

**Minutes of the Extraordinary Meeting of Husthwaite Parish Council held on
Thursday 10th February 2022 in Husthwaite Village Hall**

Present: C. Fenwick (Chair), C. Colton (CC), J. Don (JD), R. Alexander (RA), J. Hampshire (JH).

1. **Apologies:** Barney Smith, Elaine Smith.

Declarations of Interest: None.

2. **Planning Matters:**

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

21/01579/FUL - Land south of Spring Garth, The Nookin, Husthwaite - Development of 8 dwellings, access road and associated infrastructure (amended plans received to show the retention of Cote House, amended access and design amendments).

21/02934/FUL - Cash Stores, High Street, Husthwaite - Proposed alterations and renovations to the existing dwelling.

21/03042/FUL - OS Field 2700, Carlton Husthwaite - Application for installation of solar photovoltaic (PV) array/solar farm with associated infrastructure

22/00091/FUL - Field House, The Nookin, Husthwaite - Single storey extension to rear of dwelling to form disabled access bedroom and wet room

3. The PC agreed the following responses to the planning applications:-

20/01579/FUL - The Parish Council wishes to see the application REFUSED for the following reasons: - • Policy DP1 - Protecting Amenity: The Nookin is already extremely congested with traffic in the area near to the Village Green. There is a bus stop immediately opposite Cote House, visitors to the twelfth century Church of St Nicholas park around the village green and a number of properties nearby have no off-street parking, so we consider the creation of a narrow access for 8 dwellings in this location to be dangerous and ill-advisable. We also note that there are no neighbouring properties shown on the Site Layout Plan but, as the field to the rear of Cote House is significantly higher than the existing dwellings on The Nookin, the Parish Council would like assurances that (should planning be approved) these properties will not be overlooked or overshadowed by any new development. Furthermore, there is no mention of any street lighting in the new development and we would like clarification of how many would be installed and their locations • Policy DP3 - Site Accessibility: The proposed extremely narrow access to this new development is located immediately opposite a bus stop (which is used regularly by Reliance Motor Services and NYCC vehicles) between the Low Street / High Street junction (adjacent to the Village Green) and the bend in the road at the bottom of The Nookin. By moving the access nearer to the blind bend at the base of Nookin Bank, the visibility splay for vehicles exiting the site is severely reduced leading to an increased risk for road users. Husthwaite is a rural village location with a narrow 2-way single carriageway and this development will generate significantly more daily traffic movements which will impact nearby residents and road users alike as well as increasing our carbon footprint. • Policy DP4 - Access for All: The proposed access road to this new development is located immediately opposite a bus stop, in an unavoidably congested part of The Nookin, close to a blind bend which we believe will cause problems for construction traffic and utility / emergency vehicles accessing the site from the narrow 2-way single carriageway. In addition, we note that there is no footway within the development which, with such a narrow access road, would be dangerous for pedestrians accessing / exiting the new development. • Policy DP5 - Community Facilities: The Parish Council

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note that there is no mention of any contribution to community facilities such as open spaces, facilities for the disabled or highway infrastructure and would like clarification on whether the proposed development will be subject to a CIL charge if approved.

