# Minutes of the meeting held on Tuesday 15th February 2022 at 7.00 pm in The Church Tower room

1. **Present**: Cllr B Froggatt, Chairman **(BF),** Cllr D Walford, Vice Chairman **(DW),** Cllr S Smith (**SS),** Cllr P Metcalf (**PM),** Cllr S Christie **(SC)**, Cllr J Christie **(JC)**, **,** Cllr P Brierley **(PB)**, Mrs E Brooks (Clerk to the Council) & 2 members of the public

The Chair welcomed everyone to the meeting.

1. **Apologies for absence** – Cllr S Lowes **(SL)** &Cllr M Clarke **(MC)**
2. **Declarations of interest –** Cllr Steve Smith (SS) Agenda item 5i Planning application 22/00296/PLF

# Previous Minutes

The minutes 17 January 2022 are to be agreed at the next meeting

# Planning applications

* 1. **22/00296/PLF – Stores and Land South Lane -** Planning application circulated prior and available to view at the meeting. Cllr S Smith did not take part in the vote.
* Current site is an eye sore and it would be nice to see this area tidy
* Proposed properties are a reasonable size for the plot
* Previous applications in 2014 (14/02436/PLF) & 2015 (15/01784/PLF) on the same site and both applications were refused due to flooding, there has only been minor modifications to the surface water drainage since this time.
* The main part of this site falls within a flood zone and is therefore at a high risk of flooding. Planning policy is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
* Around 7 properties suffered serious flooding in 2007, which is well documented. The worse affected area was South Lane & Church Street, next to the proposed development! There is a well-documented pattern of flooding at this location & ERYC officers have regularly attended meetings about the subject
* Sewage system cannot cope at times of heavy rainfall; the development will only exacerbate all these problems.
* The site is Greenfield in nature and it has not been clearly demonstrated that this development would provide any wider sustainability benefits to the community.
* Services in this village are beyond capacity now, with continual sewage and drainage issues. The development will only exacerbate all of these problems.
* It is therefore considered that given the risk of flooding, the availability of sequentially preferable sites and the limited sustainability benefits of the proposal, that this application should be refused. Clerk to submit a consultee comment on ERYC planning portal “against” application due to above reasons but it is a great disappointment to have to do so.

**Proposed by PM Seconded by JC, members unanimously agreed.**

* 1. **21/01834/PLF – Low Farm Kirkburn road, Kirkburn** – Planning application circulated prior to the meeting.

This is a re-submission of an application previously discussed and voted on. Members have no objections to the application, but are disappointed that the original plans were turned down. Clerk to submit a consultee comment on ERYC planning portal “For” application

**Proposed by DW, seconded by SS, all members unanimously agreed**

# Any other business

* Elected Members – Village hall committee open meeting 10th March 2022 7pm
* Members of the public – 2 residents present fully agreed with all comments made at the meeting with regards to planning application 22/00296/PLF – Stores and Land South Lane
1. **Date of next meeting:** 21 March 2022 at 7pm

**Meeting closed at 19:51**