

FARNHILL PARISH COUNCIL

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MINUTES OF AN EXTRAORDINARY MEETING OF FARNHILL PARISH COUNCIL HELD ON THURSDAY 3RD MAY 2018 AT 7.30PM IN KILDWICK /FARNHILL INSTITUTE.

PRESENT Couns. D Atkinson(Vice Chairman), M Scarffe, J Waring & D Akrigg. CDC Representative Counc A Brown, Eight Members of the Public & Clerk S Harding-Hill .

89/18 PUBLIC PARTICIPATION

One member of the public came to ask advice on attending the planning committee meeting for 13 South View. Counc A Brown informed them that they would be allowed 5mins to speak and a representative of the Parish Council would also be allowed 5 mins to speak.

Other members of the public came to speak regarding their objections to the planning application at Crag End. The main objections were the size of the property which would be very prominent, overbearing and intrusive and would not fit in with the character of the village and conservation area. Other concerns were the footpath and historic steps which border the site and could get damaged and the loss of trees in an area of natural beauty. The access and egress from the property was also a major concern with poor visibility onto a narrow road which has an increasing amount of traffic travelling at excessive speed. The disruption and noise which would occur during the building works were also a major concern. Counc A Brown gave some advice on which points would likely be taken into account by the District Council.

90/18 COUNCILLORS APOLOGIES FOR ABSENCE.

Counc G Harling

91/18 DISCLOSURE OF INTERESTS

None

92/18 PLANNING

Application No:

2018/19153/Ful

Proposal:

Erection of 1 detached dwelling (with 3 bedrooms and a study) with integral garage and the formation of new access off Grange Road

Location:

Crag End, Grange Road, Farnhill

The application was discussed by the Parish Council and the opinions of the members of the public were taken into Consideration before the Parish Council resolved to recommend refusal. The reasons for refusal are below (Appendix 1)

Application No: 2018/18928/TCA

Proposal: T1-Monkey Puzzle-Fell

Location: 7 High Croft Way, Farnhill

CDC Grant of Permission

Clerk to write to CDC to ask them why we did not receive the approval notice for the above application and also to say that the Parish Council are of the opinion that there was no justification for not putting a TPO on the tree. The Parish Council were concerned about the reasoning after reading the Officer report.

Clerk to write to our Craven District Council Representatives to say that the Parish Council were concerned that the Officer Report and the decision were made by the same person.

93/18 Institute Committee & History Club Project

The Institute Committee along with the History Club have some funding left from the World War 1 Project and have been given permission to use it to restore a Roll of Honour which was found at the Methodist Chapel. They are also raising funding through various other projects but at the moment are short of approximately £160.00 and have asked the Parish Council if they would be willing to make up the difference. The parish Council resolved that they would make up the deficit

94/18 GDPR New Data Protection Regulations

YLCA have informed the Parish Council that the government have made an amendment to the Data Protection Bill to exempt all Parish Councils from the requirement to appoint a data protection officer but all other measures will still apply.

The Parish Council resolved to still use the services of CDC as Data Protection Officer. Counc D Atkinson updated the Parish Council on the training session that he and the Clerk had attended on the new GDP Regulations.

95/18 **Leaking Trough at Bucklar Hill**

NYCC have responded to the Parish Council's request to dig a channel in the path near Bucklar Hill to take the water away and then fill it back in, by saying the Council would need to get a license to carry out works on a highway. They supplied a copy of the license required. Clerk to circulate the license and put the item on the next agenda.

96/18 **Minor Items of Business & Items to go on the Agenda for next month.**

The Parish Council have had reports of heavy concrete wagons going down the track at Arbour Top to a property there and damaging the edges of the track. The builders have said that they will make right the damage. Clerk to put the issue on the agenda for the next meeting.

Appendix (1)

The reasons for the objections are as follows:-

The design of the building is totally out of character for the area, not in keeping with the village and inappropriate within the conservation area. Grange Road has lots of lovely older cottages and attractive scenery and the development would detract from this by being very prominent, overpowering and highly visible from the road. A four storey building would dwarf the surrounding properties and be very intrusive. It is to be expected that new buildings in Conservation Areas will "conserve and enhance". It is very difficult to see how either of those requirements will be achieved with this development. It is noted in the Design and Access Statement that it is the designer's intention to "disguise" the building. It is not clear what this is meant by this or how it would be achieved, but with a four storey building it will be nigh on impossible without creating a more overbearing structure. If it is intended to use landscaping the available space on the site for planting is clearly totally inadequate for anything meaningful.

Access and egress onto the highway would be difficult as there is no turning area on site and we think the visibility onto the highway is inadequate. We trust that Highways will be consulted. The pictures in the design and access statement are grossly distorted giving a more approachable unrealistic and misleading view of the site and make the road appear wider than it actually is. The site is located immediately adjacent to the access to the Kildwick Gardens housing, directly opposite Starkey Lane and onto Grange Road which is subject to an ever increasing amount of traffic travelling at speeds which are inappropriate due to parked cars and blind spots.

The property would overlook surrounding properties and lead to loss of privacy and light and being a four storey property would look directly into the property across the road, Moorend, at bedroom level. It is noted that there are no windows facing Crag End.

The site would have to be excavated round the back to a depth of around 3-4 metres, much of which is likely to be in to rock. This will inevitably call for heavy equipment to break out and remove the rock which will cause noise and disruption to neighbours as well as disrupt traffic flows. There are two large mature sycamore trees, a mature yew tree and a substantial Hawthorn Hedge on the site, all of which will be lost by the proposed development. It is also more than likely that a further two large sycamores in Hall Gardens will be adversely affected and may also be lost. Trees are an extremely important part of the Village and the Conservation Area and the loss of so many for a single dwelling is inappropriate and unacceptable. There are also major concerns about potential damage to the historic Public Footpath which runs alongside the east side of the site. The size of the building plot is given as 100 square metres and the floor plan is 75 square metres which would leave very little amenity space and be unrealistic for a four storey, four bedroomed property. It would be difficult to build a single storey building of that area on such a restricted site, let alone a four storey building, without meaningful access on all sides, which, quite clearly, is not possible.

The application contains information which is very misleading and the Council have concerns over the following points.

The application is for a three bedroom plus study dwelling, but the plans show four bedrooms plus study.

- The application states there would be no new or altered pedestrian access, but there would have to be a new access.
- How would the waste for the property be stored and collected.
- The information given on materials to be used seems very vague.
- The application proposes having one parking space which is not adequate for the size of the property. Parking on Grange Road is already a problem which affects visibility and the Parish Council often receive complaints regarding speeding and near collisions on this road.
- The application states that there are no trees on the proposed development site but the site has trees which include ancient yew trees that would have to be removed and would have a diverse effect on wildlife. Some of the trees on site have TPO's.
- The application is for one three bedroom house yet the application states Market Housing proposed is three by two bedroomed houses.

For the sake of the Village and the Conservation Area, Farnhill Parish Council request the rejection of this proposed development.