

**BURTON LEONARD PARISH COUNCIL**  
**MEETING: 9 March 2020 (7.30pm – St Leonard's Hall, Burton Leonard)**  
**AGENDA**

Present

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA
3. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING HELD ON 10 FEBRUARY AS A CORRECT RECORD

4. MATTERS ARISING FROM THE PREVIOUS MINUTES NOT COVERED BY THE AGENDA

5. PLANNING

Notifications received since last meeting:

- i. **HBC Status: Registered** [20/00631/FUL|Received 17.02.20|Validated 27.02.20]  
Demolition of barn and erection of 1 no. dwellinghouse. | Flats House Scarah Lane Burton Leonard Harrogate North Yorkshire HG3 3RS

Notifications decided since last meeting:

- ii. **HBC Status: Permitted** [20/00010/CON|Received 02.01.20|Validated 02.01.20]  
Demolition of outbuildings in a Conservation Area. | The Lilacs Copgrove Road Burton Leonard HG3 3SJ  
**(13.01.20) Resolved that BLPC would make no input**
- iii. **HBC Status: Permitted** [20/00252/AMENDS |Received 21.01.20|Validated 21.01.20]  
Non-material amendment to allow additional gate opening to front boundary wall of planning permission 19/01971/FUL - Demolition of former public house and erection of 5 no. dwellings including the creation of new access, associated parking and landscaping. | Hare And Hounds Mill Lane Burton Leonard HG3 3SG

Important planning applications on-going:

- iv. **HBC Status: Approved** [19/03854/FULMAJ|Received 10.09.19|Validated 17.09.19]  
Partial demolition of Primrose House, demolition of commercial buildings and erection of 30 dwellings with alterations to access. | Primrose House Copgrove Road Burton Leonard Harrogate North Yorkshire HG3 3SJ  
**14.10.19:** Discussed and agreed that BLPC would object on the grounds that surface water drainage solution was uncertain, that (from limited information from developer) wall and roof materials appeared to be entirely man-made and not in keeping with surrounding vernacular and that parking seemed inadequate. Email response to be formulated and submitted  
**02.12.19:** Discussed and noted that whilst Case Officer has indicated in recommendation that there had been no Statutory Consultee objections, this is not the case. NYCC LLFA has stated that no application should be approved without a hydrological survey of fitness for purpose of SW drainage to Robert Beck.  
**13.01.20** Clerk confirmed that he had provided outline to Cllr Metcalfe and that a response was awaited
- v. **HBC Status: Registered** [19/05043/DVCMJA|Received 05.12.19|Validated 05.12.19]  
Variation of conditions 14 and 17 (Highways) to allow for offsite highway works to be implemented ahead of development commencing of Appeal decision APP/E2734/W/17/318652 (planning permission 16/01869/FULMAJ) | Flats House Scarah Lane Burton Leonard HG3 3RS  
**(13.01.20) Resolved that objection already drafted by Clerk should be submitted to HBC**
- vi. **HBC Status: Registered** [19/05280/DISCON |Received 23.12.19|Validated 23.12.19]  
Approval of details required under conditions 4 (landscaping), 6 (tree planting) and 25 (electric vehicle infrastructure) of planning permission 16/01869/FULMAJ - Proposed residential development (Use Class C3) comprised of 19 open-market dwellings and 12 affordable dwellings on land to the East of Scarah Lane, Burton Leonard. | Flats House Scarah Lane Burton Leonard HG3 3RS  
**(13.01.20) Resolved that BLPC would not comment on landscape aspects but would request HBC to review on-going landscape management – especially in the context of the proposed Management Company and lack of detail on this aspect in the landscaping input. Clerk to draft input and submit to HBC**  
**(10.02.20) Resolved that BLPC would object to this and related landscape/layout/plan applications due to identification of reduction of tree planting, internal site layout changes and changes to property types noted as a result of correspondence between agent and HBC. Taken in combination, the changes represented a significant change from the plans approved by the Planning Inspector**

ACTION

Clerk

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vii. **HBC Status: Registered** [19/05281/DISCON|Received 23.12.19|Validated 23.12.19]  
Approval of details required under conditions 11 (Surface water drainage), 14 (Construction details) and 18 (Access road) of planning permission 16/01869/FULMAJ - Proposed residential development (Use Class C3) comprised of 19 open-market dwellings and 12 affordable dwellings on land to the East of Scarah Lane, Burton Leonard. | Flats House Scarah Lane Burton Leonard HG3 3RS  
*(13.01.20) Resolved that BLPC would object to discharge of Condition 11 on grounds that NYCC LLFA flood risk requirements had not been met. On conditions 14 and 18 BLPC would note the preferred use of granite sett kerbing. Clerk to draft and submit to HBC*  
*(10.02.20) Resolved that BLPC would object to this and related Landscape/layout/plan applications* Clerk

viii. **HBC Status: Registered** [20/00195/DISCON|Received 16.01.20|Validated 16.01.20]  
Approval of details required under conditions 3 (materials), 16 (surface water), 24 (remediation scheme) and 26 (Secured by Design) of planning permission 16/01869/FULMAJ - Proposed residential development (Use Class C3) comprised of 19 open-market dwellings and 12 affordable dwellings on land to the East of Scarah Lane, Burton Leonard | Flats House Scarah Lane Burton Leonard HG3 3RS  
*(10.02.20) Resolved that BLPC would object to this and related Landscape/layout/plan applications* Clerk

ix. **HBC Status: Registered** [20/00274/DISCON|Received 22.01.20|Validated 22.01.20]  
Approval of details required under conditions 22 (dirt egress), 23 (parking/storage), 28 (ecology) and 29 (ecology) of permission 16/01869/FULMAJ - Proposed residential development (Use Class C3) comprised of 19 open-market dwellings and 12 affordable dwellings. | Flats House Scarah Lane Burton Leonard HG3 3RS  
*(10.02.20) Resolved that BLPC would object to H balsam conditions discharge and developer's Ecology report* Clerk

