

Redbourne Parish Council

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Minutes of the extraordinary meeting of Redbourne Parish Council held at 7pm on Monday 1st February 2021, via a WHYPAY conference call.

Present: Chair – Cllr Lynn Wainwright.
Cllr Penny Stevenson, Cllr Judy Brown, Cllr Phil Hotham, Cllr Gonzalo Salvatierra.
Clerk – Holly Hanson

1 member of the public attended.

Agenda

20/21 – 0201E **Apologies**

- a) Apologies were noted from Cllr Pauline Hawley.

20/21 – 0202E **Declaration of Interest**

- a) Cllrs Wainwright and Brown declared a disclosable pecuniary interest in agenda item 20/21 – 0203E

Cllrs Wainwright and Brown left the meeting.

Cllr Stevenson Chaired the meeting for discussions on agenda item 20/21 – 0203E

Public Participation

1 member of the public spoke to raise the following concerns with planning application PA/2021/22:

- Loss of privacy and overshadowing – the planned development is less than 4 feet from the resident's boundary and on higher ground.
- Noise intrusion from activities in the planned development.
- The planned development is directly above the main drainage for properties at the end of Carr Lane, concerns that the drainage will have the structural integrity to withstand the building.
- Surface water run off from the planned development potentially encroaching on neighbouring properties.
- The toilet on the plans would indicate that the structure is to have an additional use other than a garden room.
- There are existing unfinished developments on this site that are already an eyesore in the area.

20/21 – 0203E **To discuss the Planning Application PA/2021/22.**

- a) Councillors discussed the application to erect a garage / garden room buildings, including associated works at 8 The Old School Yard, Redbourne, DN21 4QN.
Cllr Salvatierra agreed that all legal requirements and processes for calling the meeting had been followed correctly, however raised concerns that the resident that had applied for planning permission had not had an invitation to the meeting.
All Councillors were in opposition to the proposed development. Councillors had concerns around the following points:

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- Main sewerage / drainage runs directly underneath the proposed development, potentially compromising these utilities for neighbouring properties, and potentially causing access issues for essential maintenance.
- Surface water runoff into neighbouring properties – insufficient land surrounding the proposed building to act as soak away and may result in additional water on neighbouring land.
- The entrance onto Carr Lane is approximately 13ft wide, Carr Lane is single track at this point, and the exit is bordered by high hedges / fences from neighbouring properties, and a telegraph pole on one side. The vehicular access to the narrow entrance to this development, will present a significant hazard to both the other road users and pedestrians. There is no safe visibility on either side of the exit directly onto the narrow public highway of Carr Lane. It should be noted that the application form states that there is no new or altered vehicle access proposed to or from the public highway, whilst the plan shows that this is clearly not the case.
- A structure of this kind is unsuitable and will not be in keeping with other properties in the area.
- Close proximity to neighbouring properties would result in significant loss of privacy, overlooking and potential loss of light for these properties.

Resolved – That a response to PA/2021/22 be sent to North Lincolnshire Council detailing Councillors objections, concerns and comments.