

Melbourne Parish Council
Damson Cottage, South End, Seaton Ross, YO42 4LZ
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Minutes of the Planning Sub-Committee held at 2.00pm on Tuesday 12 October 2021 at the village hall.

Present: Councillors Cooper (in the chair), Breeze and Johnson.

Members of the public – 2.

21/01 Apologies – None

21/02 Declarations of interest – None.

21/03 21/03495/PLF Land East of April Cottage, Main Street YO42 4QJ – the parish council heard comments from one of the applicants and a member of the public.

Agreed that the Parish Council remain neutral to the application with the following comments:

1. MPC has concerns about the size of the property in relation to the plot and agree with the comments made by ERYC Planning in the Pre-Planning Enquiry response that " A slightly smaller footprint providing perhaps a 3 bedroomed detached dwelling as opposed to a four bed would likely provide perhaps a better garden to plot ratio and could provide space for a less constrained parking arrangement. A smaller dwelling would also better address the housing need in the locality. "

2. MPC believes the boundary of the property needs to be clarified. The current red line (boundary of the new property) includes the proposed garage and driveway for April Cottage (next door). It is understood from the applicant that the boundary should be between the garages and continue down the middle of the driveway to the access point on Main St. It should then be further clarified if this access point needs to be widened to accommodate effectively two driveways. Until this is defined MPC has concerns over parking arrangements.

3. MPC would expect every effort to be made to retain all boundary hedging.

4.If the cherry tree has to be removed then MPC would like to see a suitable replacement instated.

5. MPC would expect the copper beech tree to be retained.

The meeting closed at 2pm.