

# NEWTON UPON DERWENT PARISH COUNCIL

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Minutes of the EXTRA-ORDINARY MEETING held on Wednesday 31<sup>st</sup> January 2018

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Meeting commenced at 7.45pm

**Present:**

**Councillors:** Cllr Wheeler, Horsley, Readman, Robinson and Houlston  
**Officers:** L Hill (Clerk)  
**Public:** None

**Apologies for absence** None  
**Minutes of last meeting** To be read at next full Council meeting.  
**Declaration of interest** None

Planning Applications:

**17/04219/PLF**

Erection of 2 detached dwellings Location: Land North Of Hall Farm ( Leach ), Mask Lane Newton Upon Derwent Applicant: Mr S & M Leach

The Council object to this full planning application.

Official comments are as follows:

When outline planning permission was sought the development suggested was to be within the development lines ( as shown on original map ). When outline planning was given, comment was made on the reports, on several occasions, that the build would be within the building line. This full application has encroached outside the development limits quite significantly. Comment was made in the Officer's report " The site is a large plot of land. There is likely to be adequate space within the site to provide a good standard of amenity for future occupiers" so there is no reason to move the proposed two buildings beyond the building line.

The proposed buildings are high, with three storeys, to accommodate a fifth bedroom. These would be out of character with the surrounding houses. North and South of this site are Hall Farm and Derwent Farm both two storey 200 year old plus original farm houses. To the West of Derwent Farm is a bungalow and to the East of Derwent Farm are two, part single/part two storey, converted barn properties ( single storey section nearest to the north boundary of the proposed site ).

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Two tall properties would detract from the character and appearance of this original heart of the village and would overshadow the barn conversions. Derwent Farm has windows that face southward to this site. It should also be noted that historically there was a pond on this site and the ground is still waterlogged so any build would need to be raised at the base, to accommodate this, before the final building height was established.

This new full application is showing a new access point, separate to the current entrance to Hall Farm, that was not mentioned on the outline application. This would involve removing a large section of the hedge frontage. Condition 7 of the outline application approval states: there should be retention and maintenance of the existing hedge located along the front boundary and comments that this hedge plays an important role in the character of the street-scene. We are already losing hedge frontage on two current new builds in the village to allow new access points. This build could be accommodated without the need of a new access road so we must preserve hedging where we can. The application also mentions the removal of a line of conifer trees, that are a feature of the landscape in this area. The reason given is to lay a new access road but we feel that a new access road could be laid further south and not disturb these trees.

Finally, we agree with the comments made by Foss Drainage Board. There are currently three new properties being built in the immediate vicinity of this site, plus two properties being enlarged, which all put pressures on the original drainage system.

#### **Finance**

PKF Littlejohn – External Auditor - £120.00 paid

The meeting closed at 8.50pm

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