

**NEWTON KYME CUM TOULSTON PARISH COUNCIL**

**Minutes of the Extraordinary Parish Council Meeting held on Monday 15<sup>th</sup> October 2018 at 19:00 hrs in St Andrew’s Church, Newton Kyme**

**Present:** Councillors A Jennings, W Hibbs, R Cornforth, E Wilson, J Watson, J Kearn

**Clerk:** Cllr. R Cornforth (minute taker)

Seven resident attended the Council meeting to raise their concerns with the proposed planning application. Only three residents received notification of the application and the public notice was not displayed until 10<sup>th</sup> October.

Concerns raised by the residents include:

- The substantial size of the proposed extension which will increase the property by 175%. The original building had previously been increased by 50%. The potential for future extensions/balconies.
- The proposed increase in size, along with changes already made to the adjoining cottage may be setting a precedent for future developments, which are not in line with the Village Design Statement (VDS) and will change the character of the village.
- The inappropriate use of materials, including a zinc roof, timber cladding, mono pitched roof, aluminium windows with opaque glass. None of this is in line with the VDS.
- Inaccuracies and omissions in the plans, including inconsistencies with windows on the east elevation; lack of information on drainage; increased parking for the household, visitors, contractors.
- No defined curtilage / boundaries to the property – size – rear and front garden move from one curtilage to the other.
- The property is within the conservation area and the proposed extension is not in line with the VDS. The rural views between properties will be spoiled. The infilling would detract from the openness of the village and close the green belt. It needs exceptional circumstances to build a new property and there are no exceptional circumstances
- A planning application relating to Ings Cottage for a similar proposal was refused. The same objections apply to the proposals for Rose Cottage.

Residents have/will be submitting detailed objections to the planning application.

Residents are concerned with the lack of consultation and consideration of the VDS when alterations are made to properties in the village, quoting the example of the adjoining property. They intend raising this issue separately with Selby Planning Dept.

The Chair thanked the residents for their comments.

**66/18 Apologies**  
**To receive and record apologies for absence**  
 Apologies received from Cllr. R Hall  
**Resolved: Apologies accepted**

**67/18 Declarations of Interest**  
 To receive and record any declarations of interest  
**None declared.**

**68/18 To review the planning application for 2018/1110/HPA – Rose Cottage, Main Street and agree a response**  
 The Council made an agreed site visit prior to the Council meeting. Following the site visit and a detailed examination of the plans the Council agreed to submit objections to the planning application to include the size, site coverage, materials, lack of consideration for planning policies and the Village Design Statement.  
**Resolved: The Council will formally submit comments to SDC opposing the planning application.**

**69/18 Date of next meeting**  
**Monday 10<sup>th</sup> December 2018**

The meeting closed at 19:58 hrs.

Chair.....

Date.....