

Minutes from the Extraordinary Parish Council Meeting held on Monday 21st August 2017 in Borrowby Village Hall at 8.00 pm

1. Apologies

The Chairman welcomed everyone to the meeting. Resident Mr F Cowton sent his apologies. Present: the Chairman (Cllr F Wachsberger), the Vice Chairman (Cllr D Craig), Cllr D Bell, Cllr E Town, Cllr J Dack, the Clerk and 25 members of the public.

2. Discussion of the amended plans for the development of five residential dwellings, associated access, car parking and landscaping as amended by plans received by Hambleton District Council on 26th July 2017 (17/00495/FUL)

The Chairman said that following a HDC site meeting amended plans had been drawn up and comments are invited. At the request of the Parish Council more time has been granted for comments on the amended plans as the original time-frame specified was insufficient this has enabled this meeting to take place with residents and concerns to be passed on to the planning committee. The main difference is that the amended plans are for the houses in a curve with the upper ones moving closer to the road, rather than in a line as the original layout and the garages are now being positioned at the rear of the properties. The houses also look higher than in the original plans

Some residents spoke of their objection to any development here. It was said that the houses would be outside the village limits and could set a precedent for further development. Cllr Dack had attended the HDC site meeting and had raised this issue of being outside the village boundary of the Vale of Mowbray plan when he was invited to speak but was not sure how much impact this would have. It was said that the Peacocks had built a house at the top of the village and there had been building at Burtree Stables which the Parish Council had objected to at the time, so this development would be building in-between them and existing properties, even though outside the limits. A resident said that these earlier farm developments had been a different matter as they had an agricultural restriction.

It was said that the development does not fulfil the planning criteria set by HDC. Many residents said that the development would have a detrimental effect on the environment and countryside. The Chairman said that he thought if the development went ahead he didn't think the effect would be detrimental. One resident said that he thought this development would be ok as long as the linear aspect of the village is maintained. Cllr Bell said that he thinks a small development of 5 houses would be preferable to a larger development of maybe 20 or 30 houses which could possibly happen if this one was refused. The Chairman said that it would have been better if the housing had been 40% affordable, but this rule does not apply to 5 or fewer houses.

The Chairman said putting the garages being at the back would spoil the view to some extent from the properties – they would be better at the front, obscured somewhat by the hedge. It was said that the development was not located where it supports local services, hence not meeting another criteria point.

It was said that the plans are now for taller houses which would look more prominent, especially with a closer proximity to the road. A resident thought the houses would not be in keeping with existing properties.

It was generally agreed that any path should be on the inside of the hedge and continued a little further to meet up with Back Lane. This would also preserve the grass verge and no street furniture should need to be moved. It was said that there are only two gaps in the hedge planned for the entrance and the footpath. It was agreed that the hedge should be protected and maintained.

It was said that the planning application may be heard at the HDC September Meeting at which the Parish Council and representatives of the village would be permitted to speak if planned in advance.

The Parish Council will summarise and submit their views and residents can also send in individual comments this week.

### 3. Closing the Meeting

The Chairman thanked everyone for attending and making their views known. The Meeting was closed at 8.45.

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Following the meeting, the Parish Council submitted the following comments:

- The proposed development is outside the permitted development limits of the village. There is concern that this could open the way to further development. The 'linear' character of the village should be maintained.
- The height of the planned houses has been increased and the new height and closer proximity to the hedge makes them more intrusive. Low level single storey bungalows with low pitched roofs would be more in-keeping with the existing build form and character of the village. The curved line layout, however, is an improvement.
- The revised layout means that rear gardens are shortened and the view over open countryside is broken by garages and parked cars which makes no sense. The original layout is much better with garages and parked cars being on the front and hidden by the hedge.
- The footpath should be inside the hedge and be continued a bit further up so it links up to the west side at Back Lane. Having the footpath on the inside will also not then necessitate the moving of street furniture.
- The plans show two gaps in the hedge for the access and the footpath – the rest of the hedge should be preserved and maintained.