**CHURCH BROUGHTON PARISH COUNCIL**

**EXTRA ORDINARY PARISH COUNCIL MEETING HELD ON THURSDAY 26TH JANUARY 2023 IN THE CHURCH BROUGHTON COMMUNITY HALL**

Those present: In attendance:

Councillor Pedley-Chairman Helena Steeples-Clerk

Councillor Redfern

Councillor Speake

Councillor Thorpe-by telephone

Councillor Warriner

Councillor Woodhall

12 parishioners

**123.0 APOLOGIES**

Apologies were received and accepted from DCC Councillor Patten, & SDDC Councillors Smith & Lemon.

**124.0 PUBLIC PARTICIPATION**

Councillor Pedley welcomed everyone to the meeting to discuss the planning application DMPA/2022/1205 – Erection of 5 holiday pods and associated infrastructure at Badway Lane, Church Broughton. Councillor Pedley advised that at the meeting on 12th January 2023 Councillors had discussed the planning application,

but all agreed that further research into local planning policies and consultation with Parishioners should be undertaken prior to making a more informed decision and submitting a reply.

Councillor Pedley asked for any questions or comments.

A Parishioner enquired if the Parish Council would receive any additional income when the business was up and running and was advised that as far as the Parish Council knew, no further income would be received. No additional precept would be received. The Parishioner questioned whether any benefits would be brought to the village and Councillor Pedley stated that there could be potential benefits for the local pub and the community shop.

Parishioners expressed concerns about the additional usage of water and electricity supplies which are already limited. Also, concerns about the impact of more sewage and how that would be managed. Councillor Pedley stated that he was aware from prior discussions with the applicants Mr and Mrs Woolley that they intended to install a sewage treatment plant.

A Parishioner raised concerns over the access off Main Street to Badway Lane and the issue of traffic flow on Main Street outside school, especially for school children during drop off and pick up times. Parishioners stated that Badway Lane is narrow and has 3 residential properties already on the lane. Additional vehicles on an already poorly maintained lane will be cause more problems. Councillor Pedley advised that the planners will need to consult with Highways for comments on the impact of the proposed development.

Concerns were raised over only 1 parking space per pod as this did not seem sufficient; that current layout of the site has the 5 pods at the top of the field; and further pods could be added in the future. Councillor Pedley stated that the relevant planning policy will require a business case for the development and the current proposal of five holiday pods would need to be evaluated on its own merits. Any possible future expansion would need another planning application including another business plan which would only be viable if there was a market need.

A query was raised as to the current settlement boundary and if there was a need for these pods. Councillor Pedley advised that the proposed development sits outside of the village settlement boundary but that the Local Plan Tourism policy INF10 does allow for development in such locations, albeit subject to some specific restrictions and requirements.

Mrs Woolley advised that it was their intention only to have 2 pods to commence their venture and they were not considering having any more than 5 due to the work involved in maintaining the pods. This venture is to help provide an alternative source of income and allow them more time at home. Construction traffic will go through their yard and not all the way down Badway Lane. The pods will be advertised through Airbnb and the pods will probably only sleep 2 people.

Parishioners asked if Mr & Mrs Wooley had considered another access site to the field and was advised no.

Councillor Warriner summarised the responses he had received after seeking feedback from emailing the circulation via the village website:

The text of the 15 objections included here, and the “reason” summary below.



A Parishioner commented that he did not think flooding was an issue and explained that he knew from his own experience that the applicants will have to present a viable business case and follow very stringent planning rules to have their planning application granted and they will incur many expenses including having electricity and services installed to the site. The Parishioner stated that he supports the planning application.

Councillor Pedley summarised the meeting and thanked everyone for attending and their contributions and advised Parishioners that if they wished to make any comments/objections they must submit them to the planning department immediately.

The public participation section of the meeting closed at 7.35pm.

**125.0 OUTSIDE BODIES PARTICIPATION**

None.

**126.0 TO RECEIVE & APPROVE REQUESTS FOR DISPENSATION FROM MEMBERS ON WHICH THEY HAVE A DISCLOSURABLE PECUNIARY INTEREST**

Councillor Redfern declared an interest.

**127.0 PLANNING APPLICATION**

**127.1 DMPA/2022/1205 5 HOLIDAY PODS & INFRASTRUCTURE AT LAND OFF BADWAY LANE, CHURCH BROUGHTON**

Councillor Pedley advised that he had spoken with the SDDC Planning Officer and a former chair of the Planning Committee to obtain advice and guidance on what planning policies to refer to when assessing the planning application and deciding how the Parish Council should respond. Councillor Pedley advised that he had also discussed the application with the applicants and many parishioners during the recent days. Councillors were reminded that they can only respond to the planning application and not what might happen in the future. Councillor Pedley also reminded everyone that the Parish Council is only one of many consultees and that ultimately the SDDC planning department will make the decision after reviewing the application and responses from consultees and members of the public.. A draft reply had been previously circulated; comments and amendments were incorporated. Councillors were asked if they were all in agreement with the response which objected to the planning application but also proposed a comprehensive list of mitigations to be considered by SDDC if permission was to be granted. All were in agreement.

 ACTION: Clerk was asked to issue the response to the planning department tonight and send a copy to DCC Councillor Patten, & SDDC Councillors Smith & Lemon

 A copy of the PC's response is available on request to the Clerk

**128.0 CHAIRMANS NOTICES**

None.

**129.0 DATE & TIME OF NEXT MEETING**

Thursday 2nd February at 7pm. Councillor Warriner gave his apologies for this meeting.