

# NEWTON UPON DERWENT PARISH COUNCIL

2 Sunnycroft, Newton upon Derwent YO41 4DB  
Tel: 01904 607036. mail: clerk@newtonuponderwent.info

Minutes of the EXTRA-ORDINARY MEETING held on Wednesday 28<sup>th</sup> September 2016

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Meeting commenced at 7.45pm

**Present:**

**Councillors:** Cllr Wheeler(Chair) Cllrs Horsley, Readman and Robinson  
**Officers:** L Hill (Clerk)  
**Public:** Two

**Apologies for absence** Cllr Thomson  
**Minutes of last meeting** To be read at next full Council meeting.  
**Declaration of interest** Clerk declared an interest in Point 3

Planning Applications:

**16/02637/PLF** Elderberry Cottage Hull Road Wilberfoss East Riding Of Yorkshire YO41 5PD  
Application to build a 3 car garage, with gym above.

It was noted that this garage is to be sited quite a way from the driveway and other buildings, around the back of the house. It would make more sense to site this at the side of the house for car access and the ground services. It was also noted that the owners wish to build off the end of an existing concrete base, rather than utilise the existing base.

The owner recently objected to a planning application by his neighbour about potential smells from the field etc., so it is surprising that he wishes to site his garage and gym right on this boundary.

The Planners are to be asked, if approval given, to add a condition that the garage is not to be used in the future as a bed and breakfast unit.

**16/02931/PLF** Land North East Of Derwent Farm Mask Lane Newton Upon Derwent East Riding Of Yorkshire YO41 4EB  
Conversion of agricultural buildings to two dwellings with associated garages and access

The buildings on the plan are outside the building line of the Local Plan. The Clerk was asked to contact the Planning Officer to enquire about this.

If this is a permissible application then the Parish Council have no objections.  
*Update Note – some conversions are permissible on agricultural land but new builds are not*

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19<sup>th</sup> October 2016

Letter from ERYC – stopping up of part of the highway at Sunnycroft, Main St.  
Stop up public rights over a section of the highway.

The owner of No 1 Sunnycroft has applied to purchase this grass verge, in order to enclose it and add it to her garden. As this is Public Land ERYC have asked the Parish Council for their views.

Ms Black ( owner of No 1 ) wishes to fence this land in by extending the current fence line.

Mr Hill ( owner of No 2 ) expressed concern about this as this area is directly next to his drive and would mean a 2m high fence obscuring the view of the path and the road for anyone leaving the driveway. There is already a car routinely parked immediately to the south of the drive exit and this grass verge provides much needed visibility to see approaching cars and pedestrians.

The Chairman, plus 2 Councillors advised that a 2m high fence would not be allowable, as this would remove the required visibility splay that all driveways are entitled to receive.

Ms Black was willing to look at a compromise and 2 councillors went to the site to discuss possible compromises.

As she wanted to retain the high fence for security reasons, it was suggested that she just purchase half of the grass verge from corner to corner ( i.e. from the current wooden 2m fence post across to the corner of the brick wall. This suggestion was agreeable to both parties present.

The Clerk was asked to respond to ERYC with this information.

The meeting closed at 8.50pm

The next meeting is on 19<sup>th</sup> October 2016

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19<sup>th</sup> October 2016