
BISHOP MONKTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on 7th July 2021 held at Bishop Monkton Village Hall

Commenced: 7.00pm

Concluded: 8.00pm

Present: Cllr Stephen Verrill (Chairman)

Cllr Tony Garnett

Cllr George Ayliffe

Cllr Parsons

Cllr Meyers

Rebecca Crabtree – Clerk

2122/017 To consider and agree to co-opt councillors and request the Declaration of Acceptance to be signed
Resolved to co-opt Dean Culshaw and Jenny Meyers. Cllr Meyers signed the Declaration of Acceptance. Cllr Culshaw was not present at the meeting and will sign the Declaration of Acceptance at the next meeting.

2122/018 Introduction from the Chairman

Cllr Verrill welcomed all to the meeting.

2122/019 To receive any apologies and approve reasons for absence

Apologies were received from Cllr Harrison and Cllr Brown.

2122/020 Declaration of Interests

a) To receive any declarations of interest not already declared under council's code of conduct or members Register of Disclosable Pecuniary Interests

Cllr Verrill declared an interest in planning application 21/02042/CLEUD.

b) To receive, consider and decide upon any applications of dispensation

None received.

2122/021 To confirm the minutes of the full council meeting held on 6th May 2021 as a true and accurate record.

Resolved that the minutes from the meeting held on 6th May 2021 be approved as a true and accurate record

2122/022 To note the Clerks Report

The Clerks Report was noted. See Appendix 1.

2122/023 Financial matters:

a) To approve the schedule of payments

Resolved to approve the Schedule of Payments (See Appendix 1)

b) To approve the bank reconciliation and budget comparison

Resolved to approve the bank reconciliation and budget comparison (See Appendix 2)

2122/024 To receive an update on the following ongoing issues and decide upon further action where necessary:

a) To receive an update about speed calming measures

Cllr Verrill gave an update. It was noted that the PC requested a meeting with NYCC at the last PC meeting as the Cllrs wanted raise their concerns and discuss VAS signs, rumble strips and the proposed chicane on Knaresborough Road. This meeting did not take place.

Resolved that the PC will take this further and contact Phillip Allot, the Police, Fire and Crime Commissioner for North Yorkshire to arrange a meeting.

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2122/025 To consider any correspondence received and agree any necessary action

a) To elect a YLCA representative

Resolved to defer to the next meeting.

2122/026 To consider the following planning applications:

Cllr Verrill left the room when application 21/02042/CLEUD was considered and Cllr Parsons chaired the meeting until he returned.

Application No.	Address	Proposal	Comments
21/01715/FUL	Lamb And Flag Inn Boroughbridge Road	Re-development of the Lamb & Flag Public House to form 2no. dwellings, re-development of existing holiday lets to form 1no. dwelling and development of 2no. dwellings.	The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below: <ul style="list-style-type: none"> • Subject to evidence given that the HP8 Policy process has been carried out correctly. • The two houses at the rear of the lamb and flag are not in the local district plan. • it is unclear how many properties the vehicular access serves (between 6 and 7) and a splayed entrance maybe required. • There is a bad S bend in the drive and no passing points for vehicles, it was suggested that cars should park on the forecourt at the front to avoid congestion at the junction.
21/01833/FULMAJ	Land Comprising Field At 432860 465889 Knaresborough Road	Erection of 28no. residential dwellings including associated access, landscaping and drainage works.	The Parish Council objects on the planning grounds set out in Appendix 4.
21/02042/CLEUD	The Stables Paddock House Hungate	Certificate of lawfulness for the occupation of an annex as a separate dwelling.	The Parish Council has no objections
21/02059/FUL	Reevylands Hungate	Proposed single storey extension to existing ground floor extension. Altering of existing roof to incorporate new development.	The Parish Council has no objections

2122/027 To notify the clerk of matters for inclusion on the agenda at the next meeting

The Clerk will email councillors before the next meeting to request agenda items.

2122/028 To confirm the date of the next meeting

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To be confirmed.

