

Minutes of the High Hoyland Parish Meeting – Monday 14th November, at 8.30 pm at the Cherry Tree High Hoyland.

Chair: Anthony Massouras

Clerk: Joanna Roberts

Present: Cllr Robert Barnard, David Roberts, Kay Reid, Marcus and Joanna Dacre, Ruth Skupski, Andrea Haigh, Barry Smith, Robin and Rachel Hugill, Kathryn Williams, John Garrity, Malcolm Pursey, Jasper and Christina Hodges, Gearoid and Fiona O'Connell, Geoff Bell, Alison Johnson, Charles Durrans, Aaliyah Canter, Lucinda Kirby, James Perigo, Richard Leech, Petrina Massouras, Will and Vicky Jowett, Mike and Kath Heaversedge, Alison Sawyer, Alf Kenyon

Apologies: Margaret Pursey, John and Melanie Tobin, Paul Reid

1. Planning

Application number 2022/1063 – Erection of detached dwelling with associated garage and landscaping

The Chair offered the applicant an opportunity to introduce the application to the meeting and she provided a comprehensive handout which she explained in detail. To summarise the main points –

- The development is to be as efficient as possible and the applicants are looking into the possibility of building a passive haus. The development would not exceed the size of a previously sited Sexton's cottage.
- The applicants believe that the provision of a second property on the site will make All Hallows church less isolated, more secure and less vulnerable to vandalism.
- By creating a separate domicile, the applicants will be able to turn All Hallows over in its entirety as a retreat/Air BnB and once removed as residents of the property, they can make it into a charitable trust.
- By living in the proposed development along side All Hallows, the applicants state that it will make servicing All Hallows, easier.
- The applicants have traced the existence of a previous Sexton's cottage on the site back to the 1960s and their application states that they wish to replace this cottage with their new development.
- The site of the proposed development is in Green Belt. The applicants argue that under the provision in both the National Planning Policy Framework (NPPF) and BMBC's Adopted Local Plan (ALP) of permitted development in very special circumstances, their proposal would fall into the category of "*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces:*"
- The pre-application with BMBC's planning department confirmed in the officer's opinion that the previous residential use had been abandoned and the development would have an unacceptable impact on the openness of the Green Belt.
- The highways department raised a concern about parking on the verge due to the nature of the road.

The Chair opened the discussion to the meeting and the following points were raised.

- The development would be in Green Belt and supporting a proposal to develop here would set a precedent, and open the door to further development in other areas of the village which is completely washed over by Green Belt.
- The Local Authority could not find any plans showing a property at the site adjacent to All Hallows Church. In terms of arguing for the redevelopment of a previously demolished building, it is stated in the NPPF 2021 glossary to the definition of previously developed land "*and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape*" would not be acceptable as a special circumstance in Green Belt.
- It was established that the applicant, her husband and mother would live in the dwelling, and they argued that the provision of 2 kitchen/living areas would allow the mother to live independently and this would not be to provide a commercial opportunity in the future.
- It was argued that the family had managed to develop the retreat/air BnB so far whilst living in All Hallows, and if separate accommodation was necessary, maybe they should look to buy somewhere else rather than trying to develop in Green Belt.
- The village has recently objected to a different application to develop and it would be hypocritical not to object to this.
- It was confirmed that this area of the village is not in the Conservation Area. However, the Church tower is Grade II listed. When residents in the curtilage of the Grade II listed Hall approached the Local Planning Authority about extending their properties, they were told that their plans would be refused as they would detract from the Grade II listed Hall and would the same not apply to the Church tower?

It was proposed and the Parish Meeting voted overwhelmingly to object to the planning application.

Please note that anyone wishing to make any observations about the planning application to Barnsley Council's planning department, should do so by the end of the working day on Thursday 24th November.

Proposed

Kay Reid

Seconded

Mike Heaversedge

2. Appointment of the new clerk

The Chair introduced Richard Leech, whom he and the outgoing clerk had interviewed and appointed.

3. Financial matters and precept

The clerk advised the meeting that Richard had been offered the position as Clerk on an annual fee of £586 per annum based on approximately 42 hours per annum. With the prospect of re-introducing a paid clerk, there is a necessity to reintroduce financial activity and raise a precept for the forthcoming financial year. The clerk has put together a budget of £1,250, based on an up-dated version of the 2014-2015 budget (then £1,072). This includes the new clerk's wages as above, and estimated costs of the following –

Insurance - £300, Yorkshire Local Council's Association membership fees - £60, Internal audit fees £50, general expenses (stationery, bank charges, training etc) £200.

It was proposed that the Parish Meeting approves the budget and applies for a precept of £1,250 for the forthcoming financial year 2023-2024.

Proposed **David Roberts** **Seconded** **Robin Hugill**

4. Any other business

Approval of the minutes of the meeting Monday 10th October 2022

Proposed **Mike Heaversedge** **Seconded** **David Roberts**

The Clerk was asked to contact the Local Authority to advise them that the farmers had completed their annual “cut back” and to ask again that the overhanging branches covering the highways are suitably trimmed back so that high vehicles can pass beneath them safely.

5. Date of next meeting

Monday 22nd May 2023 – Annual Meeting and Parish Meeting

Chair **Anthony Massouras** **Date** **22nd May 2023**