

**MINUTES OF THE EXTRAORDINARY MEETING OF
SKIDBY PARISH COUNCIL
Tuesday 27 May 2025 at 7pm**

PRESENT Councillors P Browning, G Foster, K Haslam, T Hasnip, P Roustoby, L Varey.

Clerk J Price

IN ATTENDANCE: 6 Members of the Public

28/25	Apologies for absence
	Apologies for absence were received from Councillors Hooker and Kendall
29/25	Declarations of Interest – Members Code of Conduct.
	a) To record any declarations of pecuniary or non-pecuniary interest by any member in respect of items on this agenda. No declarations were received.
	b) To consider any written requests for dispensations in relation to any items on this agenda No requests had been received.
30/24	Planning Matters
	<p>a) New Applications</p> <p>25/00930/AGRNOT - Change of use of two former agricultural buildings to create 4 dwellings (Class C3) with associated building works, Land and buildings north west of Manor House, 93 Main Street, Skidby</p> <p>Members of the public attending the meeting made representations in relation to concerns about the potential future use of the dwellings for short term/holiday lets; dust from the site; the fact that the existing Manor House had been split into two properties and there was a caravan on site being used for accommodation leading to more vehicle movements and noise; the shared wall with the adjacent school and potential health and safety issues during any construction and rumours of proposed further tree removals.</p> <p>The Chair outlined the Parish Council's role in relation to planning matters explaining that there were limited factors that could be taken into account and that the Council could only consider what was in the application and couldn't consider speculation about the potential future actions of the applicant.</p> <p>Councillors considered the application noting the comments of highways and the Conservation Officer that recommended refusal. The Council also noted the current run-down condition of the buildings and considered that a project to redevelop them could be positive, but that the ERYC officers' concerns needed to be addressed, as well as those of the Parish Council, and any redevelopment should be in keeping with the rural nature of the settlement and the adjacent Conservation Area.</p>

	<p>Resolved:</p> <ul style="list-style-type: none"> i. that the Planning Authority be advised that whilst the Parish Council is not opposed to the redevelopment of this site, any proposals must be in keeping with the historic nature of the buildings and the adjacent Conservation Area; ii. that there should be a restriction on any new dwellings preventing them from being used as holiday lets; iii. that the design of the development should aim to reduce existing flood risk and that adequate provision for surface water drainage should be included; iv. that the design should make adequate provision for foul drainage to avoid the sewerage system being overloaded; v. that the design retains the buildings' nature and appearance; vi. that there should be no change in height from the existing buildings; vii. that adequate provision be made for parking, a turning circle to enable vehicles to leave the site forwards, and that visibility splays are improved at the egress from the track adjacent to the current steps; viii. that conditions be imposed on building activity to limit noise and dust; ix. that appropriate health and safety measures are imposed recognising the proximity and shared boundary with a primary school; x. that traffic movements on and off the site should be restricted at the start and end of the school day, and xi. that if the development is approved, the applicant be required to make a contribution to the improvement of play facilities at Skidby Playing Fields.
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The meeting concluded at 8pm

Signed as a true record Date
Chairman