**EAST COTTINGWITH PARISH COUNCIL**

**Minutes of an Extraordinary Parish Council Meeting held in St Mary’s Church,**

**East Cottingwith at 8.00 pm on Thursday 21st April 2022**

**Present:** Councillors P. Rhodes (Chairman),D. Griffith, S. Ashton, C. Cornmell, P. Shervington,

C. Stevens

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

**Members of the Public**: Seven

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from N. Hobbs (Vice-Chairman)

1. **DECLARATIONS OF INTEREST**

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

1. **PUBLIC PARTICIPATION**

The Chairman welcomed members of the public and invited them to speak on any item on the agenda if they so wished. A number of them expressed a wish to comment on item **4. (a)(i) Erection of a dwelling: Land East of the Old Ship Cottage, Church Lane, East** **Cottingwith** and item **5. Land North of Middleton Farm**. The Chairman agreed for these two items to be brought forward.

In respect of the proposal to erect a new dwelling on land adjacent to the Old Ship Cottage, members of the public were unanimous in their view that this was an important site within the conservation area: the street scene would be seriously compromised if a building of the type proposed were to be allowed. Points put forward against the application were, a modern detached building of the type proposed was not in keeping with the surrounding buildings; the new house would be within the curtilage of an existing Grade II listed building and have a dominant affect over it; the height of the building would be above the roofline of the Old Ship Cottage; a number of mature trees would have to be felled to accommodate the building; the existing planting provided some shielding from properties nearby and privacy would be compromised if it were to be removed; some of the windows of the new building would face directly onto adjoining properties and there was a lack of adequate parking, with no garage. One of the members of the public felt it important that the decision makers at East Riding should make a site visit before taking a position on the application.

Members were in total agreement with the observations put forward. It was accepted that this was one, if not the most important sites, within the conservation area, affecting the view of Church Lane when entering the village. It was felt necessary to make a strong objection to what was proposed in order to protect the integrity of the conservation area and it was **resolved** to object on the following grounds:-

1. the site in question is within East Cottingwith’s conservation area and is an integral part of the existing street scene when entering the village. Any development on this site would have a detrimental effect, compromising the Grade II listed buildings in Church Lane, including the Old Ship Cottage and St Marys Church.
2. the proposed dwelling is within the curtilage of an existing Grade II listed building and not considered to be appropriate.
3. the size, height of the roofline and type of building is not in keeping with adjoining properties and would dominate the Old Ship Cottage.
4. several mature trees and other plantings on site provide shielding and offer a degree of privacy to adjoining properties. The loss of such would damage the environment and result in a further reduction of trees within the conservation area.
5. a lack of sufficient parking space and no garage, is likely to result in on street parking, causing obstruction on a narrow road.
6. some of the windows on the proposed building would face onto adjoining properties resulting in a loss of amenity.
7. there is a lack of demand for housing within the parish. Other areas have been identified for growth, having the necessary services and public transport to support such development.

**It was agreed that the parish council should seek the help of Ward Councillor Leo Hammond in requesting that this application is considered by ERYC’s Planning Committee.**

**Action: Clerk**

Two members of the public wished to draw attention to the felling of an Ash tree which had recently taken place on Land North of Middleton Farm. It was suspected that the landowner did not have the necessary permissions and a complaint had been raised as a result. The Clerk confirmed that the parish council took a serious view of what had taken place and that an official complaint had been lodged with East Riding of Yorkshire Council (ERYC). It was confirmed that the parish council had not received any notification of any tree works on the site in question. The complaint had been acknowledged and a response was awaited.

The Chairman concluded the public participation part of the meeting, thanking them for their observations and suggesting that they contact ERYC to express their views.

1. **PLANNING**
2. Applications

The following applications were considered:

1. To consider the following applications:

(i) )22/ 00497/PLF-Erection of a dwelling: Land East of the Old Ship Cottage, Church Lane, East Cottingwith YO42 4TL

**Dealt with under public participation.**

C**ouncillor Shervington declared an interest in the following item as the applicant was a friend. He took no part in the debate.**

(ii)22/00537/PLF-Erection of a single storey extension to side and rear: Corner House, Main Street, East Cottingwith YO42 4TN

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

**Action:** **Clerk**

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

(iii) 22/01125/PLF-Erection of a replacement dwelling with associated works and infrastructure following removal of existing static caravan: Mobile Home Melross, General Lane, Melbourne YO42 4SZ

**Resolved** – that there be no objection to that which was proposed.

**Action**: **Clerk**

(iv) 22/00905/PLF-Erection of two storey extension to side and single storey extension to rear following demolition of existing orangery: Hagg Bridge House, Hagg Lane, Storwood YO42 4TF

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

**Action**: **Clerk**

1. **LAND NORTH OF MIDDLETON FARM**

**Dealt with under public participation.**

1. **FINANCE**

Proposed by Councillor Stevens, seconded by Councillor Ashton and agreed that the following payments be made:

ERNLLCA- Membership Fee £305.90

Kaye Middleton & Co – Payroll Services £120.00

D.J. Cornmell – Clerk’s Expenses £ 26.32

**TOTAL**: £452.22

1. **MEMBERS REPORTS**

Councillor Griffith raised two issues:-

(i)whether consideration should be given to seeking a tree preservation order in respect of an Ash tree situated in close proximity to land North of Middleton Farm. After debate, it was agreed not to pursue the matter.

(ii)the position of the telephone box, should it be interfered with in any way following work on land North of Middleton Farm.

It was noted that the telephone box was the property of the parish council and that appropriate action could be taken in such an event.

The meeting heard that ERYC had started to repair the potholes in Hag Lane.

There being no further business, the meeting closed at 9.15pm