

Hill & Moor Parish Council

Clerk: Mrs Jo Adams
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Minutes of the Extraordinary Parish Council Meeting

held in Lower Moor Village Hall on

Thursday 9th August 2018 at 7pm

Present: Cllrs M. Yarnold (Chair), P. Jeanes (Acting Chair from Item 2), Mrs A. Jeanes, T. Betteridge, D. Saunders, S. Vaughan and Mrs P. Stone

Also present: J. Adams, Clerk; County and District Cllr E. Tucker; Mr S. Walker, applicant for 18/01500/FUL; 25 members of the public

1. Apologies: There were none.

2. Declarations of Interest: Cllr Yarnold declared a Disclosable Pecuniary Interest in item 3a, as his house was opposite the development. He duly left the meeting. Cllr P. Jeanes took the chair. There were no other declarations of interest.

The meeting was adjourned for Public Question Time

Notes can be found at the end of these minutes.

3. Planning

a) To discuss and comment on planning application:

18/01500/FUL	Site At, Church Lane, Lower Moor	Change of use of land for the siting of up to 10no. holiday chalets
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The Council had many concerns over the application and it was agreed to object to the application on the following grounds:

- That there would be unacceptable level of noise from the site which would cause a nuisance to nearby householders;
- That the loss of the hedge for the visibility splay would result in the development being inadequately screened;
- That there would be an unacceptable number of additional cars passing down Church Lane, a narrow lane without clearance for two-way traffic;
- That the development would bring even more mobile homes to the parish, which was already heavily populated with this type of accommodation;
- That the site would not be suitable for holiday lets due to the continued presence of the agricultural workers and noise from the pump;
- That the railway track was unscreened and would continue to be so;
- The insufficient parking per chalet would generate cars that could not be reasonably accommodated;

The meeting was closed at 8.40pm.

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Public Questions

Several residents spoke in opposition to the planning application for chalets in Church Lane. There were a range of concerns over the application including noise from holiday makers causing nuisance to nearby residents; the loss of most of the hedge to create the necessary visibility splay required by Highways which would remove screening to the site; the increase in traffic down the narrow lane which had no passing places; insufficient parking at the site for the holiday makers; the application intimated that visitors would not need cars during their stay as there were plenty of local facilities but this was disputed by those present.

There was also some confusion as to aspects of the application – the application was for 10 chalets but the initial number was put forward as 4 – 5; there was also mention of mobile homes and/or log cabins so people wished for clarity on which it would be. The site was currently occupied in part by agricultural workers in mobile homes and there was no information on whether they would be displaced. There was also a pump taking water from the pond at the existing site; this was quite noisy and would likely disturb any holiday makers.

The applicant confirmed that it was currently planned that the agricultural workers would continue to occupy the top of the site and the pump would continue to be used. He admitted that he had had doubts about the application and that restrictions from the local planning authority had prevented him from placing the proposed mobile homes (and the original application for the workers' accommodation) further down the field away from the road.