

LONG PRESTON PARISH COUNCIL
THURSDAY 4th May 2023
MINUTES

This meeting succeeded the Annual Meeting of the Council and started at 7.38 pm.

Present: Cllrs James Bellis (Chairman), Robert Wood, Katy Attewell, Steve Harris, Ann Kay, and Liz Palmer.

In attendance: NYC Cllr Simon Myers for part of the meeting, Parish Council Clerk Marijke Hill and four members of the public.

2.1 Public participation session of up to 15 minutes to enable parishioners to comment on matters concerning the Parish. This will be conducted in accordance with paragraphs 3(e) and 3(f) of the Council's Standing Orders.

Mr Middleton participated at item 2.7a.1: planning application for conversion of barn and outbuilding to form dwelling and annex (part retrospective) at Grosvenor Place Barn, Main Street.

2.2 Apologies for absence.

There were no apologies for absence.

2.3 Code of Conduct and Disclosable Pecuniary Interests

- a Cllr Bellis **recorded** a Personal Interest in connection with item 2.7a.1 planning application for conversion of barn and outbuilding to form dwelling and annex (part retrospective) at Grosvenor Place Barn, Main Street.
- b No requests were made for dispensation in connection with items on this Agenda.

2.4 Minutes of Meeting

The Council **resolved** that the Minutes of the Parish Council Meeting 1, held on 6th April should be approved and signed by the Chairman, Cllr Bellis, as a true and accurate record.

2.5 To receive updates on Matters from previous meetings not otherwise included on the Agenda

None reported.

2.6 To receive reports from Craven District and North Yorkshire County Councils, and the Police

- a. North Yorkshire Council Councillor Simon Myers reported on the launch of the North Yorkshire Council on 1st April that there is a sense that with the exception of the odd inevitable hiccups, the transition has been planned and executed extremely well.
 While the change in terms of democratic structure will be quite substantial, in reality many of the front-line services continue to be delivered by many of the same staff on the familiar geographic footprint.
 Perhaps the most noticeable and immediate change will be in terms of Planning which will adopt the existing Constituency Committee model which follows the footprint of the Parliamentary constituency of Skipton and Ripon. There has been a harmonisation of the scheme of delegation for members, but meetings will continue to be held at the Belle Vue Mills offices in Skipton. There will also be a central Planning Committee which will deal with larger applications of over 500 units and Planning Policy as the new County Local plan is drawn up.
- b. The Council had **received** the written police report, which contained 7 incidents during the period between 6 April and 3 May 2023, all minor in nature.

2.7 To consider new Planning Applications, Decisions, and Other Planning Matters

a. Applications

- 1 YDNPA: C/52/690A Full planning permission for conversion of barn and outbuilding to form dwelling and annex (part retrospective), Grosvenor Place Barn, Main Street. The Council **agreed** to arrange a site meeting in order to fully understand the proposals and **decided** to notify the YDNPA to object to this application on the grounds that the application may not comply with Local Plan policies, and in particular with the YDNPA planning policy on conversion of traditional buildings, which requires “no more than minor structural work, the extent of which would not compromise the historic interest and character of the building”.

Furthermore, the Planning Authority's Design Guide, when addressing the conversion of traditional buildings states that "New openings should be limited to discreet positions where they will not be readily visible from public vantage points..."

The Council is of the opinion that the proposed plans with the additional windows significantly change the traditional character and appearance of the barn. Additionally, the prescribed “Conservation Roof Lights” have been substituted by Velux type windows and the large window and proposed balcony in the northern gable add further to the change in character of the building. The Council also raised concerns in that there is a right of way to access the fields behind the barn, which appears to be blocked by locked and obstructed gates and that mature fruit trees that once occupied the site have been removed.

Members expressed their view that this is an important matter of precedence. The plans as proposed are what has in fact already been carried out and these plans differ substantially from the plans approved by YDNPA in 2008. The Council feels that this is an attempt to ignore the original plans under which the property was purchased and to have these retrospectively approved.

