



Minutes of the Council Meeting Wednesday 19th July, 7pm, Village Hall

Present: Cllrs Burley (Chair), Willoughby, Cargill, Francis, Brooks

Members of Public: 3

Public Participation: Mr Smith, from the property next to Hillside Cottage, raised the point that boundary trees had been cut down by Mr Stanton and Mr Stanton's new shed was built too close to his boundary, without planning permission or building regulations approval. He stated that the shed was an eyesore, which explained his presence at the meeting.

Mrs Smith queried whether Mr Stanton's new shed would in time come to look like his existing sheds; she considered it a fire hazard and was concerned for the safety of her livestock.

Mr and Mrs Smith submitted a signed statement summarising their concerns, for Council to consider.

Cllr Brooks made reference to the discharge of effluent from Mr Stanton's sheds onto Mr and Mrs Smith's land, and the potential impact on their farm.

1514: Declaration of Pecuniary and Non-Pecuniary Interest

Cllr Willoughby declared a non-pecuniary interest in Mr Stanton's planning application, and withdrew from the meeting. Remaining councillors confirmed they were content that their views would not be perceived by the public as being biased.

1515: Apologies

Cllr McConachie

1516: Minutes of Meeting held on July 4 2017

The minutes for the meeting held on July 4 2017 were approved and signed as a true record.

1517: Matters Arising (not otherwise noted on the agenda)

It was noted that matters arising and matters still on-going would be dealt with at the next meeting.

1518: Planning Application 17/01317/PLF Mr M Stanton, Hillside Cottage

Cllr Burley confirmed that she had spoken to ER Council Planning Dept and acting on their advice made the following points:

- 1) The parish council are only able to consider the current application for the new build. They are not able to comment on the existing shed as it was erected more than 4 years ago
- 2) Mr Stanton's house is within the village development limit; a structure in his garden which is beyond the development limit may be permitted.

Cllr Burley confirmed that she and Cllr Cargill had attended a site visit on behalf of the Parish Council with the permission of Mr and Mrs Smith.

The following comments were noted in this meeting:

- 1) The addition of a second structure was almost doubling the volume of build and would potentially be excessive.
- 2) The second building, in relation to the existing structure, would have an excessive impact on the immediate neighbours.
- 3) The building could not be clearly seen from a public footpath in summer.
- 4) The new building was beyond being a summerhouse, or shed; the apparent installation of heating (a stove flue being evident to the exterior) placed the building in a different category. The windows and doors used in construction, and the installation of heating and electricity, placed the building more in the category of a 'Granny Flat'.
- 5) The papers submitted to Planning Dept were sketches and difficult to assess accurate measurements from. The absence of technical drawings with clear measurements prevented Council from making an objective decision.
- 6) Fire risk was a major concern, though this was perhaps more a matter for building regulations. The application contained no mention of the standard of materials used, and whether they were treated for fire retardant.
- 7) The destruction of natural environment with the felling of a number of trees to make way for the new building was a concern. Since the building was constructed with large, clear glass panes to give a scenic view, it was a concern that Mr Stanton might be intending to fell more trees to allow for this.
- 8) The 'log cabin' effect was in keeping with the spirit of garden structures.
- 9) The 'log cabin' effect was in keeping with a cabin in a holiday park.

The meeting considered the statement submitted by Mr and Mrs Smith. Council suggested that these comments should be made direct to East Riding Council by them as residents.

The Council did not take a vote; Cllr Burley to pass comments to Planning Department.

1519: Parish Matters

Cllr Burley reported that Adrian Roberts was willing to continue to produce the Parish Matters and that she would check with him which months the publication is normally produced. This item will be included on the agenda for the September meeting

Agenda

1520: Items for next agenda:

Planning Application: Styling House, Givendale
Wilkinson Trust

1521: Next meeting: Tuesday, August 1, 2017, 7.30pm

Meeting closed: 8.10pm