now potted. Plots to the west and the east are numbered separately : 1 - 5 to the west and 1 - 6 to the east.



Mid-May. Looking west from South End Road, where there will be road access just south of Cherry Hill. On the centre horizon is the house on Plot 4 (west), then under construction, now completed.

Mushroom Growth

The earliest version of the Village Plan (the Consultation Document, 1986) quoted "house completion rates" for the previous ten years. In 1976 - 86 an average of four dwellings were built each year. The final Village Plan assumed that future growth would be at the same rate and identified sites where forty dwellings could be built in the ten years 1986 - 1996.

In fact, however, current planning consent and actual development far exceed the four-a-year rate. Thirty houses are being built on the site north of Pilmar Lane alone; a further eleven are imminent south of Dove Lane; earlier, work started on the eastern section of South Park, with provision for eleven dwellings. It looks as if the current "house completion rate" will be well over forty (possibly over fifty) : more than ten times the estimated level. The budgeted housing provision for ten years will have been used up in one.

The remaining years to 1996 may see a slowdown but Roos may well face pressure to find other major sites for development. National factors will be crucial - the housing market generally and the effects of government policy on the mortgage rate.

Meanwhile, since we have the Village Plan, we should hold fast to it. Except for legitimate infill, the Parish Council has consistently opposed development outside the defined village limits - though sometimes without success. Sadly, the planning authority, the Borough Council, does not always respond to local feeling.

Demography - "The People of Roos"

Whatever happens in future years, current building will add something approaching a hundred adults to the population. Most of the new houses will be bought by newcomers. Some existing residents may be interested but the general opinion is that local first-time buyers (especially young people who have grown up here) will find them too expensive. The majority will be taken by people from elsewhere. (If other trends continue, these will be either youngish "commuter" couples with one child - or one on the way - or middle-aged to elderly people with an eye on retirement.)

A sudden large influx of newcomers will further increase the high proportion of residents who are neither locals nor actual "natives". According to the 1986 Village Appraisal, only a small number were born in Roos. Less than one in five had lived here for more than twenty years. Over half had lived here for ten years or less.

When they join us, we must hope that our new neighbours, like most of us earlier newcomers, will value the character of Roos and want to play a part in the continuing evolution of its long history.

Mothers & Toddlers

During school terms, the Roos Mothers and Toddlers Group meets on Monday afternoons from 1.30 to 3.30.

We invite all mums with children (from birth to school age) to come and join us - have a coffee, make new friends.

Interested?

For further information, contact :

Pam Clark (671086) or Caroline Blyth (670180).

Roos Parish Council

The meeting of 14th August was chaired by Councillor G.E. Winter (Chair). Also present were Councillors Bowden, Cheeseman, Clark, Helliwell, and Priest. Apologies for absence had been received from Councillors Cook, Grant, and Quarmby.

Minutes

After approval of the Minutes it was reported that meetings had been arranged with the Gas Board to agree the precise location of the reduction unit near the entrance to Pilmar Garth and with Mr Forster, County Surveyor (East), to discuss parking hazards near the school. It was agreed to purchase a further litter bin to be sited near the school. No action was taken on the Youth Service Playscheme and no resolution was submitted for the AGM of the Humberston Parish and Town Councils Association.

Correspondence

The Borough Treasurer had notified a grant to the Playing Field Committee : 15% of approved capital cost (estimated £47,000) subject to a maximum of £7,000.

Planning

Previous applications. The following Borough Council decisions were notified.

Granted : 8 Elm Garth & Mount Farm Hilston.

Refused : erection of dormer bungalow to rear of The Bungalow, Lamb Lane : regarded as back development; likely adverse effect on The Bungalow, a Grade 2 listed building.

New applications referred to Parish Council

Roston Road, Roos - i.e. Tunstall Road. (L. Connell for C. Hotchkin, Keyingham). Erection of four dwellings. Not supported because the site was outside the village limit.

