

Following receipt of a Justification statement in regard to the Planning Application 15/02275/STPLF for the development of the site known as 57 Main Street Beeford. On Monday 17<sup>th</sup> October 2016 the Parish Council held an Extraordinary meeting to discuss this matter in further depth.

The outcome of the meeting being that the Parish Council would reiterate their original comments in relation to this application in the recommendation of Refusal of the application but should this not be possible the Parish Council would look to ERYCC Planning to reduce the amount of dwellings submitted within the original application from 23 to 15 dwellings with the appropriate percentage of affordable housing being included.

We note from the Justification letter that the Applicants agents have responded to ERYCC planning in relation to an extra dwelling to be included in the application with the possibility of access via Braemar Court which the Parish Council feels is not an option that should be explored or encouraged.

We also noted from the Justification letter there was some indication in relation to development being achieved by the re-use of previously developed land which this land does fall within that category. The meeting also raised extra concerns in relation to the application with the site being listed as an 80% Brownfield and 20% Greenfield site, we also note the land is classed as prime Agricultural Land and feel that the EYRCC Planning Office needs to take this into account when considering any applications in relation to Beeford village.

The Parish Council would also take this opportunity to remind ERYCC that the amount of applications for new sites/dwellings within the boundary of t Beeford village far exceeds the amount agreed in their Local & Strategic Plans which clearly outlines the number of new dwellings within Beeford should not exceed 90 – 110 dwellings between now and 2025.

We would also raise the point that Beeford does NOT have the infrastructure to cope with such a development of this size also that Beeford is a Rural village and not a Town or District Centre and with the proposed amount of development being proposed within the village, this will destroy not only the Rural aspect of the village but could also endanger wildlife species that are evident with the boundary of Beeford.

In conclusion the Parish Council recommends REFUSAL of this application on the grounds mentioned not only in this response but also our previous Consultee Comments.

## **Minutes of Extraordinary Planning Meeting of Beeford Parish Council on Monday 17<sup>th</sup> October 2016**

**Present:** Chairman Keith McCloud, Councillors Clark Robson, Brian Jackson, Ian Sawyer, Rita Scurr, Barbara Smithson, Alan Turner, John Sowersby, Colin Wilburn

**1. Apologies for Absence:**

Cllr Rosalind Turner.

**2. Declaration of Interest** in matters on the agenda, or at any time during the meeting when it becomes apparent that they have an interest, Parish Councillors to declare and personal or prejudicial interests which they have a matter before the council.

Beeford Parish Councillors were summoned to an Extraordinary Planning Meeting to discuss the Justification Statement submitted by the applicant in response to the planning application for 23 dwellings at the rear of 57 Main Street, Beeford. The statement was submitted by the applicant in response to queries raised by ERYCC to which there was an indication the proposed 23 dwelling be increased to 24.

The findings of the Council remains exactly the same as our previous submission with a number of further observations which have been submitted under the Consultee comments on the ERYCC portal.

Copy attached.