**Other planning applications on-going:**

x. **HBC Status: Registered** [20/00387/FUL|Received 30.01.20|Validated 30.01.20]  
Erection of single storey extension, installation of a bay window and alterations to fenestration. Part conversion of outbuilding to form additional living accommodation including erection of a porch, installation of rooflights and alterations to fenestration. (Revised scheme) | Hambleton Grange Station Lane Burton Leonard Harrogate North Yorkshire HG3 3RX  
*(10.02.20) Resolved that BLPC would make no input*

**On-going tree and enforcement notifications:**

xi. **HBC Status: Alleged Breach** [19/00233/BRPC15]  
Access drive used for non-agricultural use to south of Flatts House, Scarah Lane. HG3 3RS  
*02.12.19: Clerk reported that HBC Enforcement had indicated a probable breach of Appeal conditions but that the first Appeal decision had possibly been overridden by Loxley Phase 1 Planning Appeal outcome. HBC Legal considering the situation*  
*13.01.20: No further update from HBC* Clerk

xii. **HBC Status: Alleged Breach** [19/00710/BRPC15]  
Alleged breach of highways conditions by HGV's accessing site prior to discharge of conditions Flatts House, Scarah Lane. HG3 3RS  
*(10.02.20) Resolved that BLPC would update HBC Enforcement on fact that work had been in undertaken in H balsam infested areas apparently in breach of conditions* Clerk

xiii. **HBC Status: Alleged Breach** [20/00064/PR01]  
Tree Removal: Primrose House Copgrove Road Burton Leonard Harrogate North Yorkshire HG3 3SJ

xiv. **HBC Status: Permitted** [20/00658/TCON|Received 19.02.20|Validated 19.02.20]  
Felling of 1no Cotoneaster tree within Burton Leonard Conservation Area | Orchard Farm Church Lane Burton Leonard Harrogate North Yorkshire HG3 3SD

**6. MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE COUNCIL WITH QUESTIONS OR COMMENTS**

**7. FINANCE**

- i. **Bank statement:**  
Bank statement to be approved by the Chairman
- ii. **Income and expenditure:**  
I&E statement to be approved by the Chairman.
- iii. **Notification of receipts:**  
None

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<p>iv. <b>Invoices to approve for payment:</b>  a) Clerk, P Thornhill for March 2020 £300.69 gross, BACS.</p> <p>v. <b>BLPC Financial Regulations review:</b>  BACS processing to be documented together with guidance of unanticipated revenue spend in one year being recovered in following year's Precept.</p> <p>vi. <b>Parish Insurance</b>  Review of timing.</p> <p>vii. <b>Banking authorisations</b>  Review in context of Cllr Townson's resignation.</p> <p>viii. <b>Land Registry: Parish Council assets</b>  Discussion.</p> <p><b>8. CORRESPONDENCE</b></p> <p>i. <b>Summary List</b>  Circulated in advance of the meeting</p> <p><b>9. COUNCILLORS REPORTS</b></p> <p>i. <b>Parking in vicinity of upper and lower village greens and vehicle speeds through the village</b>  Verge-side 'gates' and trees on Station Lane</p> <p>ii. <b>Village risk assessment</b>  To be added to website</p> <p><b>10. ITEMS FOR DISCUSSION/REVIEW/ACTION</b></p> <p>i. <b>Standing orders</b>  2019 version to be included on website. Minutes on website to reviewed</p> <p>ii. <b>Road surfacing and gully repairs within village</b>  BLPC to write and thank NYCC</p> <p>iii. <b>Provision of disabled access to upper village green seating area</b>  Progress update.</p> <p>iv. <b>Village tree planting scheme &amp; spring Bulbs</b>  Update</p> <p>v. <b>2020 Litterpick: 21-22 March 2020</b>  Update</p> <p>vi. <b>Home Office Consultation: Strengthening police powers to tackle unauthorised encampments</b></p> <p>vii. <b>Items for Parish Magazine</b>  Police Surgeries  Dog poo bags left on left on verges rather than in bins</p> <p>viii. <b>Laying of paths to properties fronting onto village green(s) where green is only access route</b></p> <p>ix. <b>Local Policing Surgeries</b>  Update</p> <p>x. <b>Uncontrolled dogs</b>  Review</p> <p>xi. <b>Parish Council membership</b>  Discussion of immediate and long term priorities</p> <p>xii. <b>VE Day</b>  Review &amp; update</p> <p><b>11. DATES OF NEXT MEETINGS</b></p> <p><b>Annual Parish Meeting:</b> Monday 20 April 2020: 7.00pm St Leonard's Hall  <b>Parish Council Meeting:</b> Monday 20 April 2020: 7.30pm St Leonard's Hall</p>	<p>Clerk</p> <p>Cllrs O'Kane, Bappoo &amp; Trout</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Cllr Bappoo Clerk</p> <p>Cllr Bappoo</p> <p>Cllr Townson</p> <p>Clerk</p> <p>Cllr Trout</p> <p>Clerk</p> <p>Cllr Townson</p>
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12. **CONFIDENTIAL ITEMS**  
None