

Church Fenton Parish Council

Minutes of the Extraordinary Meeting of Church Fenton Parish Council held on Monday 21st August 2017 at the Village Hall, Main Street, Church Fenton

Present: Cllr Sarah Chester; Cllr Jo Mason; Cllr Andrew Mason ;Cllr Craig Blakey; Cllr Stuart Spensley, Cllr Rebecca Hunt

Jeremy Sherlock (Clerk);

SDC Cllr Richard Musgrave, SDC Cllr Keith Ellis; NYCC Cllr Andrew Lee

29 members of the public

41. Apologies, Declarations, and Dispensations

None

42. For Discussion

- a. **Consultation on Planning Application – 2017/0736/REMM – Reserved matters application relating to appearance, landscaping, layout and scale for erection of 100 dwellings of approval 2015/0615/OUT for outline application to include access for a residential development at land south of Main Street, Church Fenton** - when the outline application was considered negotiations between the applicant and Selby DC regarding an indicative plan reduced the housing numbers from 106 to 50, with the latter being considered by Committee. However no housing figures were included in the approval.

Objections regarding the current application have already been submitted by Historic England and the Selby Council's conservation consultant.

The applicant carried out a consultation earlier in the year though concerns were expressed that this didn't include all of the village.

Selby DC have now identified a 5.4 year housing supply so should be under less pressure to achieve housing numbers.

It was agreed that this was a poor proposal which would have a major impact on the village. Villagers were encouraged to submit their own comments, including photograph which demonstrated impact.

RESOLVED to object to the application on the following grounds:

- 1. Loss of traditional characteristic of village, which includes open views of Parish Church from the south and east, and traditional linear character.**
- 2. Excessive housing numbers – recent approvals in Church Fenton exceed amounts that are realistically likely to be included in PLANSelby.**
- 3. Indicative plan considered part of the outline approval showed 50 dwellings to the north of the site, and the Selby DC report considering the application recommended approval on the basis of this restricted area of development**
- 4. Loss of local footpaths which are used by the local community and school and form an important recreational and health amenity.**
- 5. Design and layout is poor and is contrary to the approved Village Design Statement. It has a negative impact on the setting of the Parish Church and Listed Buildings. The emerging Neighbourhood Plan has identified the potential of establishing a Conservation Area in this part of the village.**

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6. Excessive numbers off a single access road. Lack of permeability and linkage with the rest of the village.
7. Lack of visitor parking.
8. Poor ground conditions as demonstrated by difficulties with nearby developments

- b. **Consultation on Planning Application – 2017/0084/FUL – Proposed erection of a 1.5 storey 3 bedroom dwelling at Willow Garth, Station Road, Church Fenton –** whilst there was no objection to the principle of housing on this site the design was felt to not be in keeping with the village.

RESOLVED that an objection be raised that the design is not in keeping with the Village Design Statement.

- c. **Consultation on Planning Application 2017/0802/FUL –** Proposed installation of a dropped kerb and 2 no off street parking spaces to Plot 1 at The Laurels, Main Street, Church Fenton.

Resolved that no objections be made

- d. **Consultation on Planning Application 2017/0761/HPA –** Proposed refurbishment, roof alterations, external alterations, conversion of existing stable to create a home office/ studio and external refurbishment of the garage and stable block to match the house at Allendale, Nanny Lane, Church Fenton

Resolved that no objections be made

- e. **NYCC Selby Area Committee – Election to fill vacancies for co-opted Members -** 4 candidates had been nominated for 2 vacancies

Resolved that consideration of the candidates and voting be delegated to Cllr Jo Mason

43. Date and time of next meeting – Thursday 21st September at 7:30 at the Village Hall, Main Street, Church Fenton

Meeting closed at 9:00 pm

Jeremy Sherlock; Clerk; clerk@church-fenton.net; 07981 371937