

**Parish Council of Gilling East with Cawton,
Coulton & Grimston**

The PARISH COUNCIL SPECIAL PLANNING MEETING to be held in Gilling Village Hall on Friday 3rd MArch 2023, at 6.30pm.

Present: .Cllrs Peter Allen (Chair), Gill Smith, Gavin Mann, Brenda Mosey, Peter Brennan, Chris Pickles and Jonathan Pesterfield. Clerk: Jos Holmes.

Minutes

- 1) Apologies for absence
- 2) To receive any declarations of interest from Councillors
- 3) Items of urgent business

4) **Public participation:** 2 Members of the public were present.

5) **Planning:** To consider any planning matters

a) 22/01329/FUL, APPLICANT: Mr Keith Lenaghan, DESCRIPTION: Change of use of existing annexe to holiday let accommodation with new associated entrance, parking and a covered hot tub area (retrospective application). LOCATION: Grimston Lodge Moor Lane Grimston Gilling East, Helmsley North Yorkshire YO62 4HR

Members of Parish Council visited both the neighbour from whom we had correspondence (from a planning enforcement request made in 2019) and the applicant.

The Parish Council object to this application:

1 There is a problem with water draining into the neighbours garden. We do not have the technical information to determine if this is caused by the residence / holiday apartment but feel that Ryedale District Council should ensure they are fully aware of the matter prior to considering the case.

2 The original application 14/01364/Ful - This is not only a change of use, but also substantial change to internal alterations to the original plans considered in 2014

3 There is a concern about the width of entrance from the highway.

4 The Parish Council commented on the original application in January 2015 and the comments remain the same for this retrospective application. The Parish Council requested that a non trading restriction be placed on the property and a restriction on split sale.

The Parish Council would like Ryedale District Council and its successor Council to provide a definitive statement on the use of properties for Air BnB. We are aware of a number of properties in the locality that are used for this purpose which restricts local occupancy and has also, on at least one occasion, created a 'party house' which can have considerable negative impact on local people. It is not suggested that this particular planning application has had any adverse impact in either respect, but more of a general point.

The Parish Council recommends a planning committee site visit.

b) APPLICATION NO: 23/00120/FUL APPLICANT: Mr Henry Newitt. DESCRIPTION: Formation of an alternative driveway via an existing highway access point to the south side of Coulton Grange, erection of part single storey/part two storey extension to the south elevation including entrance hall with void above and alterations to windows and doors. LOCATION: Coulton Grange Coulton Lane Coulton Helmsley North Yorkshire YO62 4NE

The Parish Council have no objection to this application, but would like to point out that the proposed extension is outside the village development limits and we do have a concern that this could set a precedent for future applications.

6) Dates of future Parish Council Meetings: 22nd March 2023