

MINUTES

MINUTES – KILLINGHALL PARISH COUNCIL MEETING : 06/02/2019

VENUE : Methodist Chapel, Ripon Road

TIME : 19.00

The Chairman opened the meeting.

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), Cllrs Blackburn (Vice-Chair), Clarkson, Rev Dixon, Donnelly, Hall, Lynn and Moretta and Clerk Miss Strachan

APOLOGIES

Apologies were received and accepted from Cllr Littlefair

3. DECLARATIONS OF INTEREST – To receive and record any declarations of interest

not already declared under the Members Register of DPIs.

Declarations were received from Cllrs Blackburn and Moretta, in respect of item 8.2.

4. APPROVAL OF MINUTES OF LAST MEETING

Minutes of the Extraordinary Meeting held on 17 January 2019 were accepted as a true and correct record and signed/dated by the Chair.

5. CLERK'S REPORT

The Clerk gave a verbal report covering councillor training courses, IT, banking, office and administrative matters.

6. COUNTY & DISTRICT COUNCILLOR'S REPORT

The County & District Councillor was unable to attend and had not submitted a report.

7. BUSINESS FORWARD – To receive information on the following ongoing issues and decide further action where necessary:

7.1 Community Infrastructure Levy (CIL)

The Councillors had no comments, at this stage.

7.2 Parish Consultation, 19th March 2019 at Whixley

Noted that questions and Agenda items to be submitted by 1st March

Cllr Lynn will attend the meeting.

It was RESOLVED: to seek input from County & District Council, prior to meeting

7.3 Proposed Speed Restrictions – Penny Pot Lane & Killinghall/Harrogate/Ripley

A brief discussion took place regarding the above notifications. No comments.

7.4 E-Consultation on Planning Applications – to receive an update

It was reported that a useful meeting had recently taken place with the Improvement

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and Development Manager from Harrogate Borough Council, regarding the phasing out of Parish Councils being supplied with hard copy plans in respect of development in the area. The Manager will provide us with assistance when the changeover takes place and HBC will supply some equipment to facilitate this.

8. PLANNING APPLICATIONS – To consider and decide upon the following planning applications:

8.1 07/01/19 – **19/00039/FUL** Erection of first floor extension and alterations to fenestration. 19 Stonecrop Drive Harrogate North Yorkshire HG3 2SQ.

Comments: The Parish council has no objections.

8.2 10/01/19 – **18/04749/FULMAJ** Erection of 56 no. dwellings; Formation of access and car parking; Landscaping. RECONSULTATION AS AMENDED/ADDITIONAL INFORMATION SUBMITTED. Land Comprising Field at 428602 458151 Grainbeck Lane Killinghall North Yorkshire.

Comments:

(1) The revised plan is fundamentally flawed as it still shows the site entrance through Moor Close, which is being challenged by many who live there.

(2) The affordable homes have been moved and are now in clusters, which is believed to be against previous HBC policy.

(3) It is not clear what Linden propose to do with the hedge between the two sites, as there appears to be a discrepancy between two plans – both with the same date – regarding the area where the two sites join, in between phase 1 and phase 2. It looks possible they plan to remove the hedge, which would be contradictory to approval on the first site, where the hedge was seen as very important. The Parish Council would prefer the option to retain the hedge.

(4) The boundary between the site and the existing houses on Moor Close and Grainbeck (west boundary) is shown as 1200mm timber post and three rails. Should this not be 1800mm timber post and solid timber panel, as per the east boundary? We're not sure what existing residents would want but a 3-rail fence would not provide much of a screen.

(5) The developer has recently posted on the planning website a 3D image of the development when viewed from Ripon Road, which shows all the houses as brick built, which does not tie in with others. The existing properties are a mixture of stone and brick/render, and the development currently being worked on also includes stone.

