

Lund Parish Council

Minutes of Council Meeting held on 12th July 2022 Lund Village Hall at 8 pm

Present: - A Prescott (Chair), K Calvert (Vice Chair), C Lamb, I Snowden, A Watts, C Wright & J Johnston (parish clerk) and Cllr K Beaumont (until 8.30pm).

Parishioners: - Mr and Mrs I Holland, Mr M Kitson, Mr J Foreman, Mr G Cottrell, Mr and Mrs S Webster and Mrs A Kerr

Public Participation (until 8.15pm)

Mr and Mrs I Holland (9a Eastgate), Mr M Kitson Benelux House, 9 Eastgate, Mr J Foreman (Architect)

1. Apologies: S Burns, J Astbury and G Ward

2. Public Participation

Mr Kitson and Mr and Mrs Holland thanked the Parish Council and Cllr Beaumont for attending the site visit before the meeting.

Mr and Mrs Holland explained the events proceeding the planning application. In July 2021 Mr and Mrs Holland met their new neighbours. In August 2021 Mr Kitson mentioned the plans but did not show his intentions until October 2021. He shared the plans with Mr and Mrs Holland which showed everything on their boundary and solar panels in the field. On 22/23rd October Mr and Mrs Holland told Mr Kitson of their concerns particularly that they were unhappy with the stables on their boundary. No further discussions. Mr and Mrs Kitson permanently moved into the property in December and installed Ground Source Heating for which it is understood they didn't need planning permission. Mr and Mrs Holland then saw the plans when they were published on ERYC Planning Portal on 24th June 2022. The revised plans showed a larger storage building with solar panels on the roof which has been positioned further away from their boundary and the stables have been positioned a step away from the boundary although still close.

Mr and Mrs Holland have raised with ERYC that their property is not shown on the plans and therefore the proximity of the stables can not be understood. They are concerned about noise and smell. They are concerned about the size of the store. They have met with the Planning Officer who has visited the property.

Mr Kitson, Mr Foreman and Mr and Mrs Holland left the meeting.

3. Members declarations of interest and Register of Interest

Councillor Lamb declared an interest and non-pecuniary interest in item 4 (Planning) given his farm (Clematis Farm) is next to 9a and 9 Eastgate and mentioned below.

4. Planning Consultation for 22/01926/PLF

Benelux House, 9 Eastgate, Lund, East Riding of Yorkshire YO25 9TQ

Mr Kevin Beaumont Councillor Beverley Rural Ward explained that he could understand Mr and Mrs Holland's concerns. However, the Planning Committee must follow planning law and consider the views of the specialists. He did feel that a site visit by ERYC Planning Committee would be beneficial.

The Parish Council considered the plans which followed a site visit of Benelux House and the adjacent property 9a Eastgate owned by Mr and Mrs Holland. At the time of the meeting the Parish Council had sight of the responses from Public Protection, Mr Stephen Walker on behalf of the Conservation Officer and Ian Hodson Environmental Control.

The Parish Council have sympathy with the concerns of Mr and Mrs Holland and agree with many of the comments made by Ian Hodson in Environmental Control particularly that there is a large, undeveloped plot of land at 9 Eastgate yet the proposal is to position the stables close to the neighbouring property and the large storage building within sight of 9a Eastgate.

Plans

The Parish Council were concerned that the plans do not show 9a Eastgate. It would be very difficult for the Planning Committee to visualise the development without elevation drawings and scale measurements including 9a so as to put particularly the stables and garage building into perspective.

It is therefore recommended that a new set of plans with measurements are produced before the planning meeting showing the neighbours property and the trees between the garaging/stables.

Site Visit

This is a complex proposal and it is difficult to visualise without a site visit. The Parish Council recommends that representatives of the Planning Committee visit the site.

Stables/Garages

It is appreciated that Mr and Mrs Holland are particularly concerned about the stables. The Parish Council echo Mr Hodson's comments i.e., that the stable building should be built of brick (preferably reclaimed) with a pantile roof. The building should be capable of containing the noise from horses and the doors should be appropriate to match the existing structure in keeping with the street scene. It should be a condition that this building is screened from view by trees. There is some concern that the existing trees will not survive. It is understood that the Tree Officer is to visit the property and his expertise should be considered. A dialogue between the two parties to determine suitable screening would be ideal. It was proposed that the stables and garages were accepted subject to the above by Cllr I Snowden and seconded by Cllr C Lamb.

Large Store

It was noted that there may be a tree roots issue as the store is positioned 2.5 metres from the tree line and this would impact on the trees owned by Clematis Farm.

The Parish Council were particularly concerned about the scale of the store and that it is disproportionate in size and if agreed would create a dangerous precedent for others in the village.

It was therefore proposed by Cllr I Snowden that this was not accepted and seconded by Cllr K Calvert.

Mr Hodson suggests that it is not unusual for properties in Lund to be in close proximity to agricultural buildings and refers to the proximity of the larger agricultural buildings at Clematis Farm. The Parish Council propose that the Planning Committee consider the size of the store in the context of a non-agricultural building. The steel framed building is within a conservation area, is outside the development line, on a green field site and in open countryside. This is not an agricultural building, an agricultural enterprise nor is it an agricultural holding yet is commercial in design and size. The Planning Committee must be sure that the development meets the criteria of The East Riding Local Plan i.e. within the Yorkshire Wolds it is important that development is of an appropriate scale and design that conserves landscape value, and protects and enhances those features which contribute to the character of the area.

If approved the Parish Council would echo Mr Hodson's comments that the proposed stables and storage buildings should only be used for private and livery purposes by the occupiers of Benelux House and should not be used for commercial purposes e.g. a riding school, equestrian events, or any other business/agricultural activity.

5. Any Other Business

5.1. Parish Clerk

Cllr Prescott raised the issue of the replacement Parish Clerk, felt that the hourly rate wasn't sufficient and that there may be a need to share out the responsibilities with the Councillors. The PC for Lockington has been approached but is not interested in the role. It was also suggested that the answer may be to split the responsibilities between a Clerk and Finance Officer. Cllr Prescott asked the Councillors to think about options and to discuss at the next meeting.

5.2. Attendance at Meetings

Cllr Prescott raised the issue of attendance at the Parish Council Meetings. This will be placed as an agenda item at the next meeting to debate whether Tuesday is the best date or whether we should now revert back to Monday in the Meeting Room.

6. Date of next Meeting

The meeting closed at 9.15pm – the next meeting on **Tuesday 2nd August 8pm at The Village Hall (Rescheduled Meeting)**.