

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of an extra-ordinary meeting of the Council held on Thursday 9th August 2007 in the Village Hall at 8pm

The new Fire & Safety Regulations are in place and everybody was asked to sign the attendance book on arrival and departure. The Emergency Escape Plan is placed at the Hall entrance at every meeting and attendees notice drawn to it.

Chairman: Councillor C Saunders

Present: Cllrs Billenness, Ward-Campbell, Waller, Kirby and Robinson

In attendance: District/County Cllr Savage, Mrs G Firth (Clerk to the Council)
13 members of the public (Cowthorpe residents)

1. Apologies for absence

were received from Cllrs Mrs Wardman and Kennett and Mrs Bygate, the Internal Auditor.

2. Planning application:

Acorn House, Warfield Lane, Cowthorpe – outline application for the erection of public house with layout and access considered.

Cllr Billenness introduced this item having seen and discussed the plans with Cllr Ward-Campbell. Plans of the proposal were circulated around the meeting. Every house in Cowthorpe had received a letter informing them of the application and inviting comments. Standing Orders were suspended. Residents expressed the following concerns:

- The application would involve a change of use from agricultural to commercial
- Access arrangements were unsatisfactory
- A public house in the village would cause “more problems than enough”
- A Village Plan should be made for Cowthorpe, which could include houses and a public house
- Village infrastructure could not cope i.e. sewerage is inadequate now
- The roads are not suitable for heavy traffic, especially as the village is no longer directly linked to the A1M
- There could be a problem with access for emergency vehicles
- A Public House would need signage and hoardings, possibly illuminated, which would spoil the look of the village
- There would be environmental problems with noise and light pollution
- There would be an increase in traffic, including staff and deliveries, leading to dangers for village children
- There would be an increase in law and order issues
- The plans would cause disruption to village life
- The sustainability of the proposal was questioned as many public houses are closing due to lack of custom
- The plans show the proposed building too near to existing houses
- As the site is in the centre of the village all residents would suffer from noise and late nights
- Accidents occurred in the past when there was a public house in the village
- The village lies at the edge of the District and is forgotten, with no footpaths, no visible police presence and traffic which speeds through the village and drivers talking on mobile phones
- The proposals would be against Government guidance as they would lead to an increase in the use of cars

Other residents spoke of:

- The need for a community facility within the village
- A local pub could bring benefits with employment and making use of neglected and unsightly land in the village
- Although the current proposals are considered too large and too near to properties, if the size was reduced, the principle of having a pub should be supported
- The land has remained unused and is getting worse year by year as it has done for the last 30 years. This is a severe detriment as it splits the two ends of the village, reducing the feeling of community. The derelict land has caused problems for immediate neighbours for several years.
- As the village has no facilities/amenities it has become a dormitory village with a corresponding lack of community spirit
- Proper use should be made of the site as the rest of the village is well looked after

Standing Orders were resumed.

Cllr Billenness led the debate. The proposals concern the back of the site and derelict buildings. The frontage of the derelict site has received planning permission for two dwellings. Historically there has been a Pub in the village. These proposals do not seek to replace the previous facility as it is a different site. CAMRA states that 20 country pubs have closed due to lack of custom. The application mentions that the PUB would serve the residents of Hunsingore as well. The proposals are contrary to HBC Planning Policies and the Crime & Disorder Act, "Safer places, the planning system and crime prevention". Cllrs asked about the current status of the land and whether an industrial use would be much worse than the current proposals. Cllrs considered the current proposals too grandiose for the village. Cllrs expressed concern about the disruption which would be caused by deliveries to the pub, which could be at any time of the day and could involve articulated lorries. Warfield Lane is not suitable for car parking or pedestrian access as most drives are ungated and residents' cars would be vulnerable to damage. The Council resolved to object to the planning application on the following grounds: *1. The number of car parking spaces provided is considered too large, especially with regard to the fact that these spaces will be directly behind homes fronting Oak Road 2. The proposed access for vehicles, both customers and deliveries, requiring large lorries, is considered inadequate. 3. The infrastructure of this small village is considered inadequate to cope with the size of premises proposed 4. There are no links to major trunk roads in the area. Since the new A1M was constructed there is no access/egress to/from the motorway from Wetherby Lane 5. There is potential for law and order problems. The village is in a quiet country location with no facilities and the number of 'strangers' who would come to the public house could lead to fears of disturbing this quiet rural locality. 6. There is no public transport available in Cowthorpe, thus everyone visiting the proposed public house would have to come by car, which goes against all current planning guidelines with reference to 'green' issues and increasing carbon footprints 7. The proposals would require additional signage in the village because of the 'back land' location and this would be totally inappropriate in such a small village. 8. The proposals would cause noise and light pollution in a very quiet rural location 9. The proposed footpath access is reached along Warfield Lane, an unlit, unmarked, unpaved road 10. The proposals are believed to be contrary to Local Plan Policies E7 and CF9 and criteria in the Crime and Disorder Act – "Safer Places, the planning system and crime prevention" Policy E7 The proposals are not considered "of a scale and type appropriate to the form and character of the settlement and locality" The proposals "would have a significant adverse effect upon the environment and residential amenity" The proposals "would adversely affect the character and appearance of the area" Policy CF9 The proposals "would have an adverse impact on residential amenity" "The Government's guidance on how local authorities should integrate transport and land-use planning is contained in PPG12 and PPG 13*

If, in spite of all the above sound planning reasons against this potential development, the Borough Council is minded to approve the application, the Parish Council earnestly requests that:

- Hours of operation are restricted to 11pm so that activity should cease before midnight
- No pedestrian access down Warfield Lane is allowed due to problems with safety and security of homes, residents and residents' vehicles, which have to be parked there due to lack of garaging and in-curtilage parking for the terraced dwellings.

Cllr Billenness volunteered to attend and speak at the HBC planning committee meeting, when this application forms part of the agenda.

3. Any urgent items of business since the last meeting

Cllrs were asked to let the Clerk know of any agenda items for the HBC meeting with PC's to take place in October, before the 14th September please.

Cllrs were made aware of the latest info. on flooding received from HBC

A cheque for £29.38 was signed, being the fee for the Training course to be attended by Cllr Ward-Campbell

There being no further business to discuss the Chairman thanked everyone for attending and declared the meeting closed.