

Minutes of a Planning/Finance Meeting held on Thursday, 7 October 2021
At 7.45 pm in the Village Hall, Barmby Moor

Present: Councillors Clark (SC in the Chair), Appleton (SA), Haynes (CH), Gregory (JG), Emmison (BE), Dexter (GD) and Robinson (KR). Members of the public: Mrs. C. Steel (CS) and Mr. G. Fallowfield (GF).

The Chairman welcomed everyone to the meeting and asked Mr. Gordon Fallowfield to give an update on the progress of restoring the Cremated Remains area in the burial grounds of St. Catherine's Church.

GF explained his busy workload being the only Church Warden and the Vicar is off sick at the moment. The PC have put aside £3500 to upgrade the area, which members would like to be completed this financial year (finishing on the 31 March 2021). GF clarified who is on the committee: himself, Ken D'Arcy, Tony Culyer and Lewis Anderson, together with members of the PC: BE, CH and GD.

There are two proposals of design which need approving by the Diocese as well as obtaining two quotations (one already received). Once agreed the builder will have to demonstrate how to lift the stones to remain in the correct place. He expects the works should be completed at the end of January 2022.

SC thanked GF for attending the meeting.

Apologies: Received from Councillors Smith and Wilkinson-Mudd.

Declaration of Interest on any item to be discussed: None.

Mrs. C. Steel, Alder Carr House, was invited to speak for 5 – 10 minutes at the meeting on a planning application at Free Range Farm.

Plans:

Mr. W. Farrow, Free Range Farm, York Road – continued use of land and proposed change of use of land and buildings from agricultural to the sale and repair of agricultural machinery and commercial vehicles, erection of a storage building and office/welfare building – **(Ref: 21/02398/PLF)**.

After a long discussion members unanimously agreed to make the following comments:

1. *The planning statement states that Free Range Farm comprises 11.01 acres of grassland. Our calculations indicate the site in consideration to be some 7 acres comprising buildings, hard paving's and grassed areas.*
2. *East Riding East Riding Local Plan 2012 – 2029 Policy EC1 F states:*

“Farm diversification schemes will be encouraged providing they are of an appropriate scale to their location, respect the character of the surrounding landscape, re-use existing buildings where possible and any new buildings are well related to the built form and scale of the farm.”

Barmby Moor Parish Council does not consider the scheme contained in this application to be a farm diversification scheme and therefore is not encouraged by this clause of the Local Plan.

3. *East Riding Local Plan 2012 – 2029 Policy EC1 D states:*

“Outside of development limits employment development will be supported where it is of an appropriate scale to its location and respects the character of the surrounding landscape.

Proposals should:

- 1. Be within or adjacent to an existing industrial estate or business park;*
- 2. Involve the expansion of an existing business;*
- 3. Involve the conversion of an existing building; or*
- 4. Have a functional need to be in the particular location which cannot be met on either a nearby allocation, or on a site which satisfies any of the above criteria.”*

The scheme contained in this application is not located within the development limits for Barmby Moor and is therefore located in countryside. As the application includes for the continued use of land and proposed change of use of land and buildings from agricultural to the sale and repair of agricultural machinery and commercial vehicles, it does not therefore involve the expansion of an existing business.

Barmby Moor Parish Council does not consider the scheme contained in this application is supported by East Riding Local Plan 2012 – 2029 Policy EC1

4. *East Riding Local Plan 2012 – 2029 Policies S4 C6 and C7 support development in the countryside for employment uses in accordance with Policy EC1, and for agricultural, horticultural and forestry uses.*

As demonstrated in item 3 above, the scheme contained in this application does not meet the requirements of Policy EC1, and as it is not for agricultural, horticultural and forestry use does not meet the requirements of Policy S4.

Barmby Moor Parish Council does not consider the scheme contained in this application is supported by East Riding Local Plan 2012 – 2029 Policy S4

5. *The current site is used and if permission is granted, will likely continue to be used by HGVs and large articulated lorries. Barmby Moor Parish Council do not consider that junction at the access to the site from the A1079 is appropriate for use by these large vehicles and presents a danger of accident to road users on what is already a dangerous stretch of road (1 fatal, 10 serious and 18 slight reported collisions on the A1079 between Barmby Moor and Wilberfoss from January 2016 to August 2021).*

