

MINUTES

MINUTES – KILLINGHALL PARISH COUNCIL EXTRAORDINARY

MEETING: 21/03/2019

VENUE : Methodist Chapel, Ripon Road

TIME : 18.30

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), Donnelly, Littlefair, Lynn & Moretta and Clerk Miss Strachan.

APOLOGIES

Apologies were received and accepted from Cllrs V Blackburn (Vice-Chair), Clarkson, Hall and Rev Dixon.

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

not already declared under the Members Register of DPs.

Cllrs Holdsworth, Littlefair and Moretta declared an interest in item 5.2.

4. APPROVAL OF MINUTES OF LAST MEETING

Minutes of the Meeting held on 6th March 2019 were accepted as a true and correct record and signed/dated by the Chair.

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

- 5.1 08.10.2018 – **18/04183/FULMAJ** - Erection of 46 no. dwellings REVISED APPLICATION - Land Comprising Field At 427874 456986 Otley Road Killinghall North Yorkshire

The Parish Council does not object to or support the application, and wishes to make the following comments:

- (1) Following several meetings with the developer, all actions requested by the Parish Council have been taken, including improvements to the access. The representative of the company has acted on our requests and kept us informed, which is appreciated.
- (2) Vehicles and pedestrians will be exiting this site onto the B6161 Otley Road, which currently has no permanent speed restrictions, and the Parish Council would like to see serious consideration given to an appropriate permanent speed limit on this busy road.

- 5.2 20.11.2018 – **18/04749/FULMAJ** - Erection of 55 no. dwellings; Formation of access and car parking; Landscaping. Land Comprising Field At 428602 458151 Grainbeck Lane Killinghall North Yorkshire

MINUTES

The Parish Council does not object to or support the application, and wishes to make the following comments:

- (1) The Parish Council is grateful that the developer has had several informal discussions with us, which have resulted in what we consider to be a better site plan, with improved access.
- (2) The document 'Design & Access Statement' prepared by Pegasus, HBC reference 09431063, needs to be updated to reflect the fact that access to the development will now be via Grainbeck Lane, not Moor Close.
- (3) The Parish Council and other groups have for many years been pressing for improvements to traffic flow and safety on Grainbeck Lane and believe that this would be the time for such measures to be effected.

These would include (a) at least part of Grainbeck Lane being one-way; (b) no left turn from Grainbeck Lane onto the A61 Ripon Road (NYCC already in agreement) or right turn from the A61 Ripon Road onto Grainbeck Lane; (c) the provision of a footpath from Grainbeck Lane to Otley Road.

- (4) At the top end of the site (Nos 35 and 36), where pedestrian/ cycle access is to be provided onto Moor Close, the Parish Council would like either bollards or a substantial metal fence to be installed, where the plan currently shows a hedge, to ensure that no vehicles are able to make a way through.
- (5) The plans currently show all dwellings being finished in facing brick, but it is felt that a mixture of brick and stone would be more appropriate, to tie in with the adjoining Paddock Fields site currently being built, and the existing housing stock in Grainbeck Lane and the Killinghall area.
- (6) The Parish Council would like to have further clarification regarding the clear flow of drainage from The Glebe, through the site to Grainbeck Lane.

- 5.3 28.02.2019 – **19/00742/ADV** - Display of 2 non-illuminated fascia board signs. Levens Hall Park Lund Lane Killinghall

The Parish Council has no objections.

- 5.4 04.03.2019 – **19/00942/FUL** - Erection 2 no. semi-detached dwelling houses with associated hardstanding and landscaping works. Three Horseshoes Ripon Road Killinghall HG3 2DH

The Parish Council objects, on the following planning grounds:

- (1) It is considered that the proposal constitutes inappropriate development.
- (2) There are major concerns over access and egress through the car park of a public house.
- (3) The Parish Council is aware of the presence of an underground, culverted stream in the immediate vicinity of the public house, the proposed dwellings and several neighbouring properties, and believes that it currently takes surface water from the public house and its car park. Where the culvert emerges at ground level a short distance away, it is clear that it carries a large volume of water, so it is a major concern that the existing plans show no indication of the culvert or any proposed alternative arrangements.

MINUTES

- (4) The proposed plot is currently used for the storage of large commercial bins, which would need to be relocated (inappropriate near to residential property), but remain accessible by large bin lorries.
 - (5) The Parish Council believes that the remaining number of car parking spaces would be insufficient for a public house of this size, located on a main road.
- 5.5 07.03.2019 – **19/00650/REM** - Reserved matters application for the Erection of 1 no. dwelling (Appearance, Landscaping and Scale considered) under Outline Permission 17/05415/OUT. The Cedars 45 Ripon Road Killinghall HG3 2DG
- The Parish Council has no objections.
- 5.6 11.03.2019 – **19/01072/FUL** - Erection of an agricultural/storage building. The Paddocks Myers Green Lane Killinghall HG3 2BQ
- The Parish Council objects, on the following planning grounds:
- (1) It is considered that the proposal constitutes over-development.
 - (2) The Parish Council considers that a new building of the proposed size represents over-intensive farming and has concerns about the disposal of effluent.
 - (3) The Parish Council feels that, if this application is permitted, then there should be a restriction that the building must always be used for agricultural purposes.

6. ITEMS FOR NEXT AGENDA –

Possible developer funding.

- 7. DATE OF NEXT PARISH COUNCIL MEETING –** The next meeting of the Parish Council is to be held on Wednesday 3rd April 2019 at 19:00, followed by the Annual Assembly at 20:00.

The meeting closed at 20:53.