

KIRBY HILL AND DISTRICT PARISH COUNCIL

(incorporating Kirby Hill, Milby, Thornton Bridge, Humberton & Ellenthorpe parishes)

MINUTES of the parish council meeting held at 7.00pm on 12 September 2016, in the Coronation Hall, Milby (Notice having been given).

PRESENT: Cllrs Lawson (Chairman), Helliwell, Lister, Merson, Smailes, Widdows, Wilkinson, and Martin Rae (Clerk). Six members of the public attended, including Mr and Mrs Ellis (re 8d)

1. APOLOGIES for absence: Cllr Jones, DCllr Brown and NYCCllr Windass

2. CODE OF CONDUCT/REGISTER OF INTERESTS: Cllr Lister 8c.

3. MINUTES of the meeting of 11 July 2016, having been distributed previously, were accepted as a true record and duly signed by the Chairman. Matters arising not covered in agenda – none.

8d. Planning Application (taken out of order)

The chairman brought forward **item 8d.** for discussion at this point and invited Mr Ellis, the applicant, to speak for up to three minutes. Mr Ellis stressed that the application was just for outline permission. He said that the application was really about seeking permission for the principle of residential development on this site, and for the access from St. John's Walk. He explained that the layout shown was only indicative and could be changed by the buyer but he said that conditions of sale would ensure that the buyer left sufficient open space at the eastern edge of the development. He said that there might even be some self-build plots available. In response to a question from Cllr Wilkinson regarding drainage he said that there would be a pumping station taking drainage to the east. Cllr Lawson referred to HBC's Conservation and Design Department's opinion that the proposed development was of much too high a density for the area. Mr Ellis replied that the number of dwellings could be reduced but his view was that the proposed density was actually lower than in St John's Walk. Cllr Smailes was concerned that the builder would not be Mr Ellis and that the dearth of good quality bricks might mean a poorer finish. He also commented about the altitude of the site at 85m above sea level and the effect on the drainage/sewerage system lower down in Boroughbridge. Mr Ellis pointed out that many properties on new developments now used soak-aways and that there would be restricted flow into the drainage system.

Cllr Smailes reported on the residents' meeting of 23 August, which he said was well presented by Mr Keith Whitehouse and attended by about 25 residents. The main concerns of residents were the loss of open space, the increase in traffic at the narrow road access to St John's Walk and the reduced quality of life for residents. The chairman then opened the discussion on the Parish Council's own submission to HBC. Cllr Merson felt that the council should be consistent with its comments on previous large applications, when it had flagged up concerns about the effect on infrastructure and the amount of development taking place in the area. Cllr Helliwell agreed that the sheer quantity of new houses that the area was being expected to absorb, more than its 'fair share', was disproportionate and that this should be included in the submission.

The HBC Strategic Housing and Economic Land Availability Assessment was also discussed in the context of the need to phase in new developments in a way that would give local infrastructure a chance to keep pace. The chairman stressed the need to base any objection on purely planning grounds and it was agreed that these should include the issue of inappropriate density of dwellings, impact on grade II listed building and the disproportionate share of new residential development that the area was already being expected to absorb. Cllr Smailes proposed submitting an objection on these grounds and this was seconded by Cllr Widdows. When put to the vote there were six in favour and one abstention. The chairman asked the clerk to draft the objection and distribute it for comment.

ACTION CLERK

4. FINANCE

Clerk reported:

- a) Balance at 12 September 2016 **£3,123.25**
- b) Transparency Fund Grant **£1,268.00 received** (for website)
- c) Coronation Hall rent of room **£8.00 payment agreed**
- d) YLCA subscription to 31.3.17 **£184.64 paid**
- e) YLCA new councillor training (7 Nov) **£33.75 paid**

5. CORRESPONDENCE

- a) **HBC** - Parish Consultation meeting. Deadline for submission of general interest questions 7 October. Cllrs to contact clerk by then with any suggestions. The meeting will be at

Knaresborough House at 6.00pm on 24 October.

- b) HBC Budget 2017/18** The clerk had previously distributed information to councillors about **how to** take part in this consultation.
 - c) HBC Strategic Housing and Economic Land Availability Survey** – the clerk had previously distributed information to Councillors about this survey which indicated that all the land in the parish put forward by landowners in the ‘call for sites’ was deemed suitable for residential development at some point in future phases of the District Plan. Most of this land was to the north of Kirby Hill. It was noted that the site relating to the planning application for land south of Home Farm (at 8d. below) was ‘scheduled’ for phasing in years 6-10 of the plan (ie. after 2024)
 - d) Littlejohns PKF** – The audited accounts had been returned with no comments and no charges. The full accounts for 2015/2016 have now been put upon the parish council website.
 - e) S137 Donations** Cllr Helliwell proposed that the council again donate £30 each to Boroughbridge Community Care, Royal British Legion (for wreath) and Beyond the Pews. Seconded by Cllr Merson.
- ACTION CLERK**

