

**ALNE VILLAGE**

**MINUTES OF A PUBLIC MEETING REGARDING PLANNING**

**held in the Village Hall,  
Alne on Monday 12 August 2019 at 6.30pm**

**PRESENT:** Dr Robert Brech (Chairman), David Walker (Vice-Chairman), Nigel Knapton (Clerk), Tim Wood (HDC Development Manager North), Helen Kemp (HDC Director of Economy & Planning)

**ALSO PRESENT:** There were 33 members of the public present.

**19/1 What currently is the relevance (if any) of the existing Development Limit?**

Tim Wood explained that they were as relevant now as when adopted in 2007. Residential development had been approved outside the limits under the Interim Policy Guidance (IPG) note. Under the new plan, applications would be subject to a criteria-based policy rather than development limits to be in line with the NPPF.

A question was asked whether a new development limit would be set. No, the new plan will have a criteria-based policy and should be adopted in 2020.

A statement was made that in the consultation for the last plan lots of local democracy took place. They felt let down over the Village Farm and Coning applications.

A question was asked what plans the Parish Council had regarding the current consultation. Cllr Lepper had been appointed to analyse the plan and advise the PC.

**19/2 What currently is the relevance of the Conservation Area?**

Tim Wood explained that he would not be speaking on individual applications. There was no proposal to amend the Conservation Area. The policies in the Local Development Framework (LDF) and the NPPF give great weight and importance to heritage assets. There will be times when the Parish Council representations do not align with the District Council's.

Harm with respect to the Conservation Area can be outweighed by the public benefit. The requirement is for good design and to resist poor design.

A statement was made that twenty new houses have been built in the Conservation Area. Permission has also been granted for two further houses on BD5 land.

A question was made that as to how an application for a 4-bedroom house result in public benefit outweighing harm. Tim replied that each application was considered on its own merits and that new houses will be built in the Conservation Area but there would be a slow rate of change.

Approved ..... Chairman

A question was asked whether green infrastructure and flood prevention has moved up the agenda.

Tim answered that the proof will be in whether the NPPF promotes sustainability more than in the earlier documents. Slow the Flow, SUDS systems take into account high intensity rainfall. However, there is a massive stock of old houses with mixed sewers.

**19/3**      **What is the relevance of ‘cumulative effect’ when HDC considers a planning application?**

Tim Wood explained that cumulative impact tests officers. They do not look at the whole village but at the site.

A question was raised regarding the Pond Farm site made up of separate two and three plot applications. Surely this would have been refused if it had come forward as a five plot application initially.

Tim replied that it was not the case. Members were aware that two had already been granted. It was looked at in the context of the other side of the road, the form of settlement and how it impacts within and without the settlement. The cumulative impact on services is considered by Highways, Education, Drainage etc and they have expressed no concerns in Alne.

A question was asked as to how local comments are taken into account.

Tim answered that applications are determined on evidence and policies. If a lot of people write and give reasons these should refer to the policies in the plan.

A further question was asked as to when ten people respond then a detailed response should be offered by HDC.

Tim responded that any remaining issues would be itemised and addressed in the report.

**19/4**      **What is the relevance of ‘conditions’ applied to grants of planning permission?**

Tim explained that conditions should be relevant and necessary. In the past too many have been made and breached but did not serve a public interest. Reported breaches are often not breaches. With height enforcement there are four criteria 1 – most severe, 4 – least severe. What is the impact? Is it a technical breach? A roof covered with an inferior material would have a large impact and could be easily reversed.

A question was asked regarding a ridgeline and breach of a design and access statement which now results in the windows giving a greater view.

Tim replied that the enforcement officer will have taken photos and compared with the plans and the harm explained. There is no need for residents to have to collect evidence.

A question was asked about the definition of harm.

Approved ..... Chairman

Tim replied that it is about impact on amenity. The legislation talks about a harmful impact. It needs to be significant to stand up to an Inspector or Magistrates Court. The NPPF does not require that there is no impact. Impact on amenity relates to a change in the way you live.

**19/5 Why is there a significant lack of affordable housing being built?**

Tim explained that no rural exception sites have come forward. Sites with 6 or more plots require affordable housing. Affordable housing is a key priority in the plan. In Easingwold 50% affordable has been delivered on the Kier site out of 175 plots with 2 -3 beds and bungalows, 50% on the Kellbalk site and 38% on the Redrow site. Rural exception sites have been delivered at Newton-on-Ouse and Tollerton.

**19/6 Is Alne PC right to believe that there has recently been an increase in successful appeals against HDC refusals to grant planning permission?**

There are 24 Planning Inspectors working in this region. The decision of an Inspector is binding unless challenged in the High Court.

Year	Appeals	Dismissed	Allowed	Withdrawn
<b>Hambleton</b>				
2015/16	28	18	9	1
2016/17	45	32	9	4
2017/18	46	31	15	0
2018/19	46	31	13	2
	(including two appeals in Alne both dismissed)			
2019/20	13	8	5	0
	(including two appeals in Alne both allowed)			

A question was asked whether the Planning Inspector always visits the site.

Tim said that they did and were normally accompanied.

**19/7 Other questions**

- Q. In the conservation area how many hedges can be replaced with walls/fences?
- A. There isn't a fixed number. If there is a view that the removal of the hedge harms the conservation area that point can be made.
  
- Q. The flavour of honey has changed in Alne due to the change in flora and fauna in gardens due to driveways, car parking etc.
- A. The government does set out in the 2019 NPPF that there should be a net gain in biodiversity on each application. This will be in future plans.

- Q. Does the green belt still exist?
- A. The only green belt in Hambleton is in Shipton and surrounds York. Green field development can be defended as there is 8.6 years of housing supply; even with revised demographic data this is over six years.
- Q. The retrospective application on Forest Lane for a haulage business has been live for 2 years and still not determined. Why has this been allowed to drag on so long?
- A. Hambleton does want to see this determined as soon as possible.
- Q. If a development has a subsequent additional application how long is the gap between them before cumulative impact is not considered?
- A. There is no limit. It would be down to planning case law.

The meeting closed at 8.02pm.