(6) We are not sure whether the planned drainage system is suitable for the likely quantity of water. It is also worth noting that the planned surface water discharge is into the beck on Grainbeck Lane. The beck side is already eroding away and has the potential to undermine the road – any extra water could make the situation worse. There is an area past the houses, near the steel field gate – just after the delimit traffic sign – which looks suspect. The river bank has collapsed, with the road now on the edge.

We believe that access to the site – if granted planning consent – should be via Grainbeck Lane only. There is inconsistency with consent being given access to Crag Lane site, which is in a very similar situation.

We recommend that Grainbeck Lane be determined as a one-way route, accessed from Ripon Road (A61) through to Otley Road (B6161) only.

8.3 10/01/19 – **18/05294/REM** Reserved matters application for the Erection of 6 No dwellings (Access, Layout and Landscaping considered) under Outline Permission 15/04621/OUT. Daleside Nurseries Limited Ripon Road Killinghall HG3 2AY.

Comments: The Parish council has no objections.

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- 8.4 15/01/19 – **18/05249/FUL** Formation of temporary access and associated landscaping. Land Comprising Field at 428164 456978 Skipton Road Killinghall.
Comments: The Parish council has no objections.

9. PLANNING DECISIONS & ENFORCEMENTS – FOR INFORMATION –

The Councillors received the following planning decisions/information:

- 9.1 30/11/18 – **18/04155/PBR** Conversion of agricultural building to form 1 no. dwelling. The Paddocks Myers Green Lane Killinghall North Yorkshire. Prior approval not required.
- 9.2 10/12/18 – **18/04102/FUL** Erection of single storey extension. Somercotes 28 Moor Close Killinghall HG3 2DZ. **APPROVED**
- 9.3 12/12/18 – **18/01028/DVCMAJ** Application for the removal of Condition 17 (code for sustainable homes design) and Condition 18 (code for sustainable homes constructed), and variation of Condition 25 (Affordable Housing) of planning permission 14/02737/EIAMAJ Outline application for erection of 600 dwellings, primary school, community/retail facilities and open space with access considered (Site Area 27.8ha) (resubmission). Land at Grid Reference 427444 455651 Penny Pot Lane Killinghall North Yorkshire. **APPROVED.**
- 9.4 19/12/18 – **18/05059/PNA** Erection of agricultural building. Nidd House Farm Crofters Green Killinghall North Yorkshire. **REFUSED** prior notification
- 9.5 20/12/18 – **18/04604/FUL** Erection of a two storey extension, installation of roof light, formation of doorway and alterations to fenestration. Rensan House 5 Moor Close Killinghall Harrogate North Yorkshire HG3 2DY. **APPROVED**
- 9.6 21/12/18 – **18/01028/DVCMAJ** Application for the removal of Condition 17 (code for sustainable homes design) and Condition 18 (code for sustainable homes constructed), and variation of Condition 25 (Affordable Housing) of planning permission 14/02737/EIAMAJ – Outline application for erection of 600 dwellings, primary school, community/retail facilities and open space with access considered (Site Area 27.8ha) (resubmission). Land At Grid Reference 427444 455651 Penny Pot Lane Killinghall North Yorkshire. **APPROVED.**
- 9.7 10/01/19 – **18/04510/FUL** Demolition of outbuildings and barns; Erection of two-storey infill extension, walls, gates and chimneys; Formation of fenestration, doors and steps; Installation of 13 no. rooflights. Spruisty Grange Farm Ripon Road To Spruisty Grange Farm Killinghall HG3 2AU. **APPROVED.**
- 9.8 14/01/19 – **18/01028/DVCMAJ** Application for the removal of Condition 17 (code for sustainable homes design) and Condition 18 (code for sustainable homes constructed), and variation of Condition 25 (Affordable Housing) of planning permission 14/02737/EIAMAJ – Outline application for erection of 600 dwellings, primary school, community/retail facilities and open space with access considered (Site Area 27.8ha) (resubmission). Land at Grid Reference 427444 455651 Penny Pot Lane Killinghall North Yorkshire. **APPROVED.**
- 9.9 24/01.19 – **19/00049/PR15** Alleged Breach: Intended vehicle access to property (Class C road). Dale End Cottage 22 Lund Lane Killinghall North Yorkshire HG3 2BQ.
ENFORCEMENT
- 9.10 30/01/19 - **18/04950/DISCON** Approval of details reserved by condition 14 (Highway survey) of planning permission 16/00582/OUTMAJ which was granted on appeal (PINS Ref APP/E2734/W/16/3153512) - Outline planning permission for 75 dwellings, demolition of existing outbuildings, formation of structural planting and landscaping, creation of informal public space and associated ancillary works with access considered. Nidd House Farm Crofters Green Killinghall North Yorkshire **APPROVAL of details**

