

PRESTON-UNDER-SCAR PARISH COUNCIL

(Note: This meeting was held in accordance with the arrangements adopted by the Parish Council on 13 January 2022. As such, this was an informal meeting at which, having considered the items of business on the agenda, and where required, Parish Councillors made recommendations to the Clerk for the purposes of resolution 3(c) of Minute 5 of that meeting. The meeting was held in public.)

Draft Minutes of the Informal Parish Council Meeting held remotely via Zoom at 7.00pm on 24 March 2022

Present: Councillor Brooks (Chairman), Councillors Amsden, Fletcher, Knights and Sayers
Clerk: Linda Stevens

The Chairman welcomed everyone to the meeting.

1. Apologies for absence: District Councillor John Amsden and County Councillor K Sedgwick

2. Minutes of the Parish Council Meeting held on 10 February 2022

Agreed:

That the minutes of the Informal Parish Council Meeting held on 10 February 2022 were a true record of the meeting and that the Clerk be recommended to sign them as such.

3. To declare Councillors' interests in items on the agenda: None

4. Record of Decisions taken by the Clerk since 13 January 2022

Councillors reviewed the decisions which had been taken by the Clerk under her delegated authority since the last formal meeting of the Parish Council.

Agreed:

To note the following decisions taken by the Clerk since 13 January 2022:

<p>Subject of decision:</p>
<p>Co-option of Councillor to fill Casual Vacancy</p>

Decision:

To co-opt Mr M Sayers as a Parish Councillor for Preston under Scar for the remainder of the current period of office of Councillors

Date of Decision: 14 February 2022

Subject of decision:

Revised Code of Conduct for Preston under Scar Parish Council

Decision Taken:

To adopt the revised Code of Conduct for Preston under Scar Parish Council as submitted to the Parish Council's Informal Meeting on 10 February 2022

Date of Decision: 14 February 2022

Subject of decision:

Submission of comments in respect of planning application 22/00003/FULL for Planning Permission for Erection of Outbuilding, Alteration and Extension of Dwelling and Amendment of Approved Plans for Detached Garage and Studio at Thorfin, Preston Under Scar, Leyburn, North Yorkshire, DL8 4AD

Decision Taken:

To submit the following comments in respect of this planning application:

Thank you for consulting Preston under Scar Parish Council on the above proposed development. Councillors have reviewed the documents submitted and their comments are as follows:

1. The plans submitted with the application are not of an adequate quality to enable them to be read easily and understood - hand drawn, hand written and no dimensions - making assessment of the detail of the application difficult. The Council is disappointed that the Planning Department has not taken time to ensure that documents are properly produced and of a quality which is adequate to enable them to be easily read.
2. The Parish Council wishes to **object** to the application, largely in relation to the proposed workshop.
3. The Parish Council's objections are as follows:
 - The size of the workshop is far larger than is required for reasonable domestic/hobby/leisure use and is considered excessive. As proposed, the workshop is larger than the extended dwelling (see Block Plan) and will therefore dominate the plot. Councillors are very concerned that the size of

the workshop means that it is capable of use for commercial purposes. Should the planning authority be minded to grant permission notwithstanding the Parish Council's views, Councillors request that the conditions attached to any approval include a prohibition on the workshop's use for commercial purposes.

- There are mature trees on the north and west boundaries of the site which are in close proximity to the proposed workshop location. It will not be possible to excavate for the proposed workshop without damaging the tree roots and destabilising the trees, which Councillors consider to be within falling distance of the proposed development, contrary to the answer given at Question 6 of the Householder application.
- The applicant has not provided any indication of what the workshop will be used for. Given its size, Councillors are concerned that the volume of noise which might be generated in this quiet rural area will be very intrusive, particularly for those living in the properties which are closest to the site, and could radiate further. Councillors request that you ascertain from the applicant what they propose to use the workshop for so that they can consider this aspect further.
- The proposed finishes are not in keeping with the other elements of the proposal or, accepting that the development is set on its own, with other buildings in the area. This, together with its size, means it will be visually intrusive.

4. The Application document dated 1st Feb 2022, states (Question 7) that there is no intention to alter the access to the property from the main road. However in the Site Plan, labelled drawing number 3, there is a sketch illustrating what appear to be modifications to the road access. Councillors' recollection is that the previous applicant was required to improve the access to the road. This should be clarified.