6. COUNCILLORS’ REPORTS & MEETINGS

- a) NYCCllr Windass** No report - Cllr Windass had sent his apologies
- b) DCllr Brown** Cllr Brown had sent his apologies, noting that he would try to speak to the Chief Planner, Gary Bell, again about the Kirby Hill planning application to suggest that the Kirby Hill area was being singled out for too much development. He had nothing further to report.
- c) BACLA** John Helliwell reported on the positive and happy relationship developing between BACLA and the NYCC staff in the library. He considered it was almost certain that BACLA would take over the running of the library from 1 December 2016 in partnership with NYCC, whose staff would continue in post until 31 March 2017. He also reported that Boroughbridge Community Care (BCC) would move into part of the upstairs Jubilee Room on 1 October and that the rent from this would form an important part of BACLA’s income stream.
- d) Archie White VC Commemoration** Cllr Lawson reported on the Government initiative to recognise and commemorate all First World War VC holders. He had attended a meeting as the parish council representative to discuss arrangements for the ceremony to commemorate Archie White, who had gone on after his VC and later MC to have a distinguished career in the Army’s Education Corps. The ceremony will be at 11.00am on 1 October in Hall Square and Cllr Lawson will attend.
- e) Joint Parish Council meeting 8 September** – Cllr Smailes reported on the main issues discussed, which included HGV parking in Bar Lane, the Water Rats club building, 106 monies arising from Reed Boardall extensions and the arrival of 750 personnel at Dishforth. With regard to the latter Cllr Smailes reported that Capt Taylor from the base hoped to set up a joint meeting with Safer Neighbourhood Group (SNG) to discuss policing and traffic matters. He also said that Capt Taylor proposed to meet the bus service operators with a view to incorporating Dishforth base and Kirby Hill in an improved service between Boroughbridge and Ripon.

7. ONGOING AND OTHER MATTERS – UPDATES

- a) Waste Land** below All Saints Drive. The clerk read out the report from the Enforcement Officer which indicated that HBC would be taking no action. Mrs Knaggs of Lantern House told the meeting that there had been some improvement and that Mr Adam Ellis had been co-operative. She hoped, however, that the pernicious weeds such as convolvulus could be killed as they were invading people’s gardens. She also said that the overflowing skip had still not been removed. The clerk agreed to contact Mr Ellis again and had already informed him that the council would continue to monitor the situation at the site. **ACTION CLERK**
- b) Milby Island Management Project** - Cllr Merson outlined the background to this new initiative, which aimed at a sustainable improvement of the island, which was a valuable but severely neglected open space with great potential benefit for residents of Boroughbridge and the adjoining parishes. It is overgrown with Himalayan Balsam and the grass paths are not maintained to the standard achieved before the Canal and River Trust took over responsibility. Cllr Merson explained that the initiative had not begun as a parish council one but that Langthorpe Parish Council, one of the partners approached by him, had wanted assurance that Kirby Hill and District PC would support it. Other partners so far included Newby Hall (owner of most of island) and the Canal and River Trust. The council agreed unanimously to give the initiative its support.
- c) NYCC Highways issues** – the clerk reported that both he and resident Mr Ian Hick had been chasing NYCC about the ‘siding out’ of the footpath to the north of the Blue Bell pub. This was still on the order books but of low priority. There was some confusion about the exact location of the path and the clerk will contact NYCC to clarify the position while at the same time chasing the order again.

Cllr Smiales raised the issue of the junction between St John's Walk and Leeming Lane which had become dangerous because of vegetation obscuring the sight line. The clerk will also report this to NYCC Highways as a matter needing urgent attention.

ACTION CLERK

- d) Village green benches** – Cllr Smiales had obtained a quote from Kirby Joinery for £1075 (inc VAT) for the replacement of the 6 timbers on two benches. Cllrs considered this to be very excessive for what was involved. The clerk would obtain another quote before the next meeting.

ACTION CLERK

8. PLANNING

a) 6.36.6.D.DVCON 12/03921/DVCON

Thornton Manor Farm Cottages – Variations following work commencement
GRANTED 27 July 2016

b) 6.22.74.A.OUTMAJ 15/04164/OUTMAJ

Gladman Developments Ltd

Outline applic for up to 145 dwellings with access considered, at land comprising field at 439826 457466 Milby

OUTLINE GRANTED – AWAITING DETAILED APPLICATION – RESERVED MATTERS

c) 6.57.66.A.REMMAJ 15/05451/REMMAJ

Reserved matters application under permission 6.57.66.DVCMMAJ for erection of up to 176 dwellings at field 439448 467406 Milby.

RESERVED MATTERS DECISION PENDING

d) 6.47.30.C.OUTMAJ 16/02152/OUTMAJ

Land South of Home Farm Church Lane, Kirby Hill

Outline Application for residential development of up to 34 dwellings with access considered
Mr and Mrs P Ellis

SEE ABOVE

e) 6.47.81.A.FUL 16/03577/FUL

Hillcrest, Hillcrest Gardens Kirby Hill

Mr and Mrs Poole

Demolition of existing extension, erection of single storey extension, erection of porches and alteration to fenestration.

THE COUNCIL SUPPORTS THE APPLICATION

Next Meetings (2016) **14 Nov**

Meeting ended at 8.45pm

Signed.....Date.....