**East Cottingwith Parish Council**

**Minutes of the special meeting held on Thursday, 7th June 2018 in the village hall at 8pm**

**Present**: Peter Rhodes (Chair), Steve Ashton, Dave Griffith, Julie Harrison, Duncan Morter; Noel Joy (Clerk) and 3 members of the public: Stuart Hodkinson, Susan Hodkinson, Lesley Stewart.

Apologies for absence were received from Clare Cornmell, Neil Hobbs

1. **Application 18/01686/TCA The Old Ship Cottage.**

The Council had no objection to this application, and would accept the advice of the Tree Conservation Officer.

1. **Application 18/01575/PLF Forest Farm**

The Council considered this application at length, with the assistance of detailed information presented by Stuart Hodkinson. The affected neighbours would be writing with these details to the planning officer.

The Council unanimously agreed to oppose this application.

As a preliminary point, the application submitted, which includes site plans, contains a number of inaccuracies, including misplacing of the buildings involved, and misinformation about their lawful use.

Our substantive reasons for opposition are as follows:

1. The only approved planning permission has been for the use of the pigeon lofts as a hobby, not a business. It is clear, from developments already taking place and applied for, that some form of business use is being attempted, with no proper application for a change of use.
2. For instance, significant numbers of vehicles are now being stored and washed, and a member of staff is present. So a vehicle workshop is in existence, with a joinery workshop, office, storage and toilets intended – all without planning permission. Whilst there is seemingly a need for enforcement action to be taken in respect of ongoing breaches of the current permitted use, the Council will not feel able to support any other applications for this site.
3. Reasons for refusing a previous application, 17/00704/PLF, were set out in detail in Peter Robinson’s letter of 30th June 2017. Many of these arguments continue to be relevant, as it would seem that the underlying intention of the application remains similar.

The Council, and the residents affected, are most concerned about the practical effects of this development, and the residents will be communicating with you in more detail. The Council confirms its support for the residents, in particular:

1. Disposal of waste materials is already a recognised problem, with drainage eventually discharging into Bielby beck, but in winter, when the beck is high, discharges go directly on to the Storwood Ings SSSI. This must be brought to the attention of Natural England.
2. An unspecified increase in traffic is likely to occur in line with the intensification of business activities. This will increase traffic noise, dust and movement. It is noted that the Highways Development Manager is now requesting further details of existing and proposed traffic movement from the applicant.

In conclusion, although the current application appears to be a relatively modest proposal, its intentions are far more ambiguous, and is opposed for all the reasons listed above, particularly the fact that the arguments put forward to reject the previous proposal continue to apply.

Comments will be submitted to ERYC before the deadline of 19th June.