

MINUTES KILLINGHALL PARISH COUNCIL
EXTRAORDINARY MEETING 28/08/2018

VENUE: Methodist Chapel, Ripon Road

TIME: 19:30

1 AUDIO OR VISUAL RECORDING

Reminder by the Chairman of the Council's expectations for the audio or visual recording of this meeting.

2. ATTENDANCE

Cllr Holdsworth (Chair), Cllr Blackburn (Vice-Chair), Cllrs Lynn, Donnelly, Moretta and Littlefair and Clerk Mrs Greenwood.

APOLOGIES

Apologies were received from: Rev Cllr Dixon, Cllrs Clarkson and Hall

3. DECLARATIONS OF INTEREST

Declarations of 'other' interest were received for item 6.1 from Cllr Holdsworth (Chair), Cllr Blackburn (Vice Chair), Cllrs Lynn, Moretta and Littlefair. Declarations of 'other' interest were received for item 5.5 from Cllr Lynn.

4. APPROVAL OF MINUTES OF LAST MEETING

Minutes of the meeting held on 4th July 2018 were accepted as a true and correct record and signed/dated by the Chair.

5. PLANNING APPLICATIONS

The Councillors considered and commented upon the following planning applications:

5.1 23.07.18 **18/02264/FUL. DCPARISH 6.93.243.B.FUL** Erection of dwelling with attached garage. The Paddocks, Myers Green Lane, Killinghall. HG3 2BQ.

Decision: The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as follows:

The building is for residential use only and not for commercial use.

Recommendation for Condition to restrict any further development on remaining land.

5.2 24.07.18 **18/02855/FUL. DCPARISH 6.93.234.H.FUL** Retrospective permission for formation of a wooden decking. 164 Saltergate Drive, Harrogate. HG3 2XZ.

Decision: The Parish Council has no objections.

5.3 27.07.18 **18/02976/FUL. DCPARISH 6.93.328.D.FUL** Retrospective application for the erection of a conservatory. 5 Clover Way, Killinghall. HG3 2WE.

Decision: The Parish Council does not object to or support the application and has no observations.

5.4 06.08.18 **18/03017/FUL. DCPARISH 6.93.56.FUL** Demolition of conservatory and erection of single storey extension. 2 Wood Aven Close, Harrogate HG3 2UU.

Decision: The Parish Council has no objections.

5.5 03.08.18 **17/04957/REMAJ. DCPCAMEN 6.93.75.T REMMAJ Biodiversity Management Plan.** Reserved matters application under outline permission

16/00582/OUTMAJ - 75 dwellings – Revised Layout and House Types. Nidd House Farm, Crofters Green, Killinghall HG3 2DF.

Decision: The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as follows:

The green space provided offers very little opportunity for biodiversity, being mainly grass on the outskirts of the development.
There is no open green space in the centre of the development for plants and wildlife.
There is no proposed planting in the centre.
Biodiversity Plan should be more diverse around the site.

Better use of green space along margins - The green bund along Spruisty Grange Farm Lane should be on the west side with a bund alongside Addison Villas allowing a green corridor between the development and existing houses. This would help maintain provision for wildlife with existing hedgerows.

5.6 03.08.18 **18/03162/DVCMAJ. DCPARISH 6.93.665.B.DVCMAJ** Variation-Condition 5 (retention of trees) to allow removal of trees T3 and T4 to facilitate site access of planning permission 16/00545/OUTMAJ. Outline application for the erection of up to 73 dwellings and formation of associated landscaping with access considered. Land off Ripon Road, Killinghall. E428651 N458562.

Decision: The Parish Council objects on the following planning grounds.
The Parish Council agrees with the comments by the Arboricultural Manager that the trees should be retained due to their ERC rating.

6. FURTHER PLANNING APPLICATION INFORMATION RECEIVED -

The Councillors considered and commented upon the following:

6.1 **Email** 03/07/18 **18/01603/REMAJ. 6.93.665.A.REMAJ** Reserved matters application for appearance, landscaping, layout and scale under outline permission 16/00545/OUTMAJ for erection of up to 73 dwellings with access considered. Land off Ripon Road, Killinghall. E428651 N458562.

The Parish Council wishes to make the following comments:

1. Parish Council would like details of the drainage protection at boundary with existing properties on Ripon Road.
2. The difference between the 3 and 5 bedroom house footprints is very small – only 73 sq. feet. Suggest opportunity given to purchase off-plan as 4 bedroomed option.
3. Parish Council object to quarter house block due to poor quality of light, no natural provision of light from 2 aspects. Light needed for mental health. Block of 4 houses are also not sociable.
4. The reason given for siting substation close to entrance is not substantiated in that other sites in the village have not found it essential. Request therefore substation is moved to open space away from existing private residencies.
5. Knee high rails should not be included in plan due to health and safety issue of tripping and for ease of grass cutting.
6. As yet there appears to be no indication of street provision for street lighting.

7. PLANNING DECISIONS/ INFORMATION - Councillors received the following planning information:

7.1 02/08/18 **18/00235/DVCMAJ. DCPCDEC 6.93.63.B.DVCMAJ** Variation of condition 2 (Approved Drawings) of Planning Permission 16/01240/FULMAJ to allow for alterations to approved plans. Land Comprising Part of Os Field 6228 Ripon Road, Killinghall. E428621 N458284.

Approved subject to conditions: Conditions at **Annex A**

8. ITEMS FOR NEXT AGENDA –

8.1 To receive Letter – Invitation to Public Exhibition – Proposed Residential Development, land at Grainbeck Manor, Killinghall. Killinghall Village Hall, 06/09/18 3.00pm to 7.00pm.

9. ITEMS FOR INFORMATION FOR COUNCILLORS –

9.1 Art in the Park to be held Sunday afternoon 2nd September 2018 in the Glebe.

9.2 Chene Hall New Housing Development - insufficient hedgerow planting and removal of fencing to Otley Road boundary. Safety hazard at two points; deep gully at corner of site next to school grounds and opening next to bus stop where fencing has been removed. HBC Enforcements to be notified.

10. DATE OF NEXT MEETING – The next meeting will be held on 5th September 2018 at 7.30pm.

The meeting closed at 21:30