6. *The access road to the site is a single width track with no passing places. Barmby Moor Parish Council do not consider this appropriate for use by HGVs and large articulated lorries. If the access track is in use by another vehicle travelling towards the A1079, any vehicle on the A1079 intending to access the site may have no option but to wait on the A1079 until the access is clear. Barmby Moor Parish Council considers this to be another potential hazard to road users.*

7. *The scheme is located between and in close proximity to two residential areas. Residents from some of these residential properties have contacted Barmby Moor Parish Council to complain of noise from the operations of the business being carried out on the site. We have been informed that this is an issue well outside normal working hours as well.*
8. *Barmby Moor Parish Council has concern that waste materials from the business operations are not being disposed but are being left on site in unused areas of the site. This includes tyres and redundant vehicles/vehicle parts. We are concerned of potential leaching of harmful materials into the ground and adjacent waterways.*
9. *Barmby Moor Parish Council considers that the erection of the proposed 30m x 12m x 4.7m high building on the eastern edge of the site could be an overdevelopment of the area and would have a detrimental impact on the neighbourhood, especially the adjacent residents of Sutton Lane, the nearest house being within some 50m of the proposed building.*
10. *Barmby Moor Parish Council has concern on how any imposed restrictions on operating hours would be monitored and enforced should permission for change of use of land and buildings is granted. If permission is granted how would East Riding of Yorkshire Council ensure that adjacent residents are not effected particularly by noise (and light pollution) issues?*
11. *Barmby Moor Parish Council considers that the location for the business operations being carried out on the site, located as it is in countryside and between adjacent residential areas is the wrong location for such a business.*
12. *In view of the above Barmby Moor Parish Council cannot support the application for the continued use of land and proposed change of use of land and buildings from agricultural to the sale and repair of agricultural machinery and commercial vehicles, erection of a storage building and office/welfare building.*

Mr & Mrs. Bell, 2 James Close – (part retrospective) erection of single storey extension to rear and porch to front (resubmission of 20/02962/PLF) – **(Ref: 21/03182/PLF)** – *No observations to make on this application.*

Mrs. R. Jackson, 9 The Laurels – crown reduce 2 no. trees by 1 metre per branch; remove 1 no. tree due to close proximity to house, is blocking light into living room, branches overhanging neighbouring property – **(Ref: 21/03638/TCA)** – *members happy to leave the decision to the relevant tree officer.*

Mr & Mrs. Tucker, Little Garth, Northlands – single storey extension to rear, conversion of attached carport to additional living accommodation and conversion of existing detached garage to summer house and shed **(Ref: 21/0358/PLF)** – *no comments to make on this application.*

Barmby Moor Parish Council – tree works to 3 trees on amenity land in Main Street near Holborn View, St. Catherine's Close and Burtonholme Farm **(Ref: 21/03540/TCA)** – *BMPC cannot submit observations on their own application so happy to leave this to the Tree Officer.*

Planning approval:

Wikiup, Main Street – Fell 1 Birch due to roof damage by branches and excessive shade within the garden.

Notification of virtual meeting on 12 October, Western Area Planning Sub-Committee:

Land South of Helmsley Court, Broadholme Business Park – erection of drive-through restaurant unit and a class E unit with associated parking and infrastructure (Ref: 21/01868/PLF).

Finance:

FastSigns – (two signs for the Play Park) - £237.97.
R. Westmoreland (grass cutting September) - £276.00.
Barmby Moor Village Hall (Room hire + PlusNet) - £16.70.
PKF Littlejohn (Audit professional services AGAR) - £240.00.
RBL - Poppy Wreaths x 2 (reimburse Clerk) - £40.00.
Andrew Ross (cleaning bus shelters September) - £75.00.
R. Westmoreland (lost cheque Inv.3928) - £468.00.
Proposed by CH to approve all invoices, seconded by JG and carried.

Receipts:

Northern Powergrid (Wayleaves) - £2.30.

Total funds in Bank: - 1 September 2021 = £49,854.37.

Conclusion of Audit - Annual Governance & Accountability for the year ended 31 March 2021.

Matters Arising/Correspondence:

Upgrading Cremated remains area – already discussed at the beginning of this meeting.

Play Park signs – members happy to go ahead with the final proposal for two signs.

Willow Trees – tree pruning to be carried out 26 and 27 October.

Planters – GD asked this be discussed at the next meeting in November.

Any other business:

Drain leaking on VG – requested by JG.

Speeding traffic in the Beck Side area – requested by JG.

Date of next meeting – 4 November 2021.

There being no further business, the Chairman closed the meeting at 9.05 pm.