**Minutes of the extraordinary meeting of Burythorpe Parish Council held on Tuesday 8 October 2024 in the Church Hall**

Present: J Raine (Chair), G Massey, I Collingwood, I Hutchinson, J Hall, A Kilvington, D Hill and C Schofield. Also present: S Syms (clerk) and three members of the public (including the Websters, owners of the site)

1. **APOLOGIES**

Apologies were received from J Simpson.

1. **DISCUSSION OF PLANNING APPLICATIONS FOR DEVELOPMENT AT MOUNT FARM**

The chair had printed copies of the applications and the plans were discussed and comments to be submitted agreed on.

It was felt that the proposed development would enhance the village both visually and in terms of increasing the community base. The current farm buildings are in a rundown state and make for an unattractive entrance to the village.

Two applications had been submitted for the site, and these were discussed separately. The members of the public and the clerk left the meeting before the decisions were made, due to conflicts of interest. Comments to be submitted to NYC planning:

**Stone barns ZE24/04862/FUL**

The Parish Council agreed in principle to support the application for the change of use, conversion and alterations, including the associated parking and landscaping. They also support the reparation of and retention of the historic boundary wall. It was felt that if the materials from the proposed demolition were re-used sympathetically and that the building footprint is retained, this would be an attractive introduction to the village. It was agreed that as much as the stone buildings and walls as possible should be retained, as a reference to the agricultural heritage of the site. The Parish Council would like, if possible, to prevent any new homes becoming second homes or short let holiday homes, with suitable occupancy restrictions. No mention has been made for how sewage would be dealt with.

**Agricultural building, Mount Farm ZE24/05290/GPAGB**

After much discussion, the Parish Council agreed in principle to support the proposed application to convert the grainstore to four permanent occupancy residences. It was felt that this would be a good development to help sustain the village.

However, issues of concern were raised about the conversion of this particular building.

* The existing grain store is very close to the back of the stone barn (with an application to convert to a dwelling) and to the boundary of Mount Farm House, a Grade 2 listed building, defined as a building that is ‘of special interest, warranting every effort to preserve it’. The proposed development would greatly affect the privacy of Mount Farm House as the large windows would look directly into the back of that house and its curtilage.
* The existing barn is constructed of corrugated asbestos cement panels, which are both a health hazard when being cut or moved, and also unsuitable for fitting windows into, as proposed by the applicant. Any work done with this material would have to be undertaken with the greatest of care, particularly due to the proximity of neighbours and the village close by.
* The parking seems to be insufficient for four dwellings plus visitors, and the access to the rear of the building is very narrow and close to the stone barns.
* No mention has been made for provision for refuse bin storage, or for how sewage would be dealt with.
* The Parish Council would like, if possible, to prevent any new homes becoming second homes or short let holiday homes, with suitable occupancy restrictions.

**AOB**

There needs to be better access to the keys for church and church hall. Pam Abbott to speak with Emma Slack on the matter.

There being no further business, the meeting was closed at 8.25pm (I made this up – I’ve no idea!)