Date of Decision: 18 February 2022

Subject of decision:

Submission of comments to Richmondshire District Council on the revised planning application for a two storey dwelling at Hillcrest, Preston under Scar following receipt of comments by Parish Councillors

(Note: As Cllr Brooks had previously disclosed an interest in this application, in accordance with the Parish Council's Code of Conduct, he was not included in the consultation with Parish Councillors)

Decision Taken:

To submit the following comments in respect of the revised application:

Thank you for consulting Preston under Scar Parish Council on the revised application for the above development.

Councillors have considered the revised drawings submitted by the applicant's agents, and also the document submitted by the applicant which was loaded onto the planning portal on 22 November. From the revised plans Councillors understand

that the revised application is for a single 3 bedroom property with 1 door in the front elevation and that access/egress will be via a 3 metre wide entrance. Councillors note that (apart from the Floor Plans), the revised plans now submitted are still dated July 2019. Unfortunately, apart from clarifying that there will only be one door in the front elevation of the property and specifying the proposed width of the access/egress, neither the revised plans, nor the applicant's separate submission, address any of the serious concerns about the proposals previously raised, not just by the Parish Council but also by many local residents whose properties surround the development site.

In her letter of 22 November, the applicant notes that 'technical issues will be addressed by Dark Skies Design'. But the Parish Council has seen no such communication. Given the failure of the applicant/agents to address the concerns previously raised by the Parish Council and set out in my emails dated 25 September and 4 October 2021, the Parish Council OBJECTS to the proposed development on the following grounds:

1. The application involves considerable excavation of the hillside but does not include any assessment of the long term impact that this may have either on the stability of that hillside overall or for example:

- any impact on the underground watercourses/springs which are known to lie beneath the site and how this will be dealt with
- the impact of excavations on neighbouring properties and potentially those opposite the site, which being built on bedrock do not have the same level of foundations as modern properties, and how this will be remediated
- the potential impact on the access lane which runs along the top of the site

2. The site is located within an area of close-knit housing at the narrowest point of the road through the village, along which many residents, who do not have off street parking, have to park their cars. The works are therefore likely to result in considerable inconvenience and disturbance to local residents (and indeed other traffic) arising from the need for large items of plant and equipment which will need to access the site during the course of its excavation and subsequent development, noise, dust and dirt, mud/debris deposited on the highway.

3. Whilst it is acknowledged that reference is made to using local stone and welsh slate (the latter of which is not a feature of nearby properties), the application documents (notably the Heritage, Design and Access Statement) do not provide adequate details of the proposed building materials to be used. This is particularly important given that the application site is in the centre of a Conservation Area (CA) and surrounded by older properties - any proposed new development in the confines of the CA must be constructed using the same stone and roofing materials as the surrounding dwellings. The Parish Council is concerned that the house will not blend in with the surrounding dwellings and will therefore have a deleterious impact on the CA and on the street scene in this part of the village rather than preserving or enhancing it.

4. Furthermore, the Parish Council understands that any new development within a CA must be demonstrated to be of benefit to the community and the application

does not address this point - the Parish Council does not see how the development is of benefit to the community.

In the event that the planning authority is minded to grant permission for the development, the Parish Council requests that conditions requiring the following be imposed:

1. The prohibition of the stationing of vehicles, plant and equipment (including any skips) on the highway during the course of the works
2. That the highway be kept swept and clear of debris, mud, dust etc during the course of the works
3. Dust suppression measures must be put in place during the course of the works in order to protect the amenity of nearby residents
4. That samples of the proposed materials must be submitted to the planning authority for approval, and that written approval be obtained prior to the commencement of the development
5. That working hours be restricted to 9.00am - 5.00pm Monday - Friday, with no work permitted at weekends.
6. That the contractors are required to observe legal and any industry codes of practice requiring them to liaise with local residents prior to carrying out aspects of the work which will impact on their daily lives such as the temporary closure of the road/ need to divert traffic, interruptions to power supplies, availability of parking.

Date of Decision: 4 March 2022

Subject of decision:

Reimbursement of Cllr Brooks for the cost of the Parish Council's Zoom subscription for January and February 2022.

Decision Taken:

To authorize reimbursement of the Zoom expenses incurred by Cllr Brooks on the Council's behalf, totalling £28.78 for January and February 2022

Date of Decision: 4 March 2022

Subject of decision:

Memorial for the Late Mrs Eileen Green

Decision Taken:

To approve the proposed memorial.

