**Minutes to the extra ordinary meeting of Thwing & Octon Parish Council**

**held by remote access on Monday 24th August 2020**

**Present:** Cllr D McDermott (Chairman) Cllr A Frost; Cllr C Oxtoby and Sandra Morrison (Clerk to the Parish)

**Guests**: Ward Cllrs J Owen and J Evison: C Cockeram

**494. Apologies:** Cllrs Peacock, Coe and Burdass

**495**. Declaration of Interest

Pecuniary – none

Non Pecuniary – Cllr McDermott

Dispensations granted – Cllr McDermott was granted a dispensation to both speak and vote, as it was felt his knowledge of the property and location is of importance to the meeting, and also, due to the lack of current councillors, his absence would cause the meeting to be inquorate.

19.07 Meeting opened to the floor.

Comments were heard from guests, that it appears that tenants have the intention of setting up a dog breeding kennels without permission.

Support and advise was given by the Ward Councillors

19.15 Meeting closed to allow Council to discuss the application

**496. Planning application 20/02208/PLF**

Proposal: Erection of a single storey extension to rear following demolition of existing single storey rear extensions and erection of two dog kennels at rear for private use (part retrospective application)

Location: The Falling Stone Main Street Thwing YO25 3DS

Applicant: Mr & Mrs Gray

Application Type : Full Planning Permission

The Council heard submissions from Cllr Frost who advised that builders had been on site since early March and work had been ongoing both inside and outside of the premises. Several telephone conversations and emails have been had between Cllr Frost and the planning enforcement officer, and the Clerk has had several emails with both enforcement and the head of planning at ERYC. Two previous applications for change of use to residential and part demolition of rear buildings and erection of a rear extension have been refused, yet the pub is now being used for private accommodation. Cllr McDermott advised that a single extension has already been built and some demolition has occurred, with the wall between the toilets missing altogether. Several large dogs have already been installed in the large dog kennel (approx 5m x 5m), for which retrospective planning is being sought, and the noise level from incessant barking during the day was already excessive.

The clerk advised that pub was rated as 226G public house and premises (non residential) and that the property has a use class A4, drinking establishment. The Town & Country Planning Act 1990 (General Permitted Development)(England)(Amendment)(No 2) Order 2017, removed permitted development rights on pubs Class A4 drinking establishments.

It was proposed by Cllr Frost and seconded by Cllr Oxtoby that the Council should object to this application, and that the objection should cover the discrepancies that had been noted on the application form along with the reasons for objection. Passed

Meeting closed 19.40

Signed as a true record

Chairman Date: