

Etton Parish Council

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Etton Parish Council – Minutes of the Extraordinary Meeting of Council held on the 24 September 2026 at 7.30pm in Etton Village Hall.

Present:

Cllr Jeanette Dawson	JD	Chair
Cllr Richard Yeo	RY	Councillor
Cllr John Sleight	JS	Councillor
Cllr Stuart Bell	SB	Councillor
Cllr Katie Wilson	KW	Councillor

Absent:

Cllr Gareth Williams
Cllr Ian Napper
Cllr Peter Mount

Officers

Julia Bugg	JB	Clerk (Locum)
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Others

3	Members of the public
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Action

WELCOME

The Chair welcomed everyone to the meeting, noted that the meeting was not being recorded by the Clerk but that if anyone else would like to do so it must be with the agreement of those present before reading a statement requiring all to treat councillors with respect both in person and online.

26/27-84 PUBLIC OPEN FORUM

There were no comments.

26/27-85 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Gareth Williams, Ian Napper and Peter Mount reason approved as well as from Ward Councillor Jeremy Wilcock,

26/27-86 DECLARATIONS OF INTEREST

- There were no declarations of interest.
- There was no Dispensations approved.

26/27-87 PLANNING

I. Planning Consultation 26/02272/PLF: Land North of The Pub at Etton, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ. Erection of 4 self-catering holiday accommodation units, bin/cycle store with associated landscape works and infrastructure.

JD read emails submitted by Etton PC's Chair and Vice Chair for consideration, noting that neither may vote as they were not physically in attendance, before going on to invite all Cllrs present to comment. These comments are summarised below:

- The PC agrees with the comments made by the Transport Planning Consultee and Conservation Officer when this application was previously presented as **Planning Consultation 26/01792/PLF** and supports their objections, as well as agreeing with the comments of the Transport Planning Consultee in this application. This new application does not address the objections of these experts as the fundamental concerns have not been resolved.
- Backfill removes the ribbon nature of Etton, which is primarily a linear settlement with very little backfill development.

- The development site is outside the village's development limit. Potentially this will lead to the urbanisation of what was previously open land and so to the over development of the village.
- The height of the properties to be developed on ground approximately three metres higher than street level, means that they will be immediately visible to all entering the village and will harm the established character of the village and Conservation Area.
- The height and size of the adjacent bike store and dog wash, is excessive this use and highly unlikely to be necessary for four units of this nature.
- Adding additional parking and vehicle movements on a development which sees the current Pub at Etton designated car park inaccessible to most vehicles, (those attempting to use it are unable to navigate into it and the spaces and turning too tight to negotiate) resulting in them having to reverse out of the driveway onto Etton Main Street at the junction. Due to the increased roadside parking, visibility is very poor and has resulted in a number of near-misses in terms of accidents.
- Drainage in Etton has been an issue for decades with flooding following instances of heavy rain. In some instances, this has been catastrophic for many homes and premises on the south of Main Street. The lack of supporting information appertaining to the drainage of the site means that concerns are not addressed about how the additional surface water will be removed from the site, thus properties opposite it may have an increased risk of flooding.
- The village infrastructure does not support developments of this nature as there is nowhere for holiday makers to purchase provisions or have a meal. A lack of public transport means those using the holiday lets would have to drive to access these services.
- The Pub at Etton is currently not set up to provide meals for holiday makers and visitors with wet sales being the norm. Ad hoc food services may be arranged but are not frequent enough to provide a food service for those staying in the cottages.
- The developer's claim that the cottages will sustain The Pub at Etton for longer are not seen as true.
- Increased noise, traffic nuisance and anti-social behaviour associated with the development.
- The piece-meal submission and constant changing of the applications are perceived to be an attempt to achieve the outcome first proposed for the site Ref No: 24/02190/PLF and other applications which have been refused. ERYC must look at the applications as a combined application and not as a set of individuals as this is the only way that the full plans for the site may be seen. The second application submitted by the developer for an additional garage unit and parking spaces does not appear on this application so it looks to be leaving open land around the units, which is clearly not the long-term plan of the developer. Applications which are flawed, incomplete and inadequately presented should not receive planning permission.
- It was noted that Cllrs did not trust the developer to further change the application and that this could mean further development of the site between the holiday cottages and the bicycle store/dog wash.

JB

- Not all parishioners oppose the application as Cllrs have received comments in favour of the application.

