

DRAFT MINUTES

BIGBY PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING

HELD ON MONDAY, 7th OCTOBER 2019

CHAIRMAN – COUNCILLOR D. COWLING

PRESENT: Councillors – D. Cowling, P. Hannath, B. Orr, C. Wilson

Also in attendance: -

Mrs. A. Hannath – Clerk to the Council

3 Members of the public

58 Notice convening the meeting.

Taken as read and approved.

59 To Receive Apologies and Reasons for Absence

Cllr. S. Large

60 a) To Record any Declarations of Interest by any member of the council in respect of the agenda items listed below. Members declaring interests should identify the Agenda Item and the type of interest being declared.

Councillor D. Cowling declared a prejudicial interest in item 4 of the agenda

b) To Note any Dispensations given to any member of the council in respect of the Agenda Items listed below.

None

61 PLANNING APPLICATIONS AND DECISION NOTICES

Members are reminded that applications can be received after the deadline for the publication of the agenda. The clerk will forward any further applications to you before the meeting for your consideration.

a) To Suspend Standing Orders To Allow Members of The Public To Comment On The Planning Application Under Consideration

Proposed: Cllr. D. Cowling

Seconded: Cllr. P. Hannath

Reference: 139969

Outline Planning Application To Erect 2no. Pairs Of Semi-Detached Dwellings Location: White House, Main Street, Bigby

Members of the public raised their particular concerns and reference was made to the comments already submitted on the WLDC Planning Portal.

Having previously declared a prejudicial interest, Cllr. D. Cowling left the meeting to allow the remaining members of the council to formulate a decision on and a response to the application. Cllr. C. Wilson chaired the meeting at this point.

b) To Reinstate Standing Orders To Record The Decision Of The Council

Proposed: Cllr. B. Orr

Seconded: Cllr. P. Hannath

It was resolved that the Parish Council **OBJECT** to the above application. The response to be submitted via the WLDC Planning Portal is as follows.

Bigby Parish Council, whilst welcoming the development of the property known as The White House, objects to the current proposals for the following reasons: -

- Four 3 bedroomed properties would mean overdevelopment of the site, which currently has one 3 bedroomed property. This would cause the loss of garden land.
- The proposed high-density housing is not in keeping with the current character of Main Street. There is only one set of semi-detached houses on Main Street, which sits on a sizeable plot. All properties on Main Street benefit from driveways and gardens to the front and rear. Thus, the current proposals would damage the visual amenity of the village.
- The properties on the west side of Main Street are all detached period properties, namely farm workers cottages. Therefore, again the proposed development is both out of scale and out of character with existing development in the vicinity.
- The outline plan indicates that the actual houses would be as close as 1 metre to the boundary with adjacent properties, i.e. Lilac Cottage and The Stables, 2 Bigby Green. In particular, this would block light entering the windows on the gable end of The Stables.
- There is no indication of plans for drainage and disposal of sewerage. Properties in this area of Main Street are not connected to the main drains and use septic tanks. 4 properties would, therefore, require provision of 4 septic tanks. Is there enough space?
- A major concern is the lack of provision for parking for both the residents of these proposed properties and their guests. The response from Highways indicates that a 3 bedroomed property should have provision for the off-road parking of 2 cars. Given that there is no public transport in the village, it is a fair assumption to anticipate an additional 8 cars on Main Street with no parking spaces available to them.
- Main Street, Bigby, is a thoroughfare for farm tractors and other machinery of a large nature associated with farming. Therefore, off-road parking is essential to maintain the safe flow of traffic through the village
- In addition, school children in the village are picked up each morning and dropped off each evening on at least 2 school buses. Additional school buses also travel through the village from neighbouring villages. Excessive parking on Main Street would make it difficult for the buses to pass through the village, particularly at peak times.
- The pavements on Main Street are narrow. Regular on-road parking could interfere with the safe passage of local pedestrians and walkers who pass through the village on the Viking Way. (Generally, current residents park their cars on their driveways, which in most cases can accommodate at least 2 cars.) This could be further exacerbated if residents, with no designated parking spaces, parked astride the pavement to try to minimise damage to their cars by passing vehicles.

Proposed: Cllr. C. Wilson

Seconded: Cllr. B. Orr

Cllr. D. Cowling returned to the meeting.

Meeting closed at 7.35 pm