

# EAST COWTON PARISH COUNCIL

Minutes of the Parish Council Meeting held in East Cowton Village Hall  
on Monday 12th December 2022 at 7.30 pm

This meeting was convened specifically by the Chairman to consider planning matters for which reporting dates or commentary expire before the proposed date of the next meeting. All other matters, including the approval of the Minutes of 14th November 2022, will be carried to the next meeting.

## 2212.01 Present

Councillors: E. Simpson (ES)(Chairman), J Green (JG), J. Shields (JS), A.Wragg (AWr)

### In Attendance

District Councillor S.Watson (SW); 9 members of the public

### Apologies for Absence

Councillor T.Cramond (TC), J. Kilsby (Clerk), County Councillor A Wilkinson

## 2212.02 Disclosure of Interests

None.

## 2212.03 Planning Applications

a) Site at Bungalow Farm (planning application numbered 19/01779/OUT) : ES summarised the progress of the application and explained that following a meeting held by the landowner, the proposed developer and a project engineer, which was attended by members of the parish council, previous issues regarding drainage on the site, having been satisfactorily addressed for the development of an estate of 70 homes, should now be progressing through the planning process. This could be granted in January 2023 and work start in the Summer.

b) Land to East of Birkby Lane (planning application numbered 21/01361/OUT) **It was resolved that** the following observations be made:;

- This application is an amendment to a previous one and replaces a plan for 22 houses with one for a development of 15 bungalows.
- The consensus, after taking into account views expressed by residents to councillors, was that this proposal was not appropriate mainly because it did not acknowledge the much larger scheme of 70 dwellings, to be erected directly opposite, the other side of Birkby Lane.
- The access from the the smaller site was deemed to be far too close to the T junction with the Main Street, given the increased amount of traffic that would be created by the larger development, and that the splay was insufficient to give the necessary visibility onto Birkby Lane.
- There is no pavement in front of the terrace of houses and cars are parked directly in front of the cottages.
- Concerns were raised regarding the effect on the tenant in no3 Birkby Terrace whose home would be demolished to accommodate the splay, as the tenant's housing need would need to be addressed in the interim period during demolition, the build and then the tenant's ability to purchase or rent.

Chairman signed.....E Simpson.....9th January 2023

- Drainage issues remain of concern.
- Additionally, the proposal is for bungalows for the elderly, vulnerable and disabled – and those present felt that East Cowton, having very few services to offer, would not be a suitable location for this demographic. Hambleton has much better options such as Great Ayton, Easingwold and Stokesley to provide for this sector of the community.
- 
- c) Land to rear of Old School House: The following observations were made:
  - This refers to land behind Old School House and is presented for planning by Wynard. This was explained by SW.
  - The proposal is to gauge opinion in the village prior to any further action. It is for 19 bungalows, with the sole access into the village (not from Raby Lane)
  - 2 residents commented that it was a better location than at Birkby Lane but that drainage from the site was of concern.
  - Parish Councillors wished to receive more specific information before making any comments.

#### **2212.04 Public Participation**

A resident voiced a major concern about the overall state of the roads in and out of the village, that are in real need of repair, damage having been caused by heavy farm vehicles eroding the verges and destroying the road surfaces. Birkby Lane and the Great Smeaton Lane are already notoriously dangerous with s bends under railway bridges and Raby Lane suffers from flooding and icy road surfaces that make driving particularly hazardous.

#### **2212.05 Date and time of the next meeting**

9th January 2023 at 7.30pm pursuant to Minute 2211.17

#### **2212.06 Meeting Closed**

There being no other business, the meeting was closed by ES at 20.40