JD called for a vote: In favour – 0, In opposition – 5, Abstentions – 0

2. Planning Consultation 26/02250/PLF: Land North of The Pub at Etton, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ. Erection of a domestic detached garage and parking on land to rear of approved dwelling (planning permission 25/03193/PLF). Applicant: The Pub at Etton Ltd Application Type: Full Planning Permission.

JD read emails submitted by Etton PC's Chair and Vice Chair for consideration, noting that neither may vote as they were not physically in attendance, before going on to invite all Cllrs present to comment. These comments are summarised below:

- The PC agrees with the comments made by the Transport Planning Consultee.
- This application appears to be not related to the declared application 25/03193/PLF as there is no access from the rear of the now under-construction property with the banking at the rear not facilitating such access. There is no direct pedestrian link or connection between the dwelling and the garage which means that the occupants would have to utilise the public highway to access the garage and parking spaces. This separation indicates that the garage does not form a cohesive part of the dwelling's curtilage and results in a remote relationship between the two. Accordingly, it has not been demonstrated that the garage and parking spaces would be available solely for the benefit of the dwelling.
- Access for the proposed garage and parking area would be served via the access approved in connection with a single dwelling, currently under construction, to the east of the public house. Based on the information submitted, it has not been demonstrated that this access provides sufficient width, visibility and manoeuvring capacity to safely accommodate the additional vehicle movements associated with the proposed garage and two further parking spaces.
- The proposal would provide four parking spaces remote from the dwelling, in addition to the existing parking provision and extensive driveway capacity already associated with the dwelling approved under application 25/03193/PLF, which is deemed to be substantially more than that ordinarily required for a single property of this type.
- As previously commented, those requiring access to their properties and land via the developer's land have not been consulted about this further development proposal. Access must be retained.
- Backfill removes the ribbon nature of Etton, which is primarily a linear settlement with very little backfill development.
- The development site is outside the village's development limit. Potentially this will lead to the urbanisation of what was previously open land and so to the over development of the village.
- The development will harm the established character of the village and Conservation Area.
- Adding additional parking and vehicle movements on a development which sees the current Pub at Etton designated car park inaccessible to most vehicles, (those attempting to use it are unable to navigate into it and the spaces and

turning too tight to negotiate) resulting in them having to reverse out of the driveway onto Etton Main Street at the junction. Due to the increased roadside parking, visibility is very poor and has resulted in a number of near-misses in terms of accidents.

- Drainage in Etton has been an issue for decades with flooding following instances of heavy rain. In some instances, this has been catastrophic for many homes and premises on the south of Main Street. The lack of supporting information appertaining to the drainage of the site means that concerns are not addressed about how the additional surface water will be removed from the site, thus properties opposite it may have an increased risk of flooding.
- The piece-meal submission and constant changing of the applications are perceived to be an attempt to achieve the outcome first proposed for the site Ref No: 24/02190/PLF and other applications which have been refused. ERYC must look at the applications as a combined application and not as a set of individuals as this is the only way that the full plans for the site may be seen. The second application submitted by the developer for 4 holiday lets and parking spaces does not appear on this application so it looks to be leaving open land to the east, which is clearly not the long-term plan of the developer. Applications which are flawed, incomplete and inadequately presented should not receive planning permission.
- It was noted that Cllrs did not trust the developer to further change the application and that this could mean further development of the site between the holiday cottages and the bicycle store/dog wash.
- Not all parishioners oppose the application as Cllrs have received comments in favour of the application.

JD called for a vote: In favour – 0, In opposition – 5, Abstentions – 0

3. Planning Consultation 26/02307/TCA: Rose Cottage, 92 Main Street, Etton, East Riding of Yorkshire, HU17 7PQ. Conservation Area thinning and removal of shrubs and trees. **Applicant:** Mrs E Brown **Application Type:** Tree Works in Conservation Area.

JD summarised the application and asked for comments. Discussion took place regarding the application before JD called for a vote. In favour – 5, In opposition – 0, Abstentions – 0.

JD actioned the Clerk to update the ERYC Planning Portal with the results of the meeting before the closing dates for comment.

26/27-88 AOB
None.

26/27-89 DATE OF NEXT MEETING
Ordinary Meeting of EPC 2 November 2026.

Meeting Closed at 8.05 pm.

Signature of Chair:

Date:

Clerk: Julia Bugg (Locum) **Email:** clerk@ettonparishcouncil.gov.uk