LOCKINGTON PARISH COUNCIL

Minutes of a Parish Council meeting held on Monday 9th February 2015

Apologies. Cllrs Crookes, J. Stephenson and J. Myers.

Those present were the Chairman Cllr. Proctor, the Vice-Chairman Cllr. Turrell and Cllrs Scott, Munro-Hill, G. Chapman and J. Warburton.

Sixteen members of the public attended the meeting.

Christopher Hodgson, Planning Officer, ERYC attended the meeting.

The Clerk, Ms S. Connon was in attendance.

Cllr. Bradley Birmingham attended the meeting.

Declaration of Interest. The chairman Cllr. A. Proctor declared an interest regarding the current planning issues, Mrs. W. Proctor being a tenant of the applicant.

E.R.Yorks.Council business. Passing places at Aike were discussed. BB will chase up again. However funding will not be available until April 2015. Potholes were also discussed.

Minutes. The minutes of the 12th January 2015 meeting were approved and signed.

Six Planning Applications for new housing development in Lockington.

As there were six current planning applications in Lockington, Christopher Hodgson, Planning Officer at ERYC had been invited to attend the meeting to explain planning policies. He gave a talk on the decision making process when deciding upon the outcome of planning applications. He discussed the Beverley Borough Local Plan and the Joint Structure Plan. Both of these will be replaced in due course by the emerging East Riding Plan. This document has yet to be adopted. The Lockington Conservation Area Statement Plan has been produced in 2009 to describe its key features and define the boundaries.

Significant and demonstrative reasons must be given for development not to be granted planning permission i.e. it must be shown to be contrary to local/national defined policies.

Mr. Hodgson said that Lockington has had a total of 2 new houses granted permission between 1996 and 2013 and two conversions for dwellings and has managed to avoid any new development for some time. However 2 new dwellings (on the site of the disused garage on Front Street) were granted permission by ERYC in Lockington at the end of 2014 and three dwellings in converted barns (Manor Farm) were granted permission also.

At the Chairman’s invitation a resident commented that if development was allowed in certain areas, then the green open spaces will be gone, changing the look of Lockington for ever. Several residents expressed concern at the potential loss of village character. Mr Hodgson said that Lockington was not a development village under the new ERY Plan.

Conservation Officer, Malte Klockner at ERYC can provide advice on conservation matters.

The six current planning applications for Lockington were then discussed.

The parish council advised members of the public present to write to ERYC officers and Beverley Rural representatives, either Cllr. B. Birmingham or Cllr. P. Pollard. BB would raise their objections.

GC stated that modest amounts of housing can be accepted but the total amount proposed is too great. The Conservation Area Appraisal is important as it identifies Lockington’s special character, including the green spaces within the village.

GC suggested with reference to the applications in the village, that those which do not damage village character could be supported but those which harm it should be opposed. Cllr. M. Munro- Hill supported this principle. JW stated that all the applications should go to ERYC committee for decision.

Cllr. Chapman proposed no objection to development of Land North West of 84 Front Street and Land North of 70 Thorpe, Lockington. He also proposed that the parish council object to the remaining applications. Cllr. M. Munro-Hill seconded, AIF.

Matters arising.

Defibrillator was discussed. Correspondence received from Graham Stuart and read out. One interest from a resident. This item to be on the agenda for March.

Lundys – no correspondence to date.

e H

Correspondence. Development at Lockington had been discussed as listed under Planning Applications. Copy of correspondence to Beverley Rural Ward councillors received from Kevin Marshall regarding planning applications for Lockington, requesting their support.

Parish Precept 2015-16 confirmed for 30th April 2015.

Invitation received from Briony Worth, (Zurich Insurance) for them to provide a quote for parish council insurance purposes. Clerk to follow this up.

ERNLLCA January newsletter forwarded to GC. Transparency Code Advisory note also received.

YORSwitch Bulk Oil Buying scheme information also received.

Beverley Rural Ward Councillors Representatives meeting to be held on 11th February 2015 at County Hall. Apologies for absence of 2 councillors to be forwarded by the clerk.

Hall Garth stiles/new kissing gates. Letter of appreciation received from Allen and Angela Ferguson to the parish council and East Riding of Yorkshire Council.

East Riding Parish News forwarded to all councillors.

Potholes near corner of Chapel Lane/Thorpe and on road going out of village past the crossroads towards the Malton Road. Clerk to contact Highways.

ERYC Planning Decisions. 14/0396/TCA Fell two pines and fell group of three leylandii and crown reduce pine 3 South Glebe, Lockington for Mr. John Spence. No objections.

14/03121/PLF Erection of two detached dwellings and a detached garage with associated access, hard and soft landscaping following demolition of existing dwelling and detached workshop 6 Front Street, Lockington for Mr. J. Walker. Granted. (The PC objected to the design and layout details of the application but not to the principle of the application).

14/03889/PLF External and internal alterations to existing outbuilding to allow use as a dwelling Land South of Hall Garth, Bealeys Lane, Lockington for Hotham Family Trust. Granted.

14/03890/PLB External and internal alterations to existing outbuilding to allow use a dwelling Land South of Hall Garth, Bealeys Lane, Lockington for Hotham Family Trust. Granted.

14/03891/PLF Alterations to and change of use of semi-redundant agricultural buildings to form 3 dwellings Manor Farm, Thorpe, Lockington for Hotham Family Trust. Granted.

Planning Applications. 14/03891/PLF Alterations to and change of use of semi-agricultural buildings to form 3 dwellings (AMENDED PLANS) Manor Farm, Thorpe, Lockington for Hotham Family Trust.

14/04082/PLF Erection of a dwelling following demolition of existing storage outbuilding Land North West of 84 Front Street, Lockington for Hotham Family Trust.

14/04080/PLF Erection of a dwelling Land East of 40 Front Street, Lockington for Hotham Family Trust.

14/04079/PLF Erection of a dwelling Land South of 42 Thorpe, Lockington for Hotham Family Trust.

14/04083/PLF Erection of a dwelling Land East of School Farm, Lockington for Hotham Family Trust.

14/04078/PLF Erection of 2 detached dwellings Land South East of Village Farm, Front Street, Lockington for Hotham Family Trust.

14/04081/PLF Erection of 2no. semi-detached dwellings following demolition of existing garage/storage building Land North of 70 Thorpe, Lockington for Hotham Family Trust.

14/04082/PLF(AMENDED PLANS) Erection of a dwelling following demolition of existing storage outbuilding Land North West of 84 Front Street, Lockington for Hotham Family Trust.

14/04080/PLF (AMENDED PLANS) Erection of a dwelling Land East of 40 Front Street, Lockington for Hotham Family Trust.

14/04079/PLF (AMENDED PLANS) Erection of a dwelling Land South of 42 Thorpe, Lockington for Hotham Family Trust.

14/04083/PLF (AMENDED PLANS) Erection of a dwelling Land East of School Farm, Lockington for Hotham Family Trust.

Cllr. G. Chapman agreed to compose a Lockington Parish Council Statement stating the parish council views with objecting to four of the applications and raising no objections to two of them, to be forwarded together with the parish council comments.

Accounts. S. L. Connon was paid £143.26 stipend for February and £13.75 expenses.

Alma printers were paid £35.00 for the printing of the newsletter.

Next meeting. The PC would next meet on Monday 9th March 2015 after the APM at 7.00pm

A.O.M. Article received regarding an event “East Riding Villages at War” on 20th and 21st March at North Ferriby Village Hall.

There being no further business the Chairman closed the meeting at 9.03pm.