

AH. 28/4/14

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OBJECT

### Brawby Parish Meeting 26: Minutes

<b>Chairman</b>	Glenn Garrett	<b>Minutes</b>	Glenn Garrett
<b>Date</b>	7.00pm, Thu 24th Apr 2014	<b>Venue</b>	Brawby Village Hall

Attendees	Address	Apologies
Glenn Garrett	Brawby Grange	Jenny Thackray
June Brook	Chapel Garth	Janette Timms
Roger Crosier	Cro's Nest	
Pat Crosier	Cro's Nest	
Michael Timms	6 West End Terrace	
Graham Sutcliffe	The Old School House	
J Sutcliffe	The Old School House	
Joyce Ward	Up Yonder	
Robert Ward	Up Yonder	
<i>9 total</i>		

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28 APR 2014

DEVELOPMENT 2 total

**Item 1 - Simon Thackray's revised planning application 14/00412/FUL for a new 2 bedroom bungalow to be built in Brawby between Cro's Nest and Up Yonder.**

1. Glenn Garrett gave a summary of the changes to the application now in revised form as he saw them:
  - a) Now 2 bedrooms on one floor rather than 3 bedrooms on two floors.
  - b) Garage omitted and garden store with two parking spaces added.
  - c) Simon received advice from planning officer Alan Hunter regarding "scale, siting and overall design of dwelling". The revised application takes account of comments of neighbours and planning officer.
  - d) Walls now brick (were brick and timber).
  - e) Following the publication of a notice in the Mercury newspaper, no-one has claimed ownership or tenancy rights relating to the application.
  - f) Proposal has a more simplified 'barn conversion' appearance.

2. Several people again commented that it was confusing that the planning map showed a red outline of both the building plot and its access to the main street. Glenn confirmed that this was done at the insistence of the highways officer. Colin Douthwaite (Managing Development Officer) confirmed by email on 4 March 2014:

*"It is a requirement of a planning application to include the route to the public highway from a site within the Red line. This is to clearly show the access route to the site. If it was not shown then a plot is isolated from the public highway and any access would have to be assumed. This is not always clear. The Highways authority require an access to be shown so that when consulted they can assess its suitability and it also makes it clear to neighbours what route is proposed."*

3. It was mentioned that previous planning applications made by others relating to the same plot had been refused on the basis that Highways had said that there was lack of visibility to the left when pulling out from the lane onto the main street. It was questioned as to why this application might be treated any differently because the junction remains the same.

4. Several people were worried about the lack of turning area on the property, so anyone who drove into the plot would either need to reverse in or reverse out, which may create difficulties due to the small width of the lane. It was suggested that the planning application plan should have provision for a turning area within the plot.

5. A vote was taken as to whether the parish meeting should recommend to the council that the planning application be approved or refused. One person voted that it should be approved, five voted that it should be refused and two abstained. The chairman confirmed he would therefore recommend to the council that the application be refused.

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