**EAST COTTINGWITH PARISH COUNCIL**

**Minutes of an Extraordinary Meeting of the Parish Council held in the Village Hall,**

**East Cottingwith, at 8.00pm on Thursday 16th March 2023**

**Present:** Councillors P.Rhodes (Chairman), D. Griffith, P.Shervington, C. Stevens,

**In Attendance:** D. Cornmell (Parish Clerk)

**Members of the Public:**  2

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from N. Hobbs (Vice-Chairman) and Councillor C. Cornmell.

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

1. **PUBLIC PARTICIPATION**

Both members of the public wished to comment on **item 4**.

The Chairman agreed to bring the item forward. **4. PLANNING- Sycamore Bungalow site:** A near neighbour to the site, was of the view that the amended plans and proposed changes were not in keeping with surrounding properties. A particular concern was a window in the gable end which would directly face onto his property. The other parishioner, who had previously objected to the original application, was of the view that significant improvements had been made in realignment of the property in relation to other Grade listed properties nearby. He went on to express the view that the parish council, in responding to recent planning applications, may not always be putting forward valid grounds for objection. By way of example, he cited that loss of privacy may not be considered to be a legitimate reason to object.

The Chairman thanked both parishioners for their observations, closed public participation and sought the views of Members. Councillor Griffith gave a detailed account of previous applications in respect of the site and the outcome of an unsuccessful appeal. He was of the view that, other than a change of some of the construction materials, the proposed dwelling was out of character with surrounding properties. The site was a pivotal point within the Conservation Area. A matter of concern was that the proposed dwelling would be in breach of the 1km zone imposed in the Lower Derwent Supplement Plan, introduced to protect the SSI site. Councillor Stevens was in agreement with the views expressed by Councillor Griffith and the height of the property was not in keeping with others surrounding it. Councillor Shervington expressed similar views and pointed to prejudicial observations made by a Ward Councillor in requesting the application be heard by the Planning Committee. Other views expressed concerned the overall size of the property; the number of cars likely to use the site; the potential use of the property as a holiday let and the proximity of the building to Sycamore Bungalow and the stables which already had permission to be used as residential accommodation. The Chairman summarised the areas of concern and it was **resolved to strongly object** on the following grounds:

1. The Council objects in principle to any development on this land, it being one of the few remaining open spaces within the Conservation Area Appraisal for East Cottingwith 2007: the site is a pivotal point within the Conservation Area;
2. The site lies within the one-kilometre protection zone as outlined in the Lower Derwent Valley Supplementary Planning Document (LDV SPD) and as such any development could have an impact on wildlife at a Site of Special Scientific Interest (SSI);
3. Whilst recognising that the Planning Authority has failed to take account of (i)and(ii) above in already granting permission for a dwelling(19/037751/PLF refers) on this site, that dwelling, being of a cottage type, is more in keeping with the properties around it;
4. Other than a change in some of the construction materials, the size and height of the property remains the same and is at odds to its surroundings;
5. The residential amenity of Sycamore Bungalow would be severely compromised by the re-positioning of the property closer to the boundary between the two. A window in the gable end would directly overlook another neighbouring property;
6. A further report has not been sought from the Conservation Officer on the amended plans and is considered to be essential before arriving at a decision;
7. It is noted that comments made by a Ward Councillor, in calling for the application to be heard by the Planning Committee, could suggest a level of predetermination.

**Action: Clerk**

1. **PLANNING**

Consideration was given to the following application:

(i)22/03885/PLF- Erection of detached dwelling and garage and widening of existing vehicular access (AMENDED PLANS): Land South of Sycamore Bungalow, Main Street, East Cottingwith YO42 4TN

**Dealt with under public participation.**

1. **TELEPHONE BOX/POST BOX**

Before considering this item, one of the parishioners sought the Chairman’s permission to open public participation again, as he had failed to express an opinion on the subject. The Chairman agreed to the request. The parishioner reflected upon his own research about protection of both assets and the potential for damage to the telephone box during the construction phase at the Middleton Farm site. A suggestion he put forward was relocating the telephone box and seeking a contribution from the developer to bring this about.

The Clerk referred to information received from Historic England and the criteria used to list a site for protection. Following debate, it was agreed not to pursue an application with Historic England. As owners of the telephone box, the parish council would contact the developer and seek cooperation in not interfering or damaging either the telephone box or the post box: the latter already being protected at national level.

**Action: Clerk**

There being no further business, the meeting closed at 8.40pm.

**Note:** After the meeting, it was confirmed that the Ward Councillor referred to by Councillor Shervington is not a member of any Planning Committee.