

**MINUTES OF THE HOLBROOK PARISH EXTRAORDINARY COUNCIL MEETING
HELD ON WEDNESDAY 13TH OCTOBER 2021 AT 7.15 p.m.
AT ARKWRIGHT VILLAGE HALL**

PRESENT:-Cllrs: Massey (Chairman)
Barker
Cruickshank
Kennedy
Roberts
Rhodes
Paul
Bullas
S. Burton (Clerk)

2021/10/1 APOLOGIES RECEIVED

Cllr Mrs Briggs and Cllr Bradshaw

2021/10/2 DECLARATIONS OF MEMBERS INTERESTS

None declared

The Chairman, Cllr Massey, swapped items 3 and 4 of the agenda to ensure the members of the public understood the protocols of the extraordinary meeting.

2021/10/04 CHAIRMANS ANNOUNCEMENTS

Cllr Massey informed the meeting that only the item on the agenda (No. 5) was the item to be discussed and only in relation to Material Planning Considerations which had been distributed.

2021/10/3 PUBLIC SPEAKING:

16 members of the public attended the meeting and 10 people addressed the meeting all stressing the following points:

- * repeated occasions of noise and disturbance – many weekends since Feb 2021
- * 7 nights in a row was logged as frequency of excessive noise – screaming, shouting, loud music
- * Anti-social behaviour frequently occurring; vomiting, urinating, running up and down the road shouting and “mooning” (this from men of 40+ years of age!), banging on doors and tipping over bins – all in Pond Road
- * Disturbances are very distressing and debilitating – especially when having to get up for work and only having 2-3 hours sleep due to noise
- * Not just Pond Road is disturbed – Mellors Lane residents also hear the noise – it is horrendous
- * The whole situation is having a hugely negative impact on life – very fearful that nothing can stop it and any enforcement by AVBC or police is non-existent. Anything said to residents is suspect as nothing is being done to stop the noise and disturbances
- * During the hot weather in the summer it was impossible to have windows open due to noise as sleep was completely impossible – even when sleeping at the back of our houses (furthest point away from Mohan House)

- * Frequent assurances from agent/owners about monitoring the situation and “doing something about it” are meaningless as nothing was ever done following repeated calls informing them of the situation
- * It is obvious that the owners/agents have no respect for the community/immediate residents due to frequent breaking of Covid regulations – Police also did nothing about this – very disappointed in their response as they were called out on a number of occasions and they did nothing regarding the obvious flouting of numbers allowed to gather, the wearing of masks etc
- * A long-standing resident of 40+ years stated that this past year had been the worst ever in relation to hearing noise or being disturbed by events happening at Mohan House
- * Hen nights and Stag “do’s” produce the most unbelievable amount of screaming and yelling
- * An elderly resident was dissuaded from confronting a drunk man who had vomited in front of her house as although she was very angry and upset, her neighbour was concerned for her safety

Of Particular note:

- * There is no Planning Application Notice displayed outside the property
- * At least 18 responses to the planning application have been made by residents –some are very unhappy that people without access to computers etc are effectively cut-off from reviewing and responding as it is so difficult to do so via postal system if they cannot get to view the application in person

The Chairman brought to a close the public speaking and summed up the above in order for Councillors to discuss their response and the submission of comments to AVBC

Discussion by Councillors included the following points:

- * It was very strongly felt that the owners were deliberately “masquerading” the premises as a family residence and are well aware of the planning process relating to use, construction of buildings in the grounds and have been holding events in direct contravention of the claimed use of the property
- * Concern was raised about approval being granted by AVBC officers and not the Planning Committee and that any conditions to mitigate the noise situation attached to approval of the application will be unenforceable; that personnel at AVBC without local knowledge will not take seriously the detrimental effect the situation is having on residents nearby and the strength of frustration, anxiety and despair experienced
- * Full support was offered to residents and an understanding based on direct experience about the impact of the noise and disturbance was forthcoming as the current residential accommodation claims are not what is happening in reality
- * The immediate physical environment in Pond Road and Makeney Rd is becoming an eyesore and unpleasant to look at and contravenes agreed “rules”; i.e. the 2 very large commercial waste containers are parked outside the property boundary (they are supposed to be inside), the hedges including trees have been severely neglected and is closing off the footpath, the verge hasn’t been maintained at all and AVBC have been cutting a portion of it so that the verge is slowly growing up into the overhanging tree foliage

- * It was acknowledged that the Heritage Statement, together with the Design and Access Document accompanying the application, lacked any adequate proposals for enforcing the prevention of noise and disturbance from activities at the property
- * There is considered to be no positive impact on employment or tourism in the area and subsequently no benefit to the Parish from the activities taking place at Mohan House
- * The position of Holbrook Parish Council is that the application should be refused but if AVBC are minded to approve the following suggestions were put forward as ways to ensure that noise and disturbance was minimised and should be agreed prior to granting final approval:
 - * The use of Mohan House should be limited to 28 individuals as stated in the Planning/Design and Access/Heritage Statement
 - * a 24hr contact number for the owners/agents be made available to the public to report noise and disturbance
 - * loss of deposit condition on hiring if complaints about excessive noise/disturbance be received by owners/agents
 - * set time restrictions for particular activities that are central to noise/disturbance i.e. hot tub in grounds, music in house and grounds
 - * The approval should be subject to a trial period of 12 months during which the behaviour of people using Mohan House can be monitored with particular attention to unacceptable noise and disturbance to people living in the area
- * It was acknowledged that even with rejection of the planning application that noise/disturbance may not cease as some families can be extremely inconsiderate when it comes to noise levels

It was **RESOLVED** unanimously by Councillors to OPPOSE the proposed change of use from private accommodation to holiday accommodation for Mohan House, to AVBC in the strongest possible terms based on evidence received that it has every reason to believe any claims to reduce or cease noise and disturbance are highly questionable.

It was **RESOLVED** to urge AVBC to put conditions on approval to enforce and mitigate noise/disturbance – perhaps for a trial period rather than a “blanket and permanent” approval of the application.

As the date for submission is very close it was agreed by all to explore, with urgency, ways that planning legislation and conditions can be used to support the Parish Council opposition to the application.

Members of the public left at:8.25pm

Meeting closed at 8.40pm