

MUSTON PARISH COUNCIL

Clerk: B. Williamson, West Ayton, YO13 9JP.

Tel: 01723 865033 Email: mustonpcclerk@gmail.com

Minutes of the Extra Ordinary meeting of Muston Parish Council held on Friday 1st August 2025 in Muston Village Hall.

Apologies: Cllr. J McClusky, Cllr. J Bringham, Cllr. D Newland.

Present: Cllr. G Owen, Cllr. F Warters, Cllr. G Barnett, Cllr. D Frodin, B Williamson (Clerk), 9 members of the public (part meeting).

Notice of meeting: Cllr. Owen declared public notice of the meeting had been given in accordance with Public Notice 1972 schedule 12 para 1-(2) of the Local Government Act. There would be no recording of the meeting. Standing Orders would be removed at the appropriate points to listen to the public's comments & concerns about the planning applications but there would be no councillor engagement. The public were welcome to remain while councillors discussed the applications. A final decision would be made by councillors in private.

Declarations of interest: None

56/25

Planning Applications:

57/25

ZF25/00442 East of 1 & 1A King Street – Development of x 3 new residences

– Plans circulated to councillors prior to meeting for consideration.

Standing Orders removed.

Residents offered the opportunity to express their opinions on the development. All comments noted for councillors to consider during the decisions making process:

- There is a current right of way across the proposed development land from the existing properties for bin access etc. There is no indication of this being retained on the proposed plans.
- Residents on Mount View oppose the development as it will impact on the quality of life. Views will be obscured. Dangerous access onto a narrow road which is detrimental to pedestrians, children, horse riders. The development is out of character in the area. A wall and planting have already been removed without permission which raises concern about possible future similar actions. It is not aesthetically pleasing.

- Access issues into the current gardens.
- It is considered over development for the size of the plot.
- Residents present at the meeting all oppose the development.

ZF25/ 00565/FLA – The Bungalow, West Street. Confirmation of awareness of contemporary plans.

Plans circulated.

No comments made by the public.

Standing Orders reinstated.

Councillors discussed both planning applications.

58/25

ZF25/ 00442/FL: King Street x 3 residences with parking for 5 vehicles.

Cllr. Barnett pointed out that planning policies are going to be relaxed soon as changes incorporated in the new Local Plan which will result in the Parish Councils not legislating on planning. Muston is lacking smaller properties for first time buyers and residents wanting to downsize. Wherever possible it is beneficial for the Parish Council to be involved in the decision making process giving local insight. This is infill development and preferable to large outskirt development sights. He pointed out there was increased traffic on Carr Lane after recent development and additional dwellings would add to the volume of traffic. Further development will create more access issues for existing properties, parking problems and safety issues.

Cllr. Warters expressed surprise at the plan for three dwellings on the small site. Considered it an overdevelopment of the site. Currently parking occurs on both sides of the plot and is an issue, additional traffic / parking on a narrow road will add to the safety concerns and congestion in the area. Only 5 parking spaces allocated to the development for 3 new properties and neighbouring properties have no private parking places.

Cllr. Frodin concerned about overdevelopment, parking in the area and access.

Cllr. Owen reminded all that infill development was favoured on local sites rather than larger developments on the outskirts of the village. Villages are now expected to meet development quotas from NYC. It is preferable that the MPC has input into any development rather than have decisions imposed upon them. Preference expressed for one property. Materials and design to be in keeping with current characteristics of existing properties, older style with pantiles, chimneys and characteristics of Muston. Parking a major issue in the area. Would not want to see the properties built for holiday lets but to serve a local need. Concerns about access & current rights of way being retained from properties 1, 1A & 2. Repositioning of the post box & Village noticeboard needs to be addressed.

The Bungalow, West Street – ZF25/00565/FLA Plans circulated & examined.

The plan is quite different from previously informed about the change of a dormer window. The design of the bungalow is very contemporary.

It is a substantial building. Materials seemed appropriate to the dwelling and area. It is not visible from the road and is on a large plot.

Cllr. Owen closed the meeting and members of the public left.

Decisions: **59/25**

The Bungalow West Street.

No concerns about the development raised. Support.

Cllr Owen proposed to accept as no concerns. Large plot, appropriate materials, not visible. All in agreement. Clerk will inform Planning Department.

1, 1A & 2 King Street

MPC will object. Clerk requested to raise the following points for consideration with the Planning Department:

- 3 houses on the plot are over development. A maximum of two properties is seen as more appropriate.

- Suggestion of 2 semidetached small dormer bungalows with off street parking. More appropriate size for the plot and would meet a local need.
- Views impaired with current plans.
- Major concerns about access, parking & safety. Single track road issues.
- Charging points for electric vehicles – non indicated.
- Relocation of post box & notice board needs to be determined.
- Issues of existing public rights of way need clarification.
- Adequate parking for residences plus visitor parking needs to be addressed. Two per property.
- Issues raised about drainage, sandpit site etc., suitability of land for development of the residences.

All councillors in agreement to object to the current proposals. Clerk will inform planning.

Thanks were expressed to all for attending.

Meeting closed @ 5.20.