

**DATE:** 14<sup>th</sup> October 2024

**PRESENT:** Councillors; D Kitching (Chairman), P Jackson J Langham, J Daniels, A Clark, Clerk; Rebecca Evans

**APOLOGIES:** Cllr Taylor & Cllr Thomas

**PUBLIC QUESTION TIME:** A local resident attended the meeting to raise concerns & objections to the submitted planning application for Change of use of existing dwelling and land to animal rescue centre and erection of replacement building for animals following demolition of nissen hut and erection of building for use as cattery at rear at Cloverdale, 60 Moor Lane, Carnaby – The resident's explained his objections and his letter of objection was distributed out to the parish councillors.

**DECLARATIONS OF INTEREST:** None

**APPROVAL OF LAST MEETING'S MINUTES:** minutes approved as a true record. 47/24

**MATTERS ARISING:**

1. Festive Lighting/Christmas Tree Light switch on Sunday 1st December – Clerk to apply for Festive light permit.
2. The guardian of Wilsthorpe/South Shore defib (located near the boating compound entrance) has reported an issue with the heater in the storage cabinet – Clerk to contact the company who supplied the cabinet, to check the warranty and enquiry if a new heater element can be sent out to us.

Proposed: Cllr Clark

Seconded: Cllr Daniels

48/24

**PLANNING**

**Proposal: 24/02671/PLF Installation of an Electrical Transformer and Switchgear Station**

Location: Bee Health Group Carnaby Industrial Estate Lancaster Road Carnaby YO15 3QY

Applicant: Bee Health Ltd

Application Type: Full Planning Permission

RESOLVED: No objections

Proposed: Cllr Clark

Seconded: Cllr Daniels

49/24

**Proposal: 24/02739/PLF Change of use of existing dwelling and land to animal rescue centre and erection of replacement building for animals following demolition of nissen hut and erection of building for use as cattery at rear**

Location: Cloverdale 60 Moor Lane Carnaby YO16 4UU

Applicant: Ms Harrison

Application Type: Full Planning Permission

RESOLVED: Objection

The parish council strongly objects to this application and request this application goes to the planning committee and they also request that a site visit is undertaken.

Comments & questions submitted by the parish councillors;

1. There is incorrect & misleading information in the supporting statement and the submitted planning application form contradicts itself.
  - a) The supporting statement refers to the site as a brownfield site – this is incorrect. It is not a brownfield site

- b) The large wooden shed – described as existing (2.6 in the supporting statement) was erected recently
  - c) The supporting statement states at 2.8 that the frequency of vehicle movements will stay the same is clearly incorrect.
  - d) The application states the site cannot be seen from a public road – this is incorrect the existing Nissen hut is visible from Moor Lane, therefore the proposed cattery building due to its size will also be visible if erected.
  - e) Figure 2 site boundary on the supporting statement is misleading, it shows an area which it not the boundary of the and it includes various other dwellings owned by others.
  - f) 2.9 of the supporting statement mentions;
    - I. the site will be not open to the public; however, we understand there are plans for school trips/groups to visit the site. (which will also increase traffic)
    - II. There is no facility proposed for dogs at this location – could the applicant amended this after if the proposed change of use is granted?
  - g) 3.2 Policy S1, mentions the property being in poor condition, when the property was under previous ownership it was a well-maintained property, and has become in its current state while in the applicant's ownership
  - h) The application mentions the foul sewage is to be disposed of in the main sewer, however it also mentions they are not going to connect to the existing drainage system – what will happen to all the animal waste?
  - i) The application mentions waste storage will stay the same and the waste will be disposed of using existing council blue and brown bin collection – if they are proposing a change of use to industrial – how can this be?
2. The current housing crisis & national shortage of residential housing  
This application would take away a very nice 4 bed domestic residential property. Only recently we had a visit from ERYC officer regarding the Rural Housing needs survey, and how the survey identified that the need for more housing in our parish.
3. Change of use and character of Moor Lane  
The proposal would be out of place and impact negatively on the character of the area - Moor Lane is a quiet residential area with some agricultural use and change of use to B2 General industrial use would be detrimental to the character of the area and is completely inappropriate. The nearby Carnaby Industrial Estate – where industrial sites are available would be a more suitable location for this facility
4. Traffic movements  
The application states the frequency of vehicle movements will stay the same, however;
- i. The proposal includes accommodation for 16 rabbits, 36 cats and an undetermined amount of small animals housed, according to the supporting statement on a temporary basis, until they are adopted. Potentially each animal represents a vehicle movement to bring it to the site plus a further movement when it is rehomed/adopted.
- Added to this are visits by prospective new pet owners, specialist collection of the waste generated by this facility, vet visits and daily volunteer visits to look after the animals. It is clear the proposal will add substantially to traffic movement on Moor Lane.
- Government guidance states Each member of staff should have 25 cats or less to care for. Given the numbers of cats proposed plus the rabbits plus the small animals this will be several volunteers or paid staff adding to daily vehicle movements with insufficient parking provided on the site and any overspill being on Moor Lane.
- The additional vehicle movements will be detrimental to the amenity of this quiet residential area.

