**Present 11th February 2021:** C. Fenwick (Chair), C. Colton (CC), J. Don (JD), J. Law (JL),E. Smith (ES), R. Alexander (RA), District Councillor J. Mortimer.

Sara Black, Linda Davison, Katherine Dunnett, Paul Hampshire, Philip Hewitson, Sue Leverton, Danny Liddell, Duncan & Valerie MacDonald, Alison Menage, Angela & John Ovenston, Jon Saddington, Lesley Seaman, Cameron Smith, Liz Walton, Harry Wise.

1. **Apologies:** Barney Smith, Steve & Sue Broughton.

**Declarations of Interest:** None.

1. **Planning Matters**:
   1. **The following planning applications have been received**:

**21/00115/REM** – OS Field 8464, Highthorne Lane, Husthwaite – Application for approval of reserved matters (considering appearance, landscaping, layout and scale) following outline approval 20/01426/OUT.

**21/00126/NMC** - OS Field 8464, Highthorne Lane, Husthwaite – Non-material amendment (changes to access arrangements from 5no to 3no access points as requested by the Local Highway Authority) to previously approved application 20/01426/OUT.

* 1. Philip Hewitson, representing a group of concerned parishioners, put forward several observations on these planning applications and agreed to send the consensus points to the PC via e-mail. Danny Liddell, representing Daniel Gath Homes, offered to address these comments and give feedback on the queries raised to try to alleviate any residents concerns. The PC agreed to delay sending their response to these planning applications until the concerns and any relevant feedback had been received and considered.

1. **Date & Time of next Meeting:** Another extraordinary meeting to discuss the PC response to these planning applications will be held remotely on Thursday 18th February 2021 at 7:30pm.

**Present 18th February 2021:** C. Fenwick (Chair), C. Colton (CC), J. Don (JD), B. Smith (BS),E. Smith (ES), R. Alexander (RA).

Sara & Victoria Black, Lynn Colton, Andrew & Jan Coulthard, Linda Davison, Katherine Dunnett, Jackie Earley, Philip Hewitson, Lawrie & Mary Hill, Sue Leverton, Danny Liddell, Duncan & Valerie MacDonald, Angela & John Ovenston, Jon Saddington, Lesley Seaman, Cameron Smith, Liz Walton, Harry Wise.

1. **Apologies:** John Law, District Councillor J. Mortimer.

**Declarations of Interest:** None.

1. **Planning Matters**:
   1. **The following planning applications have been received**:
2. **20/01426/DCN –** OS Field 8464, Highthorne Lane, Husthwaite – Application for Discharge of Conditions for previously approved application 20/01426/OUT

**21/00115/REM** – OS Field 8464, Highthorne Lane, Husthwaite – Application for approval of reserved matters (considering appearance, landscaping, layout and scale) following outline approval 20/01426/OUT

**21/00126/NMC** - OS Field 8464, Highthorne Lane, Husthwaite – Non-material amendment (changes to access arrangements from 5no to 3no access points as requested by the Local Highway Authority) to previously approved application 20/01426/OUT

**21/00323/FUL** – Hillcrest House, Elphin View, Husthwaite – Single storey extension to the rear of the property.

* 1. Following further discussion about resident’s concerns and the feedback received from Daniel Gath Homes, the PC agreed the following responses to the planning applications:-

**20/01426/DCN –** The Parish Council had the following comments on this application

**Construction Management Plan** – The Parish Council would like to insist that the following conditions are applied and adhered to:

· 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.

· Sufficient off street parking for ALL construction workers MUST be provided on site and no parking should be allowed on the bridleway or sides of the highway.

· All deliveries should access the site from the top of the lane via The Nookin as Highthorne Lane is not suitable for large vehicles. In addition, delivery times should be restricted to avoid school drop off / pick up times and the regular service bus timetable to alleviate traffic congestion within 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.

· Neighbours should be kept informed of developments especially with regard to major disturbances and the disruption of services.

**Drainage** – The Parish Council acknowledge and support the inclusion of an attenuation tank with hydrobrake to restrict the dispersal of soakaway / surface water run-off from the development.

**Landscaping** – If the highway is to be widened, and the existing hedge along Highthorne Lane removed, it should be replaced with a substantial hedge similar to the existing. The Parish Council would also like to request that a new mixed species hedge is planted behind the houses to provide an aesthetic barrier between the bridleway and new development. In addition we would request that significant screening is included to separate the new development from its closest neighbour, Alford House.