2122/029 Public participation

Four members of public were present and raised the following concerns:

- Solar Farm application and flooding issue.
- Speed calming measures
- HBC and NYCC councillors attendance at meetings
- Church Farm planning application

Appendix 1 – Clerks Report

Brief outline of work completed since 6th May 2021 by the Council and Clerk:

- Advertised the councillor vacancy
- Started a Facebook Page
- Updated the website regularly
- Cllr Parsons attended YLCA training
- Liaised with Cllr Harrison about the speed calming measures
- Considered purchasing a Little Free Library
- Contact NYCC Highways about blocked drains
- Contacted the Enforcement Officer about an ongoing issue
- Contacted solicitor about S104 document – This is to be added to an agenda for further discussion.
- Responded to a resident about Fontein Terrace
- Updated the welcome letter and ordered more copies of walking booklet and envelopes
- Started preparing the Annual Report
- Considered correspondence about the Pinfold Rent. This is to be added to an agenda when new owners have taken over
- Considered the Church Farm consultation for the timber lodges
- Arranged for a new bin to be installed
- Carried out the Defib checks
- Carried out the playground inspections
- Kept finance documents up to date
- Prepared articles for the BM Magazine
- Started to prepare for the Local Councils Award

Below is a schedule of payments since the last meeting held on 6th May 2021

Date	Supplier	Details	Amount
11/05/2021	Came & Co	Insurance	£392.91
01/06/2021	R. Crabtree	Salary	266.21
03/06/2021	R. Taylor	Flailing	90
03/06/2021	HMRC	PAYE & NI	60.6
03/06/2021	Zoom	Membership	14.39
03/06/2021	Hp Instant Ink	Ink Cartridges	6.98
03/06/2021	S. Verrill	Fuel	12.13
14/06/2021	Bm Gardening Club	Village signs - Planting	£60.00
14/06/2021	Zoom	Membership	£14.39
14/06/2021	Hp Instant Ink	Ink Cartridges	£3.49

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Below is the Bank Reconciliations since the last meeting held in May 2021.

BANK STATEMENTS		
HSBC a/c ****9457 balance as at 19th April 2021	£9,626.72	
HSBC a/c ****2818 balance as at 30th April 2021	£2,130.61	
Total		£11,757.33
Unpresented cheques		
Closing balance per bank statements		£11,757.33
CASH BOOK		
Opening balance		£11,757.33
Income (Precept £4502)		£0.00
Payments to date		£0.00
Closing balance per cash book as at 19th April 2021		£11,757.33

BANK STATEMENTS		
HSBC a/c ****9457 balance as at 19th May 2021	£12,784.66	
HSBC a/c ****2818 balance as at 30th April 2021	£2,130.61	
Total		£14,915.27
Unpresented cheques		
Closing balance per bank statements		£14,915.27
CASH BOOK		
Opening balance		£11,757.33
Income (Precept £4502)		£4,502.00
Payments to date		£1,344.06
Closing balance per cash book as at 19th May 2021		£14,915.27

Below are planning applications and decision since the last meeting held on 6th May 2021.

Application No.	Address	Proposal	Comments	Outcome
21/01505/KIOSK	Telephone Box Boroughbridge Road	BT consultation on the proposed removal of payphone kiosk (01765 677411)	No comment	Approved

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21/01249/SCREEN	Station Lane Burton Leonard	Screening option for development of solar farm and battery storage system.	Resolved that Cllr Garnett and Cllr Ayliffe will investigate this and a comment will be agreed under the Scheme of Delegation.	Env Impact Assessment Required
21/01737/FUL	Pendle Knaresborough Road	Erection of 2no. rear extensions and alterations to fenestration	No comment	Approved
21/02098/DVCON	The Red House Moor Road	See below.	No comment	Current
Application to vary condition 2 (approved drawings) of planning permission 20/04839/DVCON to allow for altered access details. Planning permission 20/04839/DVCON granted permission for alterations to scale and detailing of the proposed dwelling and earlier proposed access detail variations to those originally approved under planning permission 20/00402/FUL which permitted the demolition of the existing dwelling and the erection of a new dwelling along with alterations to access and associated hardstanding and landscaping works.				
21/01647/FUL	The Old Vicarage Knaresborough Road	Erection of a detached dwelling, including the demolition of existing buildings.	No comment	Current