b. Decisions

- 1 CDC: 2020/21553/OUT – Outline application with some matters reserved for the development of up to 99 lodges, reception cabin with parking, and landscaping including ground modelling and water features (resubmission of previous application 42/2016/17496 refused 28 March 2019), Amendment received December 2020, Land To The East Of Waterside Lane, Hellifield. **Not yet decided**
- 2 YDNPA: C/52/76A – full planning permission and relevant demolition of an unlisted building in a conservation area in respect of demolition of concrete, dashed render single garage and erection of 1 no. dwelling at Land to rear of Greengates, School Lane. **Not yet decided**
- 3 YDNPA: C/52/57C – Outline planning permission for erection of 9 No. residential dwellings (access only and with all other matters reserved), Land at Grosvenor Farm, Main Street. **Not yet decided**
- 4 YDNPA: C/52/680B – Householder planning permission for installation of flue for woodburning fire (retrospective) - amending planning approval C/52/680A, 1 Cornmill Cottages, Main Street. **Not yet decided**
- 5 YDNPA: C/52/675D Full planning permission for conversion of barn to local occupancy dwelling/ holiday accommodation and installation of package sewage treatment plant, Mearbeck. **Not yet decided**
- 6 YDNPA: C/52/93C – further amended full planning permission for conversion of barn to 3 no. cottages for local occupancy or short term holiday lets, Maypole Barn, Main Street. **Not yet decided**
- 7 YDNPA: notification under the Town and Country Planning Act 1990, to reduce one yew and one silver birch in the garden of 20 Main Street, Long Preston. **No objection raised**

c. Other Planning Matters

- 1 YDNPA new Local Plan 2023-2040 consultation and views sought on potential housing development sites until 12 May

The Council **considered** the contents of the proposals on potential sites for future house building and **agreed** to provide comments relating only to Long Preston environs. In general the Council commented on the on-going issue with speeding and traffic density on the A65; the village utilities infrastructure, in particular water, electrical supply and sewerage systems which are all dated; loss of green space; and adequate parking for residents and visitors alike.

In addition to the general comments and in relation to land at the rear of Moorfields and Guy's Cottages, the Council **agreed** to comment that no consideration is given to the open aspects currently enjoyed by the residents of Moorfields, Dean Croft and Guy's Cottages. Given that the upper part of this site is at a lower elevation than the above residences, it may be appropriate to limit any development to single story dwellings.

2.8 To consider action regarding parish maintenance matters

a. street lighting matters

The Council was **informed** that it has still not received a response from the NYC Street Light Officer in relation to the new street light at Greengates Lane, the low level supply pillar at Todd Style Footpath and the connection to the new column at Magna Print by ENW and **agreed** to contact the Officer again copying the NYC Cllr Simon Myers.

b. Playing Field matters

1 Cllr Wood **reported** that the decking for the pavilion will be installed in the next few days and that the painting of the decking will be part of the Coronation Big Help Out.

The Council had been **informed** that some cattle had escaped from the field and had caused damage to the boundary wall and the fence at the Playing Field and it **ratified** to authorise Cllr Wood to take this matter forward as a matter of urgency. Cllr Wood **reported** that the lengthsman will carry out a repair to the boundary at an estimated cost of £500.

The Council was **informed** that the landowner has removed the self-seeded sapling trees at the boundary wall with the Playing Field, leaving gaps to the field so that dogs and cattle can easily get into the Playing Field and the Council **agreed** that Cllr Wood make enquiries regarding the cost of a single rail fence.

2 Regarding other Playing Field matters, the Council was **informed** that the PFA has secured more funding for the pavilion refurbishment.

Cllr Palmer **reported** that Mr Eastwood will spray the nettles again, including the weeds growing on the tennis court by the net posts.

c. telephone kiosk

The Chairman, Cllr Bellis, **reported** that the Council has paid for the two damp and tamper proof cork display boards, but, due to shortage of raw material, these have not been delivered yet.

d. lengthsman services

Cllr Wood **reported** that the lengthsman will carry out further repairs to a wall of the Baptist Churchyard.

e. NYCC Highways matters

1 Todd Style Footpath

The Council **noted** the reply from NYC Highways that the condition of Todd Style Footpath has been reviewed and that an order will be issued to carry out some repairs. The Council **agreed** to monitor the situation and review this matter at the October Parish Council meeting.

2 dangerous junction with Station Road

The Council had **contacted** NYC Highways for a site meeting with an Officer with a view to discussing the options to make this a safer junction, such as installation of improved signage and **noted** the reply from NYC Highways that the layout and approach signage at the A65 / Station Road junction has been assessed and that no improvements are considered feasible. The

Council has been **informed** that, as this is an unsatisfactorily response, NYC Cllr Simon Myers will address this matter with NYC Highways.

f. YDNPA matters

The Council **noted** that there were no YDNPA matters reported.

g. other maintenance issues

- 1 The Council had **received** correspondence from a resident raising concern about the size of the Union Flag which is situated on Maypole Green, as it appears that the flag is too big for the height of the maypole. The Council **agreed** to purchase a smaller Union Flag and to consider extending the maypole at the next Parish Council meeting.

