



## Minutes of Grindleton Parish Council Extra Ordinary Meeting 7.30pm 4<sup>th</sup> February 2019 The Pavilion, Grindleton

Present: Cllrs Keith Hutton (chair); Lorraine Halley; Peter Entwistle; Alan Fielding; Jenny Czerwonka; In attendance; Eileen Flatley

### 1. **Apologies for absence.**

James Towler

### 2. **Declarations of interest**

Mr Stansfield

### 3. **Public Participation**

Approximately 50 members of the public attended the meeting.

### 4. **Planning**

The Duke of York

This extraordinary meeting of the Parish Council was called to discuss the proposed planning application for the Duke of York. There were approximately 50 members of the public who attended, including Mr Stansfield, the owner of The Duke of York and who has submitted this application. The Parish Council has written and submitted a formal response following this meeting and this can be viewed in the application at RVBC planning dept.

Following the Councillors comments, there was a robust and lively discussion from members of the public, which have been summarised under the following headings:

#### **Main building/house**

For the proposal

- Overall appearance of planning photos aesthetically pleasing to look at.
- Not sufficient support for a pub, marketed as a pub for 17 months and no interest shown.
- If permission refused may be left as an eyesore, also it is having an adverse effect on adjoining property.



#### Against the proposal

- The pub is a community hub, loss of community amenity within the village, creates community cohesion.
- No other pub in the village, Pavilion not in competition as stated in planning documents.
- Should look at long term effect, could possibly be re-advertised as pub with rooms?

#### Holiday Lets

##### For proposal

- Holiday lets 'better than looking at Tarmac'
- Employment to the village
- Tourist attraction

##### Against proposal

- Change of impact on conservation area and would be too cramped and appear 'closed in'
- Restricted view causing safety issues
- More employment opportunities from a pub
- May not be viable as not a touristy village therefore may be turned into private dwellings.
- Were they included in plans for the benefit of planning dept - to attract tourism to the village?

#### Builders store

##### For proposal

- A builder's store was felt to be better than noise from a pub

##### Against the proposal

- Possible noise nuisance – unloading and loading of materials especially at unsocial hours
- Increase in traffic, especially larger vehicles – this was reiterated by many
- Security risk – would this also involve extra lighting and alarms? Would disturb local residents and wildlife from adjoining wood.
- Could not a storage facility nearby not be used?
- Conflicting descriptions from plans – is it an upmarket tourist/residential development or a commercial builders store?
- Concerns were raised about high volume of traffic-close to where school buses drop off



Mr Stansfield responded to some of the questions by saying that the items stored would be small high value items i.e. copper, electrical units, tools etc. He said scaffolding would not be stored there and therefore no large wagons and no security lighting as infra-red would be used. He said personal economics were the reason for having his business next to his residence.

### **Parking**

There was a lot of concern regarding parking from many people. Mainly for the following reasons;

- Concerns over children's safety, walking to and from school
- The exit/access was too narrow and thought to be dangerous due to restricted view from the brow.
- Not enough parking for employees, family members and holiday lets, therefore this would impact on local residents who are already compromised with not enough parking space.
- Whole area felt to be too cramped, would the lowering of the garden be used to park large vehicles?

Further comments were raised about when and how long this would be developed if planning went ahead. The owners felt it would be straight away and would take about 12 months. It was also highlighted that the Pavilion was not in competition with the pub and had not contributed to the viability of either pubs – this was echoed by the majority of those present.

The meeting was drawn to a close at 21.07 hrs

The next Parish Council Meeting will take place on 12<sup>th</sup> March 2019 at 7.30pm in the Parish Rooms.