

Staveley with Ings Parish Council

Minutes of the Parish Council meeting held on 17th April 2024 At the Parish Hall, Ings – 7.15 p.m.

Present: Cllrs A. Salisbury, Y. Cannon, L. Long, D. Michel. L. Postlethwaite (Parish Clerk)

Apologies: Cllrs M. Kidd, P. Riley, M. Powell.

Members of the public present: 11

22/24 Declarations of Interest: None

23/24 Minutes: it was resolved that the Chair be authorised to sign the minutes of the meeting of the Parish Council on **3rd April 2024**

24/24 Public Participation: Planning application 7/2024/5144 was raised and discussed.

Residents living in close proximity to the land in question voiced concerns about the application as follows:

- It would too close to some properties, potentially affecting privacy
- The possibility of noise and/or fumes from the plant room
- The trees may affect light to neighbouring properties
- There may be light pollution at night
- There may be noise disturbance at night
- Concern for flooding on the access road despite reassurance that the development is in Area 1 for flooding
- Grassgarth Lane (the access road) has a high volume of traffic
- One resident has their septic tank in the field
- It is difficult to visualise how the pods may look as there is no picture of height comparisons to look at
- The planning notice was late in going up, giving little time for response. Clerk to send an email to LDNPA regarding this matter

The applicants attended the meeting and explained that as the third generation at Hill Farm they are seeking additions to their existing business, through diversification, to ensure sustainability for future generations. They had considered the options for glamping by using the planning guidelines, such as proximity to the main road, a bus stop and nearby visitor centre. They also made the following points:

- The trees are to set the boundary rather than being planted for height
- Each pod is to sleep a maximum of 2 people
- The pods only have windows on the front
- The plant room is to house a heat exchange from the existing biomass boiler at the farm
- They have had a topographic survey and flood risk assessment carried out
- They had just received confirmation that the Environment Agency had no objection

25/24 Planning Application: 7/2024/5144 - Hill Farm, Ings. Change of use of land for siting of 3 holiday pods.

The council would recommend refusal for the following reasons:

- Concerns for the amenity of neighbouring residents due to close proximity and potential loss of light
- Possible conflict with character of conservation in a World Heritage Site
- Possible disturbance with extra light pollution and noise

- Doubts as to the medium/long term effectiveness of the nutrient neutrality mitigation measures
- Despite the application being in flood zone 1, there is concern about continuing flooding on the access road.

26/24 Date of next meeting: Monday 13th May at the Ayland Pavilion, Staveley at 7.15pm

Signed (Chair)

Date:

DRAFT