

Document Reference: 26/27-5

Etton Parish Council – Minutes of the Extraordinary Meeting of Council held on the 10 August 2026 at 19.30 in Etton Village Hall.

Present:

Cllr Gareth Williams	GW	Chairman
Cllr Ian Napper	IN	Vice Chairman
Cllr Stuart Bell	SB	Councillor
Cllr Peter Mount	PM	Councillor
Cllr Jeanette Dawson	JD	Councillor
Cllr John Sleight	JS	Councillor

Officers

Julia Bugg	JB	Clerk (Locum)
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Others

7	Parishioners
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Action

WELCOME:

The Chair welcomed all to the meeting and noted that the Clerk would not be recording the meeting on this occasion before asking that any person present who wished to record it must make themselves known at this time. No persons indicated that they would recorded the meeting. GW noted that any emails to the Parish Council and its Councillors must be respectful and not bullying or offensive; emails and correspondence which is will not be accepted.

26/27-60 PUBLIC OPEN FORUM:

GW temporarily suspended the meeting for 15 minutes to allow for a period of public participation, noting that the application to be discussed had been withdrawn on 7 August 2026 but it is important to hear the views of parishioners and Councillors at this juncture as it is unknown what will be submitted in the future.

A number of parishioners were present, who expressed the concerns detailed below:

1. The 4 units had previously been submitted for the plot to the east of the pub prior to being withdrawn and a development proposed for a single detached dwelling, which despite being denied planning, was allowed following appeal. The plots either side are not likely to remain as on the plans submitted. What we need is a full plan so it is obvious what the end result will be.
2. The developer has begun work to dig up the roadway leading to the car park and the plots for development in order to facilitate access to the garage of the new house being built.
3. Noise disruption – work commencing at 5.45 am and not ending until after 7 pm.
4. Road work disruption.
5. Not complying with planning restrictions.

GW
JB

6. Vehicles and homes adjacent to the development covered in building dust; not damping down as required.
7. Large heavy plant and machinery causing noise and disruption.
8. No communication by the developer with parishioners affected by his actions.
9. Drilled into the wall of an adjacent property without homeowner's permission; when confronted about their actions, simply claimed they had the homeowner's permission despite them standing in front of him telling him that they had not.
10. Irresponsible and dis-respectable developer causing anxiety and mental health issues throughout the village but specifically to those in adjacent properties.
11. Locals being very badly treated.
12. Enforcement process does not work with issues passed between ERYC departments.
13. Developer submits plans then does not stick to them; A) The original application at the pub was not for 3 flats; B) Car park; C) Beer garden.
14. Antisocial behaviour in the village – cars and motorbikes being driven dangerously and with undue care and attention.

GW accepted the concerns of parishioners and suggested that a letter be sent to the developer detailing the issues expressed, which would also be sent to ERYC's Planning Department. Enforcement issues must now be raised via the appropriate website. The ERYC's process of looking at all planning applications in isolation means that no cumulative effect is investigated; officers often lead the investigation and results in unacceptable situation we now find ourselves.

JD questioned why Enforcement is not following through on this application and having taken a small poll of a number of households further west along Main Street, had determined that the majority of villages 'do not want the development to be done and finished at any cost'.

Actions:

GW to check minutes of previous meetings but it is believed that ERYC stated in November 2025 that it would be taking no action regarding the failure to stick to the details of the planning permission agreed in relation to the pub.

Craft a letter from the PC to the developer expressing the concerns of parishioners with a copy to be sent to ERYC Planning Department and the Planning Inspectorate. Clerk to send.

26/27-61 APOLOGIES FOR ABSENCE:

None.

26/27-62 DECLARATIONS OF INTEREST:

- a. There were no declarations of interest.
- b. There was one Dispensation which has been approved in respect of Cllr Ian Napper in relation to issues pertaining to The Pub at Etton and the site thereon. This is in place until the 31st August 2029.

26/27-63 APPOINTMENT OF PARISH COUNCILLOR:

GW offered Katie Wilson (KW) the post of Co-opted Cllr on Etton PC. KW accepted the appointment and the necessary paperwork was completed and submitted. KW was welcomed to the Etton PC.

JB

Action: JB to submit documents to ERYC.

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PLANNING:

Planning Consultation 26/01792/PLF: Land North of The Pub At Etton, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ. Erection of 4 self catering accommodation units and bicycle store with associated landscape works.

Applicant: The Pub @ Etton Ltd

Application Type: Full Planning Permission

GW reiterated that the application had been withdrawn on 7 August 2026 and noted that whilst live, the application had received 7 Consultee Comments including two objections from the Conservation Officer and the Transportation Officer. Cllrs were asked for their views on the application, given that it was likely that an application would be resubmitted for either this accommodation type or something else such as a detached property as in the recent past for other plots.

Cllrs' comments included:

1 - The mixed use with the pub staff and patrons, holiday accommodation users and locals all using the same site was an issue as well as there being no marked pedestrian access and access to parking. The accommodation may help the village keep the heritage aspect of the pub.

2 - Comment from the Transport Officer is excellent and details the issues accurately. There are conservation issues; the developer has previously paid fines following the removal of preserved trees etc therefore it is an application that the PC must object to.

3 - Agreed with previous Cllr's comments and added that the holiday accommodation will make no difference to the sustainability of the pub.

4 - Backfill removes the ribbon nature of Etton as well as the land being outside the village's development limit. Potentially this will lead to the over development of the village as 2 more plots are likely to be developed. He also noted that at over 6 metres high, the top of the building will be effectively 9 metres higher than the road and therefore the rooftops and top floor windows likely to be visible.

5 - Concern regarding the aesthetics of the development within a Conservation Area and that he is heavily persuaded by the comments of the Conservation Officer. Additionally concerns relating to the over development of the village and traffic management (only 1/3rd snap shot of the picture).

It was also noted access must be retained for, those who need it, via the developer's land but that these individuals have not been consulted.

It was noted that the plans submitted were not an up-to-date picture of the development site as the two detached properties to the east and west of the pub were shown as empty plots.

Extensive discussion took place but there was no vote as the application has been withdrawn.

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AOB:

None.

Meeting Closed to the Public at 8.10 pm.

Signature of Chairman:

Date:

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