

**MINUTES OF A MEETING OF THE PARISH COUNCIL OF BARMSTON &
FRAISTHORPE held on site at 56 SANDS LANE, BARMSTON
on Wednesday 18th October 2017 at 10.30pm**

Present: Councillors: J Swift (Chairman), S Austerfield, K Manuel, M Marshall, G Riby and L Wiles

In Attendance: R Swift (Clerk), Mr L Brannan, Mr R Copleston

1. **Apologies:** Councillor S Brown who had a pecuniary interest in item 3
2. **Declaration of Pecuniary and Non-Pecuniary Interests in relation to this Agenda in accordance with the Localism Act 2011.** There were none

3. Planning Application – Proposed new Dwelling, 56 Sands Lane, Barmston, East Riding of Yorkshire, YO25 8PG for Mr Lee Brannan

The Chairman read out the main items which can be taken into consideration and those which can not as listed by ERYC.in their “Material Planning Considerations” document. Mr Brannan was attending this meeting at the invitation of the parish council to answer any questions that may arise and the Chairman asked him to summarise the application to date.

Mr Brannan said that the plans are for a property which he and his family will live in. It will be the same size and footprint as the property built on the front of the plot. The existing site will be divided so that the right of way access to Dove Cottage will be on the land which will be in the ownership of the new property on the front of the plot and accessed from Sands Lane. The access to this new house will be via Bloomfield Way and it will be sited to allow ample parking in front of the property.

Councillor Wiles asked where it will be in relation to 2 Bloomfield Way. Mr Brannan said that the front of the new property will be roughly in line with the front of 2 Bloomfield Way as shown on the drawings. The eaves height will be at the same level as 2 Bloomfield Way with the ridge height being about a metre higher.

The Chairman asked why it was called a “small” dwelling. Mr Brannan said that he thought it is based on the number of bedrooms. It will only be a 3 bedroom property. There will be 2 bedrooms upstairs with en-suite facilities and a further one downstairs with a bathroom.

The Chairman raised the issue of the ownership of the strip of land over which the proposed access to the new property would have to cross. He said that some years ago the parish council had tried to confirm ownership of it and had failed. The then resident of 2 Bloomfield Way had planted up the area. Mr Brannan’s solicitor had looked into it and after Bloomfield Way had been constructed it was initially an unadopted road. The builder had subsequently gone out of business and the road was adopted by the local authority. The land is not registered to anyone. Mr Brannan said that he had spoken with the owners of 1 and 2 Bloomfield Way and they were both very happy that the land will be tidy with a new tarmac surface laid to form the access to the new property.

Councillor Wiles said that he was surprised that Mr Brannan had already dug up this strip of land before planning permission had been granted. Mr Brannan re-iterated what he had already said and assured Councillor Wiles that should he not receive planning approval, he will naturally re-instate the area to how it was. The Chairman re-iterated to Councillor Wiles what he had already said about the parish council not having been able to ascertain any legal ownership of the land some years ago and Mr Brannan again told Councillor Wiles that he had spoken with the owner of 2 Bloomfield Way before commencing to cross the land for access and that the owner had no problems with this.

Councillor Marshall asked if the dormer windows in the new property on the front of the site might be overlooking existing properties. Mr Brannan said that the windows were only bathroom ones and as such were fitted with opaque glass. He said that it was not permitted to construct anything that would overlook existing properties and that he too would not wish to be overlooked by another property.

Councillor Riby queried the question of lowering the site level. Mr Brannan said that this is to ensure the eaves level is the same as 2 Bloomfield Way. He does not anticipate any problems with surface water drainage. The site, although higher than the neighbouring existing property at the front, dips down considerably in the middle of the site. All excess soil will be removed from the site. Mr Brannan said that the last thing we want is to build a dominating property. Councillor Riby asked for clarification about the soakaways. Mr Brannan said that ERYC planning prefer to have rain water draining into soakaways so that it does not put a strain on pumping stations.

The Chairman asked if there were any other questions. There were none.

Mr Copleston asked if he might address the meeting. The Chairman asked if there were any objections to this. There were none and the Chairman duly closed the meeting.

Mr Coplestone said that he was speaking on behalf of himself at 1 Bloomfield Way and also for the owner of 2 Bloomfield Way. He said that when they first heard of the development of the site adjacent to their properties, they were both against the plans. Now, however, having seen the excellent improvement made by the new property on the front of the site and how it had tidied up what had been a rat infested eyesore for a while they are very happy that just one dwelling is proposed on a site where it could have been possible to construct several smaller properties. They now have no objections to the application nor to the incorporation of the strip of land into the access road to the new dwelling. Mr Brannan said that he had not gone behind anyone's back and had spoken to both Mr Copleston and the owner of 2 Bloomfield Way at every step of the way.

The Chairman thanked Mr Copleston for his comments and then re-opened the meeting.

The Chairman asked if anyone had any objections to the application. Councillors Austerfield and Marshall said they had been concerned for the neighbours privacy at nos 1 and 2, Bloomfield Way but that they assumed if they wished to raise any objections they would do so direct to ERYC planning.

The clerk said that the options are to approve the application, to refuse the application or if the planning department's decision was contrary to the parish council's, to ask that the application be passed to the planning committee for a decision. Mr Brannan confirmed that fences will continue on either side of the proposed new entrance to the height of the existing fences and that he will ensure fencing at the back of the site onto the back of Hollycroft will be maintained at the existing height with the addition of a hedge to give added privacy.

Mr Manuel proposed that the parish council recommend approval of the application, Councillor Austerfield seconded the proposal which was duly passed unanimously.

The clerk will respond to ERYC via their on-line consultee access accordingly.

The Chairman then closed the meeting.

THE NEXT FULL MEETING OF THE PARISH COUNCIL WILL BE ON WEDNESDAY, 8th NOVEMBER 2017 at 7.30pm in the Village Hall

Signed.....on.....

John H Swift – Chairman