**Road Construction** - If the Local Highway Authority have no intention of undertaking highway improvements to the rest of Highthorne Lane by broadening the road or providing passing places, the Parish Council would like to suggest that the widening of the carriageway is restricted to the area from The Nookin to the bungalows access. Our reason for requesting this amendment is to prevent a narrowing of the road immediately prior the long blind bend as you exit the Husthwaite speed limit towards the C96 and to limit the need to widen the full frontage of Highthorne Lane so a good portion of the existing hedgerow can remain in situ. With regards to the proposed footpath, which was to be provided along the site frontage. It is the opinion of the Parish Council that this should now be removed from the plans. The reason being that the footpath cannot extend from the new properties to the junction with The Nookin as originally planned because of the recent application for TPOs on land adjacent to the top of Highthorne Lane and to provide a footway only between the new access points would be totally pointless.

**21/00115/REM -** The Parish Council had the following comments on this application

**Appearance –** It is very difficult to comment on the appearance of the whole development with only the individual property elevations provided in this application and it would be appreciated if the developer could provide street elevations and a proposed 3D sketch view as Saddington-Taylor has done with other village developments. The Parish Council acknowledge and support the installation of Air Source Heat Pumps in the new dwellings and would suggest that these are fitted to the rear of the properties. In addition, following consultation with village residents, the Parish Council request that the new properties are constructed with rustic bricks and include a mix and match design to give them character and individuality.

**Landscaping** – If the highway is to be widened, and the existing hedge along Highthorne Lane removed, it should be replaced with a substantial hedge similar to the existing. The Parish Council would also like to request that a new mixed species hedge is planted behind the houses to provide an aesthetic barrier between the bridleway and new development. In addition we would request that significant screening is included to separate the new development from its closest neighbour, Alford House.

**Layout** – The Parish Council acknowledge and support the siting of the three bungalows opposite the existing Highthorne Lane properties with the lowest eaves.

**Scale** – It is very difficult to comment on the scale of the proposed development with only the ridge height site section provided in this application. By viewing the information provided it seems that the bungalow in plot 5 will be higher than the house opposite so, to enable us to provide a more comprehensive feedback, it would be appreciated if the developer could provide a detailed site section, street elevations and proposed 3D sketch view as Saddington-Taylor has done with other village developments.

**Road Construction** - If the Local Highway Authority have no intention of undertaking highway improvements to the rest of Highthorne Lane by broadening the road or providing passing places, the Parish Council would like to suggest that the widening of the carriageway is restricted to the area from The Nookin to the bungalows access. Our reason for requesting this amendment is to prevent a narrowing of the road immediately prior the long blind bend as you exit the Husthwaite speed limit towards the C96 and to limit the need to widen the full frontage of Highthorne Lane so a good portion of the existing hedgerow can remain in situ. With regards to the proposed footpath, which was to be provided along the site frontage. It is the opinion of the Parish Council that this should now be removed from the plans. The reason being that the footpath cannot extend from the new properties to the junction with The Nookin as originally planned because of the recent application for TPOs on land adjacent to the top of Highthorne Lane and to provide a footway only between the new access points would be totally pointless.

With regards to Policy DP5 - **Community Facilities** - The Parish Council note there is no mention of any developer contribution to community facilities such as open spaces and would like clarification on whether the development will be subject to a CIL charge.

**21/00126/NMC –** The Parish Council wished to see this application APPROVED as, by introducing a shared entrance for the three bungalows and removing the two access points from plots 4 and 5 onto Highthorne Lane, this should enable a good portion of the existing hedgerow to remain in situ as requested by immediate neighbours. Furthermore, if the Local Highway Authority have no intention of undertaking highway improvements to the rest of Highthorne Lane by broadening the road or providing passing places, the Parish Council would like to suggest that the widening of the carriageway is restricted to the area from The Nookin to the bungalows access. Our reason for requesting this amendment is to prevent a narrowing of the road immediately prior the long blind bend as you exit the Husthwaite speed limit towards the C96 and to limit the need to widen the full frontage of Highthorne Lane so a good portion of the existing hedgerow can remain in situ. With regards to the proposed footpath, which was to be provided along the site frontage. It is the opinion of the Parish Council that this should now be removed from the plans. The reason being that the footpath cannot extend from the new properties to the junction with The Nookin as originally planned, because of the recent application for TPOs on Highways land adjacent to the top of Highthorne Lane, and to provide a footway between the new access points only would be totally pointless.

**21/00323/FUL –** The Parish Council had NO OBSERVATIONS on this application.