

**Minutes of the Extraordinary Meeting of Husthwaite Parish Council held on
Monday 11th December 2023 in Husthwaite Village Hall**

Present: C. Fenwick (Chair), S. Aspinall, C. Colton, J. Hampshire, C. Nichols, E. Smith.

In Attendance: 16 members of the public.

1. **Apologies:** County Councillor A Baker

Declarations of Interest: NONE.

2. **Planning:**

2.1 **The following planning applications have been received:**

23/02394/OUT - Land to the south of Prospect Cottages, Husthwaite - Outline application for the erection of 20 no dwellings (with all matters reserved except access, landscaping, and layout) including demolition of existing barn and associated infrastructure.

Councillors discussed the new application and heard representations both for and against the proposed application from those in attendance. After much discussion, the Parish Council agreed to object to the application on the same grounds as the previously rejected application 22/01469/OUT. The following response was sent to the Planning Officer on 13 December:-
This Council wishes to see the application **REFUSED** in its present form for the following reasons: -

Policy HG5 - Housing Development: This proposal is very similar to a previous application, 22/01469/OUT, submitted for the same site which was refused by Hambleton District Council. The applicant appealed against the decision and, after reading the relevant Planning Inspectorate report which accompanied the appeal dismissal, Husthwaite Parish Council can see no significant amendments which would alter our original decision to recommend refusal. The meagre reduction of proposed dwellings from 22 to 20, enlargement of the site boundary and green space added adjacent to the access road will still entail the development of an open field that will be visible from the Conservation Area on rising land, eroding the openness of our rural setting. Furthermore, there will be an adverse impact on the views from the Public Right Of Way to the south looking down into the Conservation Area. Husthwaite is, in the most part, a linear development and we consider that the scale and layout of this proposal will result in harm to the character and appearance of our village and wish to preserve our designated heritage site.

Policy IC1 - Infrastructure Delivery: Husthwaite is a rural village location with a very limited public transport service which means that the residents of the proposed 20 dwellings will need to use their vehicles for most journeys. Consequently, this development will generate significantly more peak time traffic each weekday in an area already extremely congested with traffic. The access road from the High Street into Prospect Cottages has a steep gradient and a limited vision splay. There is a bus stop immediately adjacent to the access road, a number of properties in the area have no off-street parking so are forced to park at the side of the road, and we consider the increase in traffic caused by a further 20 dwellings to the south of Prospect Cottages would be dangerous and ill-advisable. In addition, there is already a severe shortage of parking within the current Prospect Cottages development and, as vehicles have no choice but to park at the sides of the roads, this will mean that utility vehicles (such as refuse trucks) will have difficulty accessing the new development. Therefore, should this application be approved, the Parish Council would like assurances that there will be **AT LEAST 2** parking spaces per new dwelling and extra communal parking for those already living in Prospect Cottages.

Signed.....16th January 2024

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Policy IC2 – Transport and Accessibility: The current Prospect Cottages development consists of 7 houses and 10 bungalows. Only three of these properties have private off-road parking and the communal car park only has spaces for six vehicles to park. This means that residents living in the current properties have no choice but to park at the sides of the road within Prospect Cottages. The result being that the access road to this new development is extremely narrow and unsuitable for construction traffic and utility / emergency vehicles. Therefore, should this application be approved, the Parish Council would like assurances that there will be **AT LEAST 2** off-road parking spaces per new dwelling, more for any larger properties, and extra communal parking for those already living in Prospect Cottages who have nowhere else to park.

Policy HG2 – Delivering the Right Type of Homes: According to recent HDC Policy, support should be given to development in vibrant market towns with transport connections and nearby employment. We understand that Husthwaite is a service village, but we have **no shop, post office, doctors' surgery, local employment or reliable transport connections** and believe that introducing a development of 20 new houses will put a big strain on the village 'community support' system and affect the social cohesion of our small village. Furthermore, the new Hambleton Plan does not designate Husthwaite as a development area so, should any development of this site be considered, the Parish Council would wish to see a more appropriate and sympathetic small scale development with a focus on smaller 2/3 bedroomed properties, affordable housing or bungalows suitable for an older / aging population.

Policy E1 – Design: Should planning permission be granted, the Parish Council would like to see the inclusion of an ASHP and ECP at each dwelling.

Policy E2 – Amenity: The Parish Council note and appreciate the proposed amenity green space and children's play area that are planned within the development but would suggest that extra vehicle parking is included to accommodate those already living in Prospect Cottages who have nowhere else to park.

Policy RM3 – Surface Water and Drainage Management: The issue of flooding is still a major concern because, although the site and immediate surrounds are located in a low risk flood zone according to Environment Agency national average flood maps, the replacement of a field (which is known to contain underground springs and watercourses) with an impermeable surface will reduce on-site water absorption and, given the topography of the field, there is a great possibility of surface water run-off into the existing properties of Prospect Cottages. In fact a previous Flood Assessment by Alan Wood & Partners on this field states '*The results from two of the three tests did not yield a positive result as the water did not soak into the ground. The topographic survey also reports independently on standing water within the site, which demonstrates a lack of infiltration capacity*' '*It is concluded that there is a significant difference between the west and east of the site in terms of potential suitable soakaway strata. At the time of the testing ground conditions were dry at the west of the site and saturated towards and at the east. The combination of trees at the west and marsh like vegetation at the east would suggest this may be a permanent scenario. Careful consideration and evaluation of ground saturation should be undertaken prior to proposed soakaway locations*'. And, even though it is planned to install an attenuation tank with hydrobrake on the site, there is no consideration or proposed solution to the water run-off during the build phase. Therefore, the Parish Council would like assurances that suitable mitigation and protection measures for surrounding properties and land will be provided before any permission for development is given.

Finally, if Hambleton District Council are minded to approve this application, Husthwaite Parish Council must insist that a detailed Construction Management Plan must be in place before

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development starts, with relevant conditions agreed regarding access / egress to the site, on-site compounds, on-site parking, on-site materials storage, HGV construction traffic routes, strict hours of operation and discharge of surface water / mud / grit / dirt onto existing highways.

23/02454/FUL - The White House, Low Street, Husthwaite - Retrospective application for the erection of an external timber lean-to log store.

23/02455/LBC - The White House, Low Street, Husthwaite - Retrospective application for the erection of an external timber lean-to log store.

Husthwaite Parish Council had **NO OBSERVATIONS** on these applications.

3. **To confirm acceptance of the Neighbourhood Planning Programme Grant from Groundwork UK:** SA confirmed that Groundwork UK had awarded a grant of £6158 to Husthwaite Parish Council for the purposes of producing a Neighbourhood Plan for the village. The grant offer acceptance documentation has been completed and sent to the Neighbourhood Planning Programme Team along with confirmation that the monies will not be used for any other purpose. The allocated monies must be spent by 31 March 2024 and evidence of all expenditure, including invoices over £1000, will need to be provided to Groundwork UK in the project progress report. CF reminded Councillors that, as the grant was allocated to the Parish Council, all expenditure must adhere to the policies contained in our Standing Orders and Financial Regulations.

Signed.....16th January 2024