

Minutes of Kelk Parish Council Meeting on the 15th December 2021 at 8.00 p.m. Foston Village Hall

Present Richard Holtby, Richard Sands, Andrew Middlewood, Stephen King and Sallie Edeson – Guest Duncan Lambert

Apologies for Absence: Jaap Vermijden, Alice King, Phil Laycock

Minutes of previous meeting were read and approved by Richard Holtby and seconded by Stephen King. They were accepted as a true record of the meeting on the 17th November 2021.

Matters Arising Planning Application from Paul Milner 4 Westfield Cottages has been withdrawn as no planning needed. Lissett Wind Farm small grant application had date missing so clerk to put in missing page and next year forms to arrive shortly.

Planning Application

Planning Application from E Falkingham & Sons, Lowfield Farm, Kelk – Demolition of Modern Agricultural Buildings, the Conversion of a Traditional Agricultural Building to Form a Dwelling, the Erection of 4 Dwellings and Associated Works and Infrastructure. The planning application was discussed and it was decided to object because: -

1. It is not of an appropriate scale for its rural location and does not enhance or protect the character of the village (Local Plan Strategy Document Update 2021) – Kelk is a linear village and has no housing that is not along the roadside. This development is a Cul de Sac, and there are no other developments in the village like this. All housing is on single plots, there is no building behind. We feel that this kind of development will set a precedent that would open the flood gate for anyone with a plot of land to develop and destroy the quiet village atmosphere that is Kelk, we also have no amenities in the village.
2. It is not within the development limits of the village (East Riding Local Plan: Draft Policies Map Update 2021), therefore classed as countryside. They are not replacement dwellings as there has never been a dwelling on this plot. They are not of a truly outstanding innovative design and the size of the properties are hardly affordable housing.
3. It detracts from the character and appearance of the village because there is no development like it in the village, as in the neighbouring villages of Beeford or North Frodingham.
4. The flooding of the plot in 2007 was the worst in the village and there is always water stood in the wintertime. The Design and Access statement states that a sustainable drainage system will be installed to resolve this, but where will the water go? The sewerage systems for five properties are also a concern.
5. When the farm up the road wanted to build a house where a house had once stood and had previously had planning permission, but it had lapsed ERYC refused the planning application for this single dwelling, which was outside the development limits of the village.
6. A neighbouring property has six windows that overlook this plot and dwelling No 3 has nine windows facing the neighbouring property, with nothing more than a one metre hawthorn hedge between them which is below window height.

Correspondence

East Riding of Yorkshire Council Rights of Way Improvement Plan, Parish/Town Council Consultation – open until 31st March 2022 for comments

Youth and Family Support has £40,000 funding available to support youth provision across East Riding – Applications accepted up to 31 January 2022

Any Other Business

None

Date of Next Meeting

The date of next Meeting is Tuesday 18th January 2022 at 8.00pm, Foston Village Hall.