



Cherry Burton Parish Council NEWS

December 2023

Dog Walking Field Parish Consultation

The landowner is intending to submit a planning application for the construction of five houses on the lower part of the small field off The Meadows, which is currently used as a dog walking field. The Parish Council is proposing to hold a Public Meeting at which residents will be given the opportunity to discuss the proposed development in more detail. This will help the Parish Council formulate a response to the Planning Application.



Background

For the last few years Cherry Burton residents have enjoyed the use of the small field below the Sports field as a dog walking field. The landowner has made the facility available to the Parish Council for an annual 'peppercorn' rent. Its continued use is entirely at the landowner's discretion on a year-by-year basis. The Parish Council has been responsible for mowing the field and cutting the hedge.

Potential Development on the Dog Walking Field

The Parish Council has been made aware that the owner of the field is now bringing forward plans to build five dwellings/houses on a part of the field on The Meadows frontage, between the Sports field driveway and Bishop Burton Road. An indicative layout of the proposed development is shown above.

The Landowner has asked the Parish Council if it will provide support for the planning application for the proposed development, if he provides the opportunity for a longer-term rental agreement for what would remain of the dog-walking field. This would prevent the landowner building more houses behind the current proposal for the duration of any agreed lease, and would provide continuing use of the dog walking field for Cherry Burton residents. The Landowner would also be prepared to fund re-surfacing of the Sports Field drive, extra car parking for the Sports Field at the top of the dog walking field and the erection of a secure fence around the dog walking area. The proposed parking area would accommodate up to 35 cars. Although this would further reduce the dog walking area, it would be fenced off from the rest of the field and the boundary landscaped.

Community Consultation

The Parish Council wishes to assess the views of Parishioners because it is apparent that the dog walking field is a valued free asset for village residents. The proposed development would reduce the area of the field which may be available for dog walking, but there may be opportunity to secure longer-term security of use of the smaller area in return.

For these reasons, the Parish Council has resolved to consult the community about the proposed development to help Councillors in deciding if the Council should support the proposed development in exchange for the potential “planning gains” which may arise, subject to agreement with the Landowner and East Riding of Yorkshire Council.

The potential benefits of supporting the scheme could include longer term security of tenure of the (smaller) dog walking area, along with associated improvements including fencing, resurfacing of the Sports Field drive and an additional parking area at the top end of the dog walking field. On the other hand, the proposed housing may eventually gain planning consent from East Riding of Yorkshire Council, or by a planning inspector at appeal, without any support from the Parish Council, and in that case any continued use of the dog walking field would be entirely at the discretion of the Landowner.

The Parish Council has the purpose of representing the residents of Cherry Burton, and almost all decisions and resolutions made by the Council on behalf of the residents are made based on Councillors’ personal views of the best interests of the Village and all its residents, as representative of the community, without any formal consultation. However, in this case, the Council would like to offer residents the opportunity to contribute to this decision-making process. The Council is, therefore, proposing to hold a Public Meeting at which residents will be given the opportunity to discuss the proposed development in more detail.

It is proposed that this meeting will be held on **Tuesday, 16th January 2024** in the **Village Hall at 7.30pm**.

Parish Council and Residents Comments in Planning Applications

The Parish Council does not in itself have the authority to determine if planning applications are approved or refused.

Planning decisions are either made by the ERYC planning officers under delegated authority from the ERYC members or are made by elected ERYC councillors on the Council’s planning committees. In general, more “important” or higher profile applications are determined by the planning committees rather than by planning officers.

Although the Parish Council does not determine planning applications, it is consulted about all planning applications by the ERYC planning department and the Parish Council can “object” to, “support” or simply “comment” on planning applications.

The degree of influence of the Parish Council in ERYC planning decisions varies depending on several circumstances. In the case of planning application for housing on land which has already been allocated for housing development within the ERYC Local Plan, such as for the parcel of land off Canada Drive which was recently approved, the Government’s planning policies mean that the views of the Parish Council carry little weight with ERYC when planning decisions are made. On the other hand, the Parish Council can be expected to have more influence in planning applications such as the proposed development in this case, where land is NOT allocated within the Local Plan as potential development land, and because the land has therefore not already been “ear marked” for development.

Residents are also free to write or to email ERYC to comment, support or object to planning applications. The level of influence that residents’ objections or support for a planning application have in the decision-making process again varies depending on the circumstances of each application. Letters of support or objection can only be expected to carry weight when they address specific “planning” reasons for objection or support.