**EAST COTTINGWITH PARISH COUNCIL**

**Minutes of an Extraordinary Parish Council Meeting held remotely by Zoom videoconferencing at**

**8.00pm on Thursday 25th March 2021**

**Note: Due to the Coronavirus pandemic emergency, and Government advice on holding public meetings, members of the public and the press were given direct access to the meeting and the opportunity to take part.**

**Present:** Councillors P. Rhodes (Chairman), N.Hobbs (Vice-Chairman),D. Griffith,

 C. Cornmell, P. Shervington ,C. Stevens

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

**Members of the Public**: Two

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ashton.

1. **DECLARATIONS OF INTEREST**

Councillor Cornmell declared an interest in respect of item 4(i)

Councillor Shervington declared an interest in respect of item 4(ii)

1. **PUBLIC PARTICIPATION**

Twomembers of the publicwere present and wished to make representation in respect of item 4(i).

1. **PLANNING**

**Councillor Cornmell declared an interest in respect of item 4 (i), in as much as she was the joint owner of The Old Chapel, which was directly opposite the proposed building and which would have a detrimental effect on her property. She left the meeting and took no further part in the debate.**

The following applications were considered:

(i)21/00677/PLF-Erection of a dwelling with associated works and infrastructure: Land North of Middleton Farm, Main Street, East Cottingwith YO42 4TN

The meeting heard objections from two parishioners. Those objections centred upon the proximity of the proposed dwelling to The Old Chapel, a Grade II listed building; the loss of amenity to the occupants of The Old Chapel; the size and height of the proposed building in comparison to others on Main Street; the visual impact of the building, which was not in keeping with the Conservation Area; the loss of green space and the lack of adequate off-road parking provision.

Members expressed their views and were in agreement with the objections being raised. Reference was made to a previous planning application for the site, which had been refused. An appeal against that decision was subsequently dismissed by the Planning Inspectorate. It was agreed that the reasons given by the Planning Inspector were still valid. Members were in unanimous agreement that the application be opposed and that the underlying principle was that no development whatsoever should take place on what was one of the last remaining green spaces within the village.

**Resolved –** that strong objection be made on the following grounds:

* No development whatsoever should be permitted on what is one of the last remaining green space sites within the Conservation Area
* Reasons given by the Planning Inspectorate, in refusing an appeal against an earlier refusal to grant planning application for this site are still valid
* The proposed building, by its very height, size and depth, is not in keeping with the existing street scene and neighbouring properties
* The proposed dwelling is directly opposite The Old Chapel, an important Grade II Listed Building, and as such would have an adverse impact on it
* There would be a loss of amenity to the occupants of The Old Chapel, in as much as that building would be directly overlooked by the proposed dwelling and a loss of privacy would result as a consequence
* Two heritage assets, namely a K6 telephone box and post box, would be compromised, the former being used as a library facility
* There is a lack of sufficient off-road parking space given the type of building and small garage which is proposed
* The village is not well served with facilities or services, and any dwelling on this site would generate further reliance on motor vehicles, adding to an adverse impact on the environment.

**Action: Clerk**

**Councillor Cornmell re-joined the meeting.**

**Councillor Shervington declared an interest in respect of item 4(ii), in as much as the applicant was known to him. He took no further part in the debate.**

(ii)21/00756/PLF-Erection of single storey extension to side and rear to create garage and annexe following demolition of existing garage: Hollyhock House, Langrickgate Lane, East Cottingwith YO42 4TH

**Resolved-** that there be no objection to the proposed work.

**Action:** **Clerk**

**Councillor Shervington resumed participation in the meeting.**

1. **BROADBAND**

The Vice-Chairman referred to an earlier item, discussed at the last Ordinary Meeting, concerning the proposed fast fibre rollout programme. Contact had been made with KCOM and representatives from the company were willing to attend the Annual Parish Meeting. Before the scheme could go ahead, KCOM had to have an indication that there was an interest from 30% of properties within the parish. A discussion took place concerning logistical problems associated with the number of persons permitted to attend public meetings after lock down. In the absence of Government guidelines, it was decided to defer a meeting until a later date. The Vice-Chairman agreed to look into the best way of promoting the scheme within the parish.

**Action: Vice-Chairman**

1. **HM LAND REGISTRY**

The Vice-Chairman provided an update following enquiries which he had carried out in respect of registering land owned by the Council and the Towns Land Trust. Whilst difficulties had been identified, an application had been made to HM Land Registry to register one parcel of the Towns Land Trust’s land. He would report back on the outcome.

**Action: Vice-Chairman**

1. **DATE OF NEXT MEETING**

Following receipt of a late planning application, a further Extraordinary Meeting was arranged for 8.00pm, Thursday 8th April 2021.

There being no further business, the meeting closed at 8.55pm.