2.9 To consider action regarding parish matters other than maintenance

a. Speeding matters

Cllr Palmer **reported** that the petition has been signed by a sufficient number of people for the North Yorkshire Council to review their policy regarding the installation of speed cameras. The Police, Fire, and Crime Commissioner, Zoë Metcalfe, is not opposed to speed cameras and the PFCC is carrying out a study that will take around 6 months. The Council **reiterated** to await the findings of the PFCC study.

b. Parking matters

Cllr Harris **reported** that the 'no parking' signs, have been delivered, but the invoice has not been received. The Council **resolved** to approve the payment in principle expected to be £280 + vat and **agreed** to consider options for fixing the signs at the next Parish Council meeting.

c. Coronation of HM King Charles III on 6th May 2023

Cllr Palmer **reported** about 'The Coronation Big Help Out' on Monday 8th May, encouraging members of the public to volunteer and join the work being undertaken for the benefit of the village, such as litter picking; clearing up of the Baptist Churchyard; and painting of the outside of the pavilion. The Council will provide the use of the Village Hall, refreshments such as bacon butties, drinks, biscuits, etc, and litter pickers to volunteers. NYC Cllr Simon Myers confirmed to donate £300 through the Members Locality Budget Fund.

d. Community Emergency Plan

Cllr Attewell **reported** that the Village Hall Committee has agreed to be the initial meeting location and the community control centre. The purchase of a couple of sandbag pallets by the Council is delayed, as a storage location has not been found. The Council **agreed** to make enquiries to the YDNPA if putting up a small wooden shed would fall under their policy of 'permitted development' and report back in due course.

e. Woodland recreation grants by YDNPA

The Council had **received** correspondence from the YDNPA regarding a grant scheme in collaboration with the Woodland Trust as part of the Northern Forest Partnership for Climate. Funding from DEFRA was devolved down to the Woodland Trust and its partners to plant trees on any suitable and available land. The Council **agreed** to invite a member of the Woodland Creation Team to a site meeting to discuss accessing this funding to plant trees on the area of common land on the Moors over the village.

f. Baptist Churchyard lease

The Council **considered** its options regarding the lease it had acquired for the Baptist Churchyard and **resolved** to keep the lease and no longer pursue to give this back. The Council

agreed to draw up a maintenance plan and appointed Cllrs Bellis, Harris, Palmer and Wood to present this plan to the Council in due course.

Cllr Wood **reported** that the Land Registry Title Deeds of the Baptist Churchyard may show a minor discrepancy with a neighbouring property's boundary wall. The Council **decided** to contact the owner of 18 Main Street to discuss this matter and report back to the Council in due course.

g. dispute matters on Back Green

To consider a response to all correspondence received.

The Council **resolved** that this item is considered in private session, excluding the press and public under the Public Bodies (Admissions to Meetings) Act 1960, as discussion in public would be prejudicial to the public interest.

- 1 The Council had **received** correspondence from the owners of 4 Back Green, dated 21st April. The Council **ratified** its reply to them that it was pleased to be notified that they are prepared to mediate and that it had ratified the decision to move to litigation at its meeting on 6th April, as it had not received a reply within the deadline. The Council had also contacted its solicitors in order that mediation as an option could be included in the letter of claim. The Council **noted** that their correspondence also contained complaints regarding Councillors' conduct and **decided** to reiterate that any such complaints should be submitted to the NYC Monitoring Officer for their consideration to investigate.
- 2 The Council **ratified** to instruct its solicitors to write the letter of claim to the owners of 4 Back Green, as it had not received an indication that they were prepared to mediate by the deadline date of 27th February, which was extended to 8th March. The letter of claim, sent on 2nd May to the owners of 4 Back Green, sets out the Council's position that it claims to be the owner of 12 sections registered as Village Green including Back Green and that the residents have no right to park vehicles or place objects on Back Green. On behalf of the Council, its solicitors request the residents to abate their trespasses by removing the flower beds and refrain with immediate effect from parking and placing bins and other objects on Back Green. The letter also states that the Council is at liberty to institute a prosecution against the residents and/or make a claim to the Civil Courts for an injunction. In the letter our solicitors ask to be provided with a substantive response within the next 21 days. The letter also points out that the owners of 4 Back Green have a right of way to pass and repass over Back Green to the side of their property and that this right is not the subject of the letter of claim.
- 3 The Council had **received** correspondence from the owner of Back Green Barn that they wish to complete the necessary works to the western elevation and erect mobile scaffolding on Back Green. As most of the work will be carried out early evening and on a weekend, the work is estimated to take approximately two months. The owners of Back Green Barn are unable to erect the scaffolding as a horse box is parked on Back Green. The Council **agreed** to give permission under the terms and conditions set out in the Deed of Easement and to **reiterate** that the right of way leading to the side of 4 Back Green should remain unobstructed. The Council **decided** to write to the owners of 4 Back Green to remove the horse box from Back Green.