- Policy DP6 - Utilities & Infrastructure: As mentioned above, there is a bus stop opposite Cote House and some owners of nearby properties have no choice but to park at the sides of the road. By reducing the width of the access road and moving it closer to the blind bend at the base of The Nookin, utility vehicles (such as refuse trucks and delivery vehicles) will find it difficult to access the new development and will in all likelihood park on the roadside, exacerbating the congestion in this part of the village. In addition, if refuse trucks are unable to access the site, refuse bins would have to be placed in the narrow access road each week for collection causing further problems for vehicles exiting the development.
- Policy DP 8, 9, 10 - Development Limits & Form and Character of Settlements: The site is situated within or adjacent to Husthwaite Conservation Area and all of the proposed new dwellings are outside of the Husthwaite Development Limit but the Parish Council have seen no exceptional circumstances given that would lead us to approve this application. In addition, there are three Grade II listed buildings in close proximity to the proposed site and the development of the field would significantly affect the area. The Parish Council would also recommend that a geophysical survey of the site is completed prior to any planning approval being granted to truth the existence and location of any buried features dating back to the medieval period as per the recommendations in the Archaeology Assessment.
- Policy DP13 - Achieving and maintaining the right mix of housing: The Parish Council can see no evidence of functional need for this development. 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, with a number of permitted schemes yet to be completed (28 to be precise), we do not feel we can support further development in our village. Should any development of this site be considered, the Parish Council would wish to see a more appropriate and sympathetic small scale development close to Cote House with a focus on smaller 2/3 bedroomed properties, affordable housing or bungalows suitable for an older / aging population.
- Policy DP43 / RM2 & RM3 - Flood Risk & Surface Water and Drainage Management: The issue of flooding is a major concern because, although the site and immediate surrounds are located in a low risk flood zone according to Environment Agency 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 at the bottom of The Nookin. A previous Flood Assessment by Alan Wood & Partners on the neighbouring 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.' 'Careful consideration and evaluation of ground saturation should be undertaken prior to proposed soakaway locations.' Yet there is no storm attenuation planned and 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. Should planning permission be approved, the Parish Council would like assurances that relevant

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conditions regarding access / egress to the site, on-site compounds, on-site parking, on-site materials storage, HGV construction traffic routes, hours of operation and discharge of surface water / mud / grit / dirt onto existing highways will be included. Specifically we would like assurances that ALL site traffic and contractors vehicles should be contained within the site perimeter with NONE parked on the highway within the village, ALL unloading and storage of materials should take place within the site with NO queuing vehicles parked within the village and a STRICT working hours restriction of Monday to Friday 0800 to 1700 with no weekend working.

21/02934/FUL - The Parish Council have no objections to this application as long as the removal of the garage to the rear of the dwelling does not affect the boundary wall of the adjacent property, Ashmount.

21/03042/FUL - The Parish Council has the following OBSERVATIONS on the proposal described above. Husthwaite Parish Council support the generation of green energy and the creation of solar farms in principal. Furthermore, we have no objection to them being erected in our parish, but we would like to see consideration given to the effect that they may have on existing village businesses. Therefore, we would be grateful if the concerns raised regarding the Airfield Safety Area of the nearby long-established commercial airfield whose main runway is in a direct line with the proposed development could be investigated before any planning permission is given. Likewise, as many local businesses depend on tourism and the construction of both halves of this development is liable to cause considerable disruption on the narrow roads leading to our villages, the Parish Council would like to insist that a detailed Construction Management Plan containing the following conditions are applied and adhered to should planning permission be approved:

- Hours of operation are limited to 8am until 5pm Monday to Friday and 8am until 1pm on Saturdays. No Sunday or bank holiday working.
- Plant and materials must be stored within the site boundary, which should be secure.
- Parking for ALL construction traffic MUST be provided on site and no parking should be allowed on the sides of the highway.
- Deliveries should be restricted to avoid school drop off / pick up times to alleviate traffic congestion on the narrow lanes into the village.
- All unloading of materials should take place on site and vehicles must be able to access and leave the site in a forward gear.
- Clean access should be provided to the site and wheel cleaning facilities should be available to ensure no mud or grit is transferred onto the existing highway. It is understood from the plans that cable laying will take place on Ings Lane and Bell Lane which are both Public Rights of Way. Therefore, we would insist that public access is maintained throughout and sufficient safety precautions are put in place to protect users of the PROW while construction work is underway. The Parish Council note that when erected the Woolpots Solar Farm PV panels, together with those at nearby Boscar Grange Solar Farm, will create an extremely large sea of panels in close proximity to the Howardian Hills Area of Natural Beauty and local Conservation Areas, therefore we ask that sufficient screening is provided by the developer to reduce the effect. Finally, we note that there is no mention of any community payback initiative for the two closest villages (Husthwaite & Carlton Husthwaite) who will be most affected by this development and we would appreciate if some financial benefit for these communities could be considered.

21/00091/FUL - The Parish Council had NO OBSERVATIONS on this application.

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