Appendix 2 – Schedule of Payments

Date	Payee	Details	Amount
24/06/2021	Dalesgate Press LTD	Welcome Packs	£167.60
24/06/2021	Yorkshire Accountants	Payroll Fees	£36.00
24/06/2021	HMRC	PAYE & NI	£60.60
24/06/2021	R. Crabtree	Salary	£266.21

Appendix 3 – Bank reconciliation

Prepared by: Rebecca Crabtree, Responsible Finance Officer

Date prepared: 19th June 2021

Balance as per bank statements 25/06/2021

BANK STATEMENTS		
HSBC a/c ****9457 balance as at 19th June 2021	£12,256.47	
HSBC a/c ****2818 balance as at 31st May 2021	£2,130.61	
Total		£14,387.08

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Unpresented cheques		
Closing balance per bank statements		£14,387.08
CASH BOOK		
Opening balance		£11,757.33
Income (Precept £4502)		£4,502.00
Payments to date		£1,872.25
Closing balance per cash book as at 19th June 2021		£14,387.08

Expenditure

Expenditure	2021-2022	Current Expenditure
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ADMINISTRATION

Salary and related costs	£5,000.00	£659.57
Stationary/Office equipment	£200.00	£8.73
Website	£30.00	
Insurance	£650.00	£392.91
Room Hire	£100.00	
Newsletter/Welcomes Booklet	£150.00	
Audit fees	£200.00	£175.00
Training	£500.00	
Fees	£200.00	£30.00
Membership/Subscriptions	£500.00	£348.97

MAINTENANCE

Grounds Maintenance	£500.00	£102.13
Village Gardening	£150.00	£140.00
Grass Cutting	£2,500.00	
Asset Maintenance	£2,000.00	
Sandbags and gritting	£120.00	
Beck cleaning	£360.00	

PROJECTS/EVENTS/GRANTS

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Festive costs	£500.00	
Speed Calming Measures		
Footpath/Cyclepath		
Facility improvements		
Walking noticeboard	£1,000.00	
Grants	£800.00	

RESERVES

General reserves	£4,320.00	
Earmarked reserves	£2,000.00	

Total	£21,780.00	£1857.31
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Please note: The VAT amount is not included on the budget/expenditure comparison table. (£14.94)

Appendix 4 – Planning Comment for 21/01833/FULMAJ

The following are issues raised at the Parish Council open meeting on June 30th 2021 where the opinion was that the village strongly objects to the Church Farm development proposals. No one spoke in favour of the development. The Parish Council fully supports the residents objections listed below:

1. Drainage/Flooding

Foul Drainage.

Yorkshire Water have reported that the sewers are at full capacity in rain conditions. The effect of putting more sewage into the system from the Church Farm and Alpha Homes developments will cause overload and have a considerable effect on flooding even without considering where the surface water will go from the Church Farm development.

The residents are especially concerned that the overflow of the sewage system not only will increase but will overflow into the street and become a serious health hazard.

Surface Water.

It is proposed that a new large holding tank is installed which is designed to immediately discharges at 3.5l/sec into the beck in rain conditions. The argument that the field fully discharges into the beck is incorrect. The field slopes in two directions with one half sloping away from the beck into the adjoining ponds and fields. Having any more surface water discharging into the high point of the village which is in a Zone `1 flood risk is unacceptable to residents who suffer regularly from the consequences of the beck flooding throughout the village.

2. Attenuation Tank/ Northern corner of the site at the road junction

A new large concrete attenuation tank is proposed in the corner of the site adjacent to the junction of Knaresborough Road and St. Johns Road. The overall site is to be flattened to a finished level of 37 m. to accommodate this with the result that the existing level at this northern corner is raised 1.5m. to 2m. above existing levels. The level of the road at the junction is 32.5 m. A retaining wall of 2 m. is proposed around this area which

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appears to be far too low to accommodate a 4.5 m. change in level. No sections or elevation are provided in this area to compare what exists or what is proposed.

The effect of this dramatic change in level and excavations on this corner will have on the two large existing trees adjacent to the beck have not been considered.

Approximately 30% of existing hawthorn hedge is to be removed plus nearly all the 20 year old mature trees along the Knaresborough Road boundary. The concern is that the removal of all this vegetation will result in the increase of surface water run off which in turn will increase the flash flooding problem that occurs in the village.