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9.11 31/01/19 - 6.93.265.E.FUL 18/05125/FUL *Erection of 2no. single storey extensions and 1 No first floor dormer extension; erection of single storey garage extension; alterations to fenestration. Hamilton Grange off Ripon Road To Hazelcroft Killinghall HG3 2AY*
APPROVED subject to conditions

10. PARISH COUNCILLORS' REPORTS – to receive information from Councillors:

The Glebe: Vice-Chair, Cllr Blackburn reported that the adult gym equipment is now being ordered, with the cheque for the first instalment being signed this evening. This should be delivered and installed before Easter. Looking at the possibility of a better, rubberised, surface for the children's play area. Further discussion took place regarding the children's play area, including repairs/maintenance which will be needed in the foreseeable future. It was agreed that the two trees previously identified as needing an annual survey should be checked again.

School Crossing: Cllr Blackburn updated those present on the situation with the newly opened school crossing area, which has several design issues which will need to be addressed. The footpath between the crossing and new school entrance is not wide enough to walk along with a pushchair and a child. Similar situation for mobility scooters, dogs and buggies. The box/cabinet containing the electrics is in a very in appropriate position and needs to be moved. Highways and NY Education need to be informed and action taken.

YLCA Branch meeting: Cllr Lynn reported that he had attended this branch meeting, earlier in the week. Topics covered included CIL, and the forthcoming cycling world championship taking place in late September. Cllr Lynn had raised a question regarding the move to e-consultation in respect of planning and found that most of those present were already using the online system and seemed able to deal with it. He further advised that YLCA would be celebrating 75 years of service and plans were in hand to hold an event at Ripon Cathedral

It was RESOLVED: that the information be noted.

11. FINANCIAL MATTERS

11.1 **Payments** – to approve the following accounts for payment:

11.1.1	Information Commissioner	Annual fee	£40.00
11.1.2	Punch Inns	Bus stop ground rent	£120.00
11.1.3	Fresh Air Fitness	First Payment	£3,631.92

It was RESOLVED: that the accounts presented for payment be approved.

11.2 To approve the following payments:

11.2.1 Clerk's salary and expenses, 01.01.19 – 31.01.19

It was RESOLVED: that the above payments be approved.

11.3 **Receipts** – to receive Killinghall Parish Council Receipts information

11.3.1 HBC Grass cutting payment for the 2018 season £1,874.82

It was RESOLVED: that the information be noted.

11.4 **Bank Reconciliation** – to receive a bank reconciliation and budget comparison to 31.12.2018.

It was reported that funds at the end of December 2019 were £34,141.03

It was RESOLVED: that the information be noted.

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- 11.5 Quotes for Grass-cutting 2019** – to receive and consider grass-cutting quotes for 2019 from Farm & Land Services
It was RESOLVED: that the above quotes be accepted.

12. NEW CORRESPONDENCE –
There was no new correspondence.

13. ITEMS FOR NEXT AGENDA –
No items were requested for the next meeting.

14. DATE OF NEXT PARISH COUNCIL MEETING – The next meeting of the Parish Council is to be held on Wednesday 6th March 2019 at 19:30.

The meeting closed at 21:15.