5. Parking  
No change in parking spaces, 4 – however currently when meeting take place a number of attendee's park along the narrow part of Moor Lane and residents struggle to access their properties
6. Possible Noise Nuisance
7. Environmental Issues – Waste, smells & vermin
8. Access  
Moor Lane is accessible from the top of the lane, the proposed application site is at the bottom of the lane at one of the narrowest points along the lane, and only has a residential access width, large vehicles will struggle to deliver to the site.

In addition a number HGV's and larger delivery vehicles sometimes get stuck down the lane and there is nowhere to turn round, then they have to reverse the full length of lane, and reverse onto the busy main road which is dangerous.

Proposed: Cllr Clark

Seconded: Cllr Daniels

50/24

**Proposal: 24/02844/PLF Siting of a chalet with associated operational works and parking space (Plot 62)**

Location: South Shore Park 5th Avenue Wilsthorpe YO15 3QN

Applicant: Tingdene Holiday Parks Ltd

Application Type: Full Planning Permission

RESOLVED: No objections

Proposed: Cllr Kitching

Seconded: Cllr Daniels

51/24

**NOTICES OF DECISION**

**Proposal: 24/00310/STVARE Variation of Condition 2 (approved plans) of planning permission 22/01990/STPLFE (Construction of sub-surface cable route from Drax Power Station to Fraisthorpe Coastline with associated accesses and temporary construction compounds in association with the Scotland to England Green Link) to allow the removal of cable routing at Skerne (application to be read in conjunction with planning application 24/00168/STPLFE)**

Location: Cross Country Cable Route From Drax Power Station To Fraisthorpe Coastline Bridlington Road Fraisthorpe East Riding Of Yorkshire

Applicant: National Grid Electricity Transmission

Application type: Strategic - Variation of Cond with EIA

RESOLVED: Planning granted with 22 conditions

**Proposal: 24/02380/PLF Erection of a two storey building for use as office and showroom in connection with existing residential and nursing care business**

Location: Burlington Care Ltd Unit B Lancaster House Carnaby Ind Est Lancaster Rd Carnaby

Applicant: North Bay Group

Application type: Full Planning Permission

RESOLVED: Planning granted with 6 conditions

**Proposal: 20/02562/CLP Certificate of Lawfulness for the use of land for siting of 108 static caravans**

Location: Little Eden Country Park Bridlington Bay Road Carnaby YO15 3QG

Applicant: Mr Mitchell Barney

Application type: Certificate of Lawfulness

RESOLVED: Planning granted with 1 condition

## **FINANCE**

Current account balance	£3577.98 (Bank Statement upto 30 <sup>th</sup> September 2024)
Business reserve a/c balance	£3870.13 (Bank Statement upto 30 <sup>th</sup> September 2024)
Current a/c (CAM)	£902.76 (Bank Statement upto 30 <sup>th</sup> September 2024)

### **Payments £ (Cheques paid out)**

849	Rebecca Evans – Clerks Salary	£330.00
850	ERYC – SLA 2024 Street Lighting	£112.73
851	Robin Artley – Garden Services	£595.00

Proposed: Cllr Kitching

Seconded: Cllr Jackson

52/24

## **CLERKS REPORT**

1. ERYC Wilsthorpe Roundabout resurfacing works PBN - emailed to PC's
2. ERYC Town & Parish Councillor's bulletin 20/09/2024 - emailed to PC's
3. ERYC NHW Fraud & Domestic Abuse Information - emailed to PC's
4. ERYC Local Nature Recovery Strategy Webinar details - emailed to PC's
5. ERYC Standards Committee Agenda 15/10/2024 - emailed to PC's
6. ERYC TTRO Moor Lane Carnaby - emailed to PC's
7. ERSAB Autumn Newsletter - emailed to PC's
8. ERYC Changing Coasts Newsletter - emailed to PC's
9. Salt Bin checks/maintenance email from ERYC - emailed to PC's

### **DATE OF NEXT MEETING:**

Carnaby Church, Church Lane, Carnaby at 7pm on Monday 11<sup>th</sup> November 2024