Land pertaining to Halfway Cottage, Main Street (J.M. Dickins for M. & S.Y. Allen). Erection of a two-storey dwelling south of the existing cottage (to be demolished). Not supported - outside village limit.

Pilmar Lane Development: Amenity Area. It appeared that the Amenity Area could only be between plots 29 and 30 at the north-west corner. The developer had asked the Borough Council to seek confirmation that the Parish Council would adopt the Area. It was agreed to notify acceptance of the responsibility - and to ask what help the Borough might give towards maintenance.

Accounts

The Parish Council accounts for the year ending March 1989 were to be displayed on the Parish Notice Board.

Any Other Business

Litter Bin. It was agreed to purchase a litter bin listed in the County Council's supplies catalogue.

Gas Board. The Chairman applauded the speed and efficiency of the main-laying work.

Mrs Margaret Payne. It was understood that Mrs Payne was leaving Roos. Colleagues unanimously supported Councillor Priest's suggestion that she should be sent a letter of appreciation for her work on behalf of the village over many years.

No topics were raised in the Public Session following the Council Meeting.

Parish Council Meeting

Monday 11th September : 7.30 p.m.

in the Memorial Institute.

Members of the public cordially invited to attend.

Roos F.C.

The 1989 - 90 season starts on Sunday September 10th with a home game against Centre Bar B, whose first team plays in the Premier League.

Everyone at the Club eagerly anticipates the coming season in Division 1. We expect each game to be tough and competitive because of the high standard of the teams.

The squad is the same as last season with the addition of Andy Storey and Phil Jackson. Although the opposition will be stronger, we are still expecting to be "there or thereabouts" when the honours are given out at the end of the season.

The first team will play in a new strip, thanks to Malcolm Hunt, a former resident whose son Tony is a squad member. The shirts will carry the logo of Malcolm's company, M.H. Industrial, a member of the M.H. group of companies. We are all most grateful for Malcolm's generous support and everyone will be pulling out all the stops to ensure another successful season.

R. Derbyshire.

Coming Events

September

- 6 Roos WI, Memorial Institute, 7.15, Mr T. Collins ;
Island Warden, Cape Clear, County Cork.
- 10 Roos F.C. v Centre Bar 'B', Home.
- 11 Roos Parish Council, Memorial Institute, 7.30.
- 17 Roos F.C. v Gardeners F.C. (Hull University), Home.
- 24 Roos F.C. v Cottingham Tigers, Home.
- 24 Methodist Family Service, Memorial Institute, 10.30.

October

- 1 Roos F.C. 1st Round of Cup, Opponents not known.
- 4 Roos WI, Memorial Institute, 7.30. Speaker from Hugh Rice, Jewellers.
- 8 Roos F.C. v Keyingham, Away.

The Rooster

Local Groups and Societies

Four years ago - in August 1985 - the first issue of "The Rooster" appeared : two sides of duplicated sheet. A further sheet listed all known groups active in Roos at the time. They included :

Churches (Anglican, Methodist), Darby & Joan, Football, Guides and Brownies, Horticultural Society, Meals on Wheels, Memorial Institute, Mothers & Toddlers, Parish Council, Playing Field, Pre-School Playgroup, Rugby Club, Village Appraisal, Women's Institute, Young Farmers, Youth Club.

I appealed for news from all these groups - reports of meetings, special events, future plans. Some secretaries sent monthly items, which are very welcome, as are occasional reports, such as those on the Horticultural Shows. But on the whole secretaries think of "The Rooster" only when they have funds to raise or an ad to print.

This is very short-sighted of you secretaries. "The Rooster" reaches over 300 households. Readers like to know what your groups are up to. Inform them. Tempt them. They may well want to join - which can't be bad. So let's hear from you, for your own sake as well as the readers'.

Start by sending details of your Officers (name, address, phone). I intend to print a list of all village groups. Make sure your group is on it. After that, please supply regular news of your riveting doings. And if you do - many thanks.

Rooster Deadline

Monday 25th September

Please provide items for the October issue by
or before the above date to :

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