

**ALNE PARISH COUNCIL**

**MINUTES OF A MEETING HELD IN THE VILLAGE HALL,  
ALNE ON MONDAY 6 OCTOBER 2014 AT 7.30PM**

**PRESENT:** Councillors: Dr Robert Brech (Chairman), Gudrun Gaudian, John Teasdale, David Walker, Spike Bradley.

**ALSO PRESENT:** Clerk: District Councillor Nigel Knapton.

3 members of the public were present.

**14/34 APOLOGIES & DECLARATION OF INTERESTS**

There were no apologies or declarations of interests.

**14/35 PLANNING APPLICATIONS FOR CONSIDERATION**

- a. 14/01514/FUL – Proposed construction of farm workers dwellings and two agricultural buildings at Village Farm, Jack Hole, Alne for Mr T Clark. **See attached.**
- b. 14/01513/FUL – Proposed residential development (including the conversion and replacement of existing agricultural buildings) to form a total of 10 dwellings at Village Farm, Jack Hole YO61 1RT for Mr T Clark. **See attached.**
- c. 14/01983/FUL – Construction of detached 4 bedroom dwelling house at Birdforth House, Main Street, Alne at Mrs Sally/Helen Craggs/Coverdale. **Wish to see refused as it is in the conservation area and is not appropriate for that section of Main Street.**

**14/36 DATE OF NEXT MEETING**

The next full council meeting will be held on Tuesday 9 December 2014 at 8.00pm.

**The meeting closed at 7.48pm**

Approved ..... Chairman

The Parish Council met on 26th August 2014 to decide on the Planning Applications 14/01513/FUL (Village Farm) and 14/01514/FUL (Farmer's dwelling). Both applications shall be read as one, because they are strongly inter-related. It was concluded at the time that more information was needed from HDC-Planning in order to make a considered final decision. HDC-Planning was asked for further clarification on a number of issues; however to date no further information has been received.

In order to play a full part in the planning process, the Parish Council must adopt a clear position on these applications, either to agree or object. In the absence of the further details requested, the Parish Council must make its decision based on the information currently available.

Although there are many detailed considerations with these applications (for example Back Lane development, access, light pollution, infra structure) there appear to be several key and decisive considerations:

## **1. Local Development Framework**

The majority of the proposed developments are outside the Development Limit of the village, as defined by the Local Development Framework (LDF), specifically the Core Strategy (adopted April 2007); and Allocations Development Plan Document (adopted December 2010)

The Parish Council's understanding is that, unless certain specific legal provisions are met which override the LDF, then HDC-Planning is obliged to adhere to the provisions of the LDF. In its 2014 review of the settlement hierarchy within the LDF, Alne remains defined as a Secondary village with all that this entails. There appears no reason to disregard the LDF.

This alone is reason enough to reject these two planning applications.

## **2. Conservation Area**

The majority of the proposed development falls within the Conservation Area. The Parish Council understands 'Conservation Area' status to mean that in law there is a presumption against development within that Conservation Area. No information has been provided as part of these Planning Applications whereby HDC-Planning can carry out any informed consideration on all the issues relating to new development in a Conservation Area. There is recent High Court authority stating that any decision made to approve a planning application in the absence of such information is not sustainable.

## **2. Sustainability**

The scale of the Development in what is a small village with limited services and public transport links would clearly fail Core Strategy Policy 2 (CP2 - Access). The absence of Sustainability of these proposals has also been highlighted by B Holroyd, Sustainable Development of HDC.

Education: The NYCC Education authority calculated a shortfall of 44 school places at Alne Primary School if this development went ahead. As it is, the school is already oversubscribed.

### **3. Affordable Housing**

Where sites lie adjacent to development limits, Core Strategy Policy CP9A 'Affordable Housing' states that the amount of affordable housing has to be 100%. In order to comply with planning policies, all of the proposed dwellings outside of the development limit must be affordable, i.e. ten of the eleven proposed dwellings (incl. relocated farmer's dwelling) should be affordable, not five. That is not the case.

In addition to these 4 core issues, there is a raft of further negative impacts these proposed developments would have, but this is not the place to list them, as arguably, they do not have a direct bearing on the decision the Parish Council has to make at this stage.

**Based on the 4 core issues outlined above, Alne Parish Council objects to the Planning applications 14/01513/FUL (Village Farm) and 14/01514/FUL (Farmer's dwelling).**

Approved ..... Chairman