

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of a meeting of TOCKWITH WITH WILSTROP PARISH COUNCIL meeting as a Planning Committee on Tuesday 18th August 2009

Present: Councillors Saunders, Waller, Pick, Ward-Campbell and Mrs Wardman.
Mrs G Firth (Clerk to the Council)

Councillor Saunders in the Chair

- 1. Apologies for Absence** were received from Cllrs Algar, Alliott, Billenness and Trenchard.
- 2. Declarations of Interest** – Cllrs Saunders and Ward-Campbell declared personal interests in the BCB application and 1, The Terrace, Cowthorpe application respectively.
- 3. Planning Application, NY/2009/0176/FUL by BCB Environmental Management Ltd.**

at Unit 86, Marston Business Park, Tockwith *Demolition of existing warehouse and erection of energy from waste facility with associated air cooled condensers and chimney stack, (40m high), provision of new weighbridge, drum store, electricity sub-station, new means of enclosure and access gates, car parking and landscaping – AMENDED PLANS*

The Chairman introduced the item, stating that the main difference with the amended plans was the increase of the chimney stack height to 40m. The Clerk produced a précis of the changes from the original application and comments on the responses from the consultees to that earlier application. A full discussion ensued.

It was resolved to maintain the elements of the previous objection with added comments regarding the additional obtrusiveness of the 40m chimney stack, concern over comments from the Highways Authority and Section 106 proposals, and other concerns raised as a response to comments made by other consultees.

The Clerk agreed to produce a letter, to be sent via e mail to Cllrs for agreement and comment before submitting the response to NYCC before the deadline on Thursday. Letter of objection appended to these Minutes as appendix 1.

4. Planning Application, 6.124.208.B.FUL, 09/02723/FUL, by Mr & Mrs Livesey at

1, The Terrace, Oak Road, Cowthorpe *Erection of two storey rear extension*

Cllr Ward-Campbell reported on neighbour comments to the proposals.

After debate it was resolved to object to the application on the following grounds:

- 1. Whilst the Parish Council would have no objection to a single storey extension, it is considered that a two storey extension, by virtue of its size and orientation, would have a detrimental impact on the neighbours in this Terrace.*
- 2. The downstairs room of the adjacent property particularly would be overshadowed and the impact of the two storey extension would be overbearing, oppressive and intrusive to the enjoyment of that property and would lead to a loss of visual amenity.*

5. Planning Application 6.114.16.FUL, 09/03055/FUL, by P.D. and L.J. Foster at Land comprising Field at Grid Reference 449250 454226, Green Lane, Moor Monkton *Formation of earth banked slurry store*

The Parish Council objected to this application on the following grounds:

1. *Whilst the Parish Council supports local farmers in general, it is considered that the location and design of these proposals are unsatisfactory/inappropriate.*
2. *The slurry store/lagoon would be too near the recent developments at Wilstrop Lodge Farm and it raises issues of health, safety and general disamenity to future residents 'next door'.*
3. *The proximity of the lagoon to Wilstrop Wood, a site of significant importance to the area on ecological and archaeological grounds, gives rise to concerns about the effect the proposals may have on the surrounding area.*

6. Planning application 96.124.460.HEDGE, 09/03186/HEDGE, by Mr Ian Watson at Land comprising Field at Grid Reference 444093 452430, Tockwith Road, Tockwith *Removal of 350 metres of hedgerow*

The Parish Council had no objections to this application, as more is being provided than is being removed.

7. Planning responses following neighbour notification were ratified **and Decisions, Notice of Appeal and Application withdrawal** were made known.

5, Ralph Garth – erection of conservatory to rear – *no objections*

1, Norfolk Gardens – erection of first floor extension over existing side extension – *the Parish Council did not object to or support the application but commented that the neighbour would lose the view of the Main Street, to the east, if these proposals went ahead.*

Planning decisions – approved with conditions

5, Ralph Garth – erection of conservatory to rear

32, Marston Road – erection of single storey rear extension

Planning application – withdrawn

Tockwith Lodge farm, Fleet Lane – conversion of barn to form holiday accommodation and conversion of storage building to form additional living accommodation with erection of single storey side extension.

Notification of Planning Appeal – Workshop North of Able Blast Cleaning, Minster Hag Business Park, Rudgate, Bilton in Ainsty – erection of detached agricultural building (revised scheme) – the Council had no comments to make on this Appeal, having made Moorside residents aware of it..

Planning Enforcement case notification – Garden Cottage, Kendal Lane – non-compliance with condition 2 of 6.124.350.B.FUL – “post connection to the main foul sewer the current soakaway shall be disconnected from the retained septic tank”.

There being no further business to discuss, the Chairman declared the meeting closed.