

Brafferton & Helperby Parish Council Meeting Minutes

Wednesday 11 October 2023
Held in the Village Hall at 7.30pm

Present: Cllr Nigel Denison (Chairman), Cllr Peter Mitchell, Cllr Pam Jackson-Vickers, Cllr Mark Darwin, Cllr Andy Gale, Roger Clements (Clerk) plus members of the public.

1. Apologies for Absence
 - 1.1. Apologies were received from Cllrs Brown and Boyle.
2. Declarations of Interest not already declared under the Council's Code of Conduct or members Register of Disclosable Pecuniary Interests
 - 2.1. Cllr Darwin declared an interest in item 6.
3. Public Forum
 - 3.1. Some 20 members of the public were present and several had points to raise on item 5. The remarks made by those opposed to the retrospective planning application are summarised below first, then followed by comments by those who spoke in support of the application:
 - 3.2. There was a strong feeling among the majority that the retrospective planning application should be refused.
 - 3.3. Many speakers saw the potential for noise disturbance for neighbours by barking dogs with additional concerns over the potential for smell and additional vermin. Noise from barking was the most frequent concern and many thought the location was a poor choice for kennels as it was surrounded by dwellings with more under construction to the north.
 - 3.4. Some thought that the retrospective application might imply that a commercial dog breeding unit was planned.
 - 3.5. The kennels had been built very close to a neighbouring fence and an existing tank implying a potential fire risk.
 - 3.6. Little thought seemed to have been given to the effect on neighbours with the nearest now dominated by a large structure extremely close to their garden fence.
 - 3.7. Additional traffic using the site access would increase the incidents of traffic issues on a bend that many felt was dangerous.
 - 3.8. Three speakers said that the applicant had moved from a property in Raskelf where dogs were kennelled and no complaints had been raised by neighbours. This they thought to be as a result of good kennel design and the nature of the dogs used for breeding.
4. **Planning Matters**
5. ZB23/01779/FUL, retrospective permission for the erection of an extension to an existing carport ancillary to the enjoyment of the dwelling house and changes to the external elevations, internal layout and function of the carport from a carport ancillary to the to the enjoyment of the dwelling house to kennels/stables ancillary to the enjoyment of the dwelling house. In addition to the proposed replacement of windows and doors of the dwelling house, and alterations to the existing driveway to add additional hardstanding, an electronic gate, new walls on either side of the driveway and parking at Brafferton Manor, Boroughbridge Road, Brafferton.
 - 5.1. The Council considered remarks made during the Public Forum and comments by individual councillors. It had concerns over: the impact on local amenity through noise, smell and vermin; the lack of information on the detail of what was planned, the appearance that the application implied a commercial dog breeding venture; how horse stabling was intended; the significant adverse effect on a near neighbour and the implication of increased traffic using the Boroughbridge Road at a known dangerous bend. It was **resolved** to Object to the retrospective application.
6. ZB23/01940/FUL, demolition of existing conservatory, extension and internal alterations including a two-storey side extension, a one-storey rear extension and relocation of front porch, using materials to match existing. Garage East and South walls to be demolished to create a 2

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space car port with roof extending to the house at 10 High Farm Cottages, Raskelf Road, Helperby.

- 6.1. Points were raised against the application by a member of the public: the nature of the High Farm Cottages (HFC) development would be changed for the worse; any major building work would place restrictions on neighbours; the extension planned was believed to exceed the 50% limit of the total area of land around the original house and there was thought to be a covenant on all HFC properties placing restrictions on extensions.
- 6.2. The Council considered these points, would carry out research on the last two and **resolved** to submit no objections to the application but to add a caveat that, in the event the application was approved, the applicant and builder should use their best endeavours to allow neighbours to retain access to their properties and garages.

7. Closing Matters

8. No matters for inclusion on the agenda for the next meeting were suggested.