2.10 Finance

- a. The Council **resolved** to approve the Financial Statements and Report to 28th April and **noted** the total balance as £25,533.55.
- b. The Council **approved** the payment of the following accounts for May:-

Vodafone direct debit wifi Hall	£ 30.45
Steve Prior (grass cutting April 2023)	£510.55

LP Village Hall (hall hire 6/4; 12/4; bunting workshop day)	£103.00
Npower (street light electricity April)	£120.87
Clerk (expenses website subscription renewal)	£ 84.84
M. Hill (clerk's salary & expenses April)	£732.38
Cllr Wood (expenses for search for land and property information)	£ 6.00
HSBC monthly bank charges	£ 8.00
Sharon Press (Parish Magazine April at £214 and May at £214)	£428.00
The Council noted receipt of £13,250 from NYC as the first instalment of the precept.	
The Council noted receipt of £13.61 from HSBC as interest for April.	

- c. Proposed service agreement re Information Governance Advisory Service by NYC
The Council had **received** correspondence that the fee for the Information Governance Advisory Service by NYC would be £500 + vat in the first year and £250 + VAT for the second year and beyond. This service would assist the Parish Council in meeting its statutory obligations under data protection laws and would give access to information legislation. The Council **agreed** to approve the payment of £500.
- d. The Council **noted** the HSBC Settle branch bank closure on 5th September 2023 and **resolved** to apply for a Business Deposit Card.

2.11 Reports on or Notice of meetings of Other Bodies

- * The Council had **received** the YDNPA invitation to Parish Forum Meeting (southern parishes) on 18 May, Ingleton and **agreed** to notify the YDNPA that Cllrs Palmer and Wood will attend.
- * PFCC: relaunch of Online Public Meetings
- * PFCC: change of address for the Office of the Police, Fire, and Crime Commissioner for North Yorkshire and York to Harrogate Police Station from 1st June 2023.
- * YLCA: White Rose Bulletin 24/4; training programme May to June; NALC Chief Executive Bulletin

2.12 To determine any Matter not included on this Agenda which the Chairman considers must nevertheless be addressed as a matter of urgency.

- a. sewerage and drainage issues Maypole Green
Cllr Wood **reported** about sewerage and drainage issues on Maypole Green when blockages of the sewerage system have occurred four times shortly after heavy deluges of rain, resulting on the last episode in raw sewage coming up through the street drain outside a resident's property. As this street drain is on the main walking route to the primary school, there is great concern for the public safety and health of the children and residents.
Cllr Wood **informed** the Council he had written to NYC Cllr Simon Myers as a resident, asking him to raise this matter with the environmental protection services and the utility company in an effort to get the matter resolved. The Council **agreed** to fully endorse the concerns raised and action taken by Cllr Wood. NYC Cllr Simon Myers had confirmed to address this matter with NYC Environmental Health and the utility company as a matter of urgency.

2.13 To receive reports/comments on other matters for information only, or for inclusion on a future agenda.

- a. The Council **agreed** to consider proposals in recognition of 40 years' service to the community by former Councillor Chris Moorby at the next Parish Council meeting.
- b. The Council **agreed** to consider action regarding the dangerous situation on Main Street as the pavement is too narrow in places.

2.14 Date and time of the next Parish Council meeting

The Council **confirmed** the date of the next Parish Council meeting as Thursday 1st June 2023 at 7.30 pm in the Village Hall

There being no further business to conduct the Chairman closed the meeting at 21.28.

Marijke Hill
Clerk to the Council