

South Ferriby Parish Council

**Minutes of the Parish Council meeting held on Monday 22nd August 2016 at 7.00pm
in South Ferriby Village Hall, Horkstow Road, South Ferriby**

Present

**Cllr Roy Holloway (Chair)
Cllr Dave Mouncey**

**Cllr Alan Fisher
Cllr Noreen Cecil-Purvis**

Cllr Sara Haddon

Circa 20 members of the public

Public Participation

- a) A number of residents spoke with regards to the caravan, whose owner has no fixed abode, which is currently situated on the village car park. The caravan owner also has two vans and a car there and has erected a dog pen too. Large amounts of rubbish have accumulated, loud music is played and the dust created by his activities is having a significant impact on neighbouring properties. The Parish Council confirmed that Mark Hudson, Properties Department at North Lincolnshire Council is aware of the situation. A resident who has spoken with Mr Hudson advised that he has now passed the matter to Environmental Health. Mr Hudson spoke of "tolerated trespass" to the resident. Another resident spoke of the cars not being road legal (bald tyres). Other residents, newly moved into the village, regret their decision as it is making their lives unbearable. It was stated that over the last two years the quality of the centre of the village has greatly diminished. Clerk to chase.
- b) Residents commented regarding item 4:
- Worked has commenced without planning permission in place.
 - 1 day notice to demolish (took down party wall).
 - Cllr Holloway advised that the PC had been in contact with Building Control who advised that there was nothing in law to stop the building works that have started. However this does mean that at some point in the future the applicant may need to amend or demolish what they have built. Building Control is in close contact with the applicant.
 - The use has changed from commercial to residential. Residents confirmed that it has never been a residential dwelling and that the applicant has never lived there (although it is stated on the application that they have).
 - The address 1 End Terrace is not a house.
 - How can part of a Community Asset be demolished without NLC knowing?
 - Have Highways been consulted?
 - The new footings are too shallow to support the proposed dwelling.
 - Access to the footpath will be compromised by the proposed step.
 - The permissive access will be narrowed.
 - Vehicular access will be via the Nelthorpe Arms Car Park.
 - Incorrect map submitted – very out of date.
 - Will the building works be completed before the planning application decision date?
 - It appears that people can move into South Ferriby and do as they like!
 - Cllr Holloway advised residents to write to NLC (or submit to their website) any comments or concerns.

1. To receive Apologies and Approve Reasons for Absence
Cllr Paul Healthfield – prior commitment.

Signed: _____

Position: _____

Date: _____

South Ferriby Parish Council

2. Declarations of Interest

- a) No declarations of interest by any member of the council in respect of the agenda items.
- b) No dispensations given.

3. Minutes of Previous Meeting

The minutes of the meeting held on the 11th July 2016 were approved by members and signed by the Chairman.

Proposed: Cllr Mouncey, seconded: Cllr Haddon.

4. Planning

Applications made to North Lincolnshire Council:

Application:	PA/2016/1230
Proposal:	Planning permission to erect a two storey terraced house
Location:	1 End Terrace, School Lane, South Ferriby, DN18 6HW
Applicant:	Mr Andrew Proctor

After discussion and due consideration of comments made by residents during public participation, the Parish Council **OBJECT** due to:

1. Change of use. Anecdotally the Parish Council understands that the site on which the new dwelling is being constructed has never been occupied by a residential dwelling; a previous building on the site was constructed to stable horses on the lower level with the upper floor used as a hay loft. There has also been subsequent incidental use as a gymnasium, paint shop and pub 'cellar' for storage of beer barrels.
2. The three bedrooms sizes do not conform to standards for new houses.
3. It appears that a step to the front of the house will need to be built to accommodate the slope of the road; this step would then encroach onto the footpath.
4. Vehicular access would be shared with the car park of the Nelthorpe Arms Public House.
5. There will be a reduction in the width of the widely used permissive pedestrian access between the Nelthorpe Arms Public House and the proposed building. Pedestrians would be compromised when a vehicle is entering or leaving the site.

The Parish Council will strongly urge that this application is referred to the Planning Committee and a site visit undertaken by its members.

The Parish Council will contact Building Control separately to highlight concerns regarding the adequacy of the sewerage, existing footings and its change of use.

The Parish Council will also contact the Community Asset Team to advise that part of Asset of Community Value has been demolished and a planning application submitted.

Proposed: Cllr Fisher, seconded: Cllr Mouncey.

5. The Nelthorpe Arms Public House

- Its sale has been withdrawn from the scheduled September 2016 auction.
- It is still listed as an Asset of Community Value (ACV) but North Lincolnshire Council's Community Asset Team was unaware of its sale. They are currently awaiting advice from their legal team.
- Once officially notified the Parish Council has 6 weeks to decide if it wishes to make a bid for the pub. If they decide they do, a 6 month moratorium is triggered where the owner cannot sell the property.
- Cllr Holloway advised members of the public that anyone wishing to bid on the pub should let the PC know so that it can plan its actions accordingly.

Signed: _____

Position: _____

Date: _____

South Ferriby Parish Council

- Cllr Fisher queried as to whether it could be listed with English Heritage as a historic building (coaching house). Cllr Haddon advised that it can be a lengthy process and one of the requirements can be that it sits amongst other listed properties i.e. it is more important as part of a group of buildings than it is on its own.

6. Grounds Maintenance Contract/Open Space Management

a) Village flower beds update:

- It was discussed and **RESOLVED** to top up Cllr Mouncey's float by £376.66 (includes July/August 2016 overspend of £226.66).
Proposed: Cllr Fisher, seconded: Cllr Cecil-Purvis.
- Sponsorship – Cllr Mouncey advised that he is very close to confirming the final number of sponsors. There are definitely eight and potentially another three more.
- Clerk advised that she has received cheques for two sponsorships.

b) No other action(s).

7. Agenda for next and future meetings

None.

8. Next Meeting

The date and time of the monthly meeting, subject to any change, is 12th September 2016 at 7pm.

Signed: _____

Position: _____

Date: _____