3. Heritage The effect on St. Johns Church and Conservation Area

Concern is expressed at the effect of the above change in level at the St. Johns Road junction has on the listed church, churchyard and conservation area. The road level at the junction is 32.5 m. the height of the site is 37 m. With the eaves of a house at 5 m, and roof ridge at 8 m. above ground level. The height of a house is well above 12.5 m. above the Knaresborough Road level. This cannot be acceptable to the relationship with the Church and conservation area especially with the opening up of this corner with the removal of the present hedge and trees. The high brick wall and the houses behind will look like a fortress and dominate the church. The church setting will be seriously effected.

Any revised details require detailed sections, existing and proposed, plus full elevation details at this important position including incorporating the church in detail so the effect of the development can be fully assessed. These are notably lacking in the present planning submission.

4. Road Safety

The site entrance is isolated from the village in an area of speeding traffic. The proposals do not incorporate any traffic calming. This must be addressed especially as there is a childrens playground opposite and the roads are part of the national cycle network. No footpath exists or is proposed along Knaresborough Road which narrows as it enters the village. Again this must be addressed. The traffic calming must be installed before site work commences. In their traffic report

the 85% percentile is 40mph at Mains Lane well above the 30mph limit in this area.

The proposed pathway from the site does not work. First a 2 m. high retaining wall is not high enough to hold back up to 4 m. change in level. Secondly the length of the footpath from the 37 m, site level to the junction with Knaresborough Road is 28 m. making a gradient of 1 in 7. Far too steep for pedestrians, prams and cycles, This does not work and is totally irresponsible to propose it. The position of the end of the footpath is straight on to the road. The only footpath into the village is a narrow one on the opposite side of the road junction 26 m. from the end of the site footpath. How can the developers propose that occupiers from the 28 houses walk this distance on a dangerous main road and junction to get into the village?

The Parish Council suggests that the existing public footpath that runs through the adjoining caravan site could be a better solution for pedestrian access.

5, Biodiversity/Ecology

Any proposed development must have positive environmental benefits. The proposals do not meet this requirement.

A considerable amount of trees are to be removed and even their own ecology report states the removal of the 20 year old woodland tree belt along Knaresborough Road is significant and negative.

The root structure of two mature trees adjacent to the beck will be affected by the excavations for the holding tanks, the installation of the retaining wall and the footpath.

The effect of removal of trees, grassland and hedges, both along Knaresborough Road and within the site have a large negative affect not only on biodiversity but water retention within the site. The result will be an increase in run off and flash flooding especially as it has been put forward that the layout proposed will have a 53% hardstanding area.

It should be noted that the attenuation tank size is a similar footprint to the church and has only 1.2m. of cover. This area cannot be planted with trees or vegetation that can replace what is being lost.

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The Parish Council considers that a survey for newts should be carried out as there are three ponds within 500m of the site. There is a large well established pond within 100 m of the development and it would need an independent ecological survey as there are also two further ponds within 500m, one being a seasonal pond and the other another well established pond hence the probability of the presence of migrating wildlife such as newts and other protected species.

6. Cumulative Impact

The residents of Bishop Monkton are especially concerned at the scale of the proposed three large developments when put together will have on the infrastructure of the village.

94 houses from the Alpha Homes developments

28 houses from the Church Farm developments

29 lodges from the Church Farm caravan park extension.

Even without the lodges this is a 45% increase in houses within the village with no changes to the infrastructure. The existing rural road system, drainage system, beck, schools, healthcare and public transport cannot accept all the developments during construction and their eventual occupation.

The increase in traffic at the A61 junction with Moor Road is of particular concern.

7. Summary

On behalf of the residents of Bishop Monkton the Parish Council objects to the Church Farm Kebble Homes development on the following grounds:

Foul drainage discharging into the existing overloaded drainage system.

The effect of the surface water proposals on the villages flooding problems.

Attenuation tank design.

The negative impact on the St.Johns Church, churchyard and conservation area.

The lack of consideration for road safety, traffic calming and pedestrian access to the village.

The lack of biodiversity in the proposals.

The cumulative effect of the three proposed housing developments on the existing village infrastructure and surrounding area.