Date of Decision: 7 March 2022

5. Budget update

Councillors considered the third quarter financial review, which had been circulated with the agenda for the meeting. Attention was drawn to the impact of the Council's earlier decision to include the cutting of the verges along both sides of Long Lane which, as anticipated, has increased expenditure under this budget head.

Agreed:

To approve the third quarter financial review as submitted.

6. Queens Platinum Jubilee – update

Councillor Fletcher reported that following the recent meeting of the Village Hall Committee, it was planned to organise a bring your own village street party/picnic at lunchtime on Sunday 5 June 2022, in the vicinity of the playpark. Detailed planning for the event was underway and two volunteers had come forward to assist with this. The Committee hoped to provide a decorated "Jubilee Cake", which would incur some expense although it was hoped this would not be significant.

In response to a question, Councillor Fletcher further reported that one further Trustee had joined the Committee, but the Committee was still without a Chairman.

The Chairman thanked Councillor Fletcher for her update.

Agreed:

To note the update.

7. Review of Risk Register

Councillors were invited to review the Council's Risk Register, which had been updated by the Chairman and the Clerk to reflect changes which had occurred since the register was last reviewed. These principally related to the electronic storage/security of Council documents. The opportunity had also been taken to set out more fully the risk management/controls currently in place.

Agreed:

To recommend the Clerk to approve the updated risk register as submitted.

8. Review of Asset Register

Councillors were invited to review the Council's Asset Register, which had been updated by the Chairman and the Clerk to reflect changes which had occurred since the register was last reviewed. These principally related to the handing back of The Stanney, to the Bolton Castle Estate and to changes in the location of benches. There was, at some stage, a need to review and record/transfer to the County Records Office as appropriate, Council documents currently held in the Village Hall and by Scott Wrights Solicitors in Catterick Garrison. This required further thought and planning.

Agreed:

To recommend the Clerk to approve the updated Asset Register as submitted.

9. Review of Standing Orders

Councillors were invited to consider the Parish Council Standing Orders which had been reviewed and updated by the Chairman and the Clerk to reflect the most recent Model Parish Council Standing Orders produced by the National Association of Local Councils.

Agreed:

To recommend the Clerk to adopt the updated Standing Orders as submitted.

10. Planning Applications

Councillors noted the following:

New Applications: None notified

Upcoming Applications: None notified

Update on Previous Applications

Application 22/00003/FULL for Planning Permission for Erection of Outbuilding, Alteration and Extension of Dwelling and Amendment of Approved Plans for Detached Garage and Studio at Thorfin, Preston Under Scar, Leyburn, North Yorkshire, DL8 4AD - *The Parish Council objected to this application on a number of grounds as set out in the record of Clerk's decisions (see minute 4 above)*

21/00982/LBC - Listed Building Consent for Removal of West Staircase and Associated Plan Changes to Ground and First Floor at Bolton Hall, Wensley, Leyburn, North Yorkshire, DL8 4UF – *permission granted*

21/00911/FULL - Full Planning Permission for Proposed Building which will be a very Typical Farm Building which will be used to House Livestock (Sheep) at Low Scar Barn, Redmire, Leyburn, North Yorkshire, DL8 4NL – *permission granted*

21/00887/FULL - Full Planning Permission Wooden Outbuilding and decking in Rear garden at Loaning View, Preston under Scar, Leyburn, North Yorkshire, DL8 4A – *permission granted*

21/000720/FULL - Full Planning Permission for Proposed Two Storey Detached Dwelling with off Street Parking and New Highways Access at Hillcrest, Preston Under Scar, Leyburn, North Yorkshire, DL8 4AJ – *The Parish Council objected to the amended application for this site on a number of grounds as set out in the record of Clerk's decisions (see minute 4 above)*

21/00242 - Full Planning Permission for Proposed Single Storey Extension to the Residential Dwelling at The Old Barn, Wensley Station, Preston Under Scar, Leyburn, North Yorkshire, DL8 4AG – *permission granted*

11. Date of next Meeting

Agreed:

- (1) That the Annual Meeting of the Council be held at 7.00pm on 19 May 2022 in the Village Hall**
- (2) That a provisional date/time of 23 June 2022 at 7.00pm be set for the Annual Village Meeting, the Clerk to clarify if this is now required to be a face-to-face meeting.***

The Chairman thanked Councillors for their attendance and closed the meeting at 19.47hrs.

CHAIRMAN

(Note: Following this meeting, the date/time of the Annual Village Meeting was changed to 6.00pm on Thursday 19 May 2022. The Clerk has confirmed that the meeting is required to be a face-to-face meeting)