

BURTON LEONARD PARISH COUNCIL
MEETING: 10 February 2020 (7.30pm – St Leonard's Hall, Burton Leonard)
MINUTES

Present

Cllr. K Townson (Chair)
 Cllr. P Bappoo, Cllr C Trout, Cllr. Z Metcalfe (HBC), P Thornhill (Parish Clerk)

1. APOLOGIES FOR ABSENCE

Cllr F Barwick, Cllr A O'Kane, Cllr M Harrison (NYCC)

2. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

None

3. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING HELD ON 13 JANUARY AS A CORRECT RECORD

Proposed: Cllr C Trout, Seconded: Cllr. P Bappoo. Approved unanimously

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

None

5. PLANNING

Notifications received since last meeting:

None

Notifications decided since last meeting:

- i. **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:

- ii. **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
- iii. **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
- iv. **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
- v. **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

ACTION

Clerk

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Scarrah Lane, Burton Leonard. | Flats House Scarrah 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

- vi. **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 Scarrah Lane, Burton Leonard | Flats House Scarrah Lane Burton Leonard HG3 3RS

(10.02.20) Resolved that BLPC would object to this and related Landscape/layout/plan applications

- vii. **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 Scarrah Lane Burton Leonard HG3 3RS

(10.02.20) Resolved that BLPC would object to H balsam condition discharge and developer's Ecology report

Other planning applications on-going:

- viii. **HBC Status: Registered** [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

- ix. **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:

- x. **HBC Status: Alleged Breach** [19/00233/BRPC15]

Access drive used for non-agricultural use to south of Flatts House, Scarrah 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

- xi. **HBC Status: Alleged Breach** [19/00710/BRPC15]

Alleged breach of highways conditions by HGV's accessing site prior to discharge of conditions Flatts House, Scarrah 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

- xii. **HBC Status: Alleged Breach** [20/00064/PR01]

Tree Removal

Primrose House Copgrove Road Burton Leonard Harrogate North Yorkshire HG3 3SJ

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

One member of the public attended to hear the PC discuss dog control in the village

7. FINANCE

- i. **Bank statement:**

Bank statement dated 30 Jan 20 approved by the Chairman

- ii. **Income and expenditure:**

I&E statement dated 31 Jan 20 approved by the Chairman.

- iii. **Notification of receipts:**

None

- iv. **Invoices to approve for payment:**

a) Clerk, P Thornhill for February 2020 £300.69 gross, BACS.

Clerk

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<p>v. BLPC Financial Regulations review: BACS processing to be documented together with guidance of unanticipated revenue spend in one year being recovered in following year's Precept.</p>	Clerk
<p>vi. Purchase of BT red Box Clerk updated Cllrs on intention of BT to utilise kiosk for equipment installed within it to boost mobile 'phone signal locally. No external equipment on box. Agreed that Clerk should write to BT to request that box is refurbished/cleaned (as PC would have done had it become owner)</p>	Clerk
<p>vii. Parish Precept and 2020-21 budget: Clerk advised Cllrs that HBC had confirmed receipt of Precept application.</p>	
8. CORRESPONDENCE	
<p>i. Summary List Circulated in advance of the meeting</p>	
9. COUNCILLORS REPORTS	
<p>i. Parking in vicinity of upper and lower village greens and vehicle speeds through the village 'Gates' on verges as used elsewhere discussed and considered suitable for trial on Station Lane entering into village. Clerk confirmed that £1,000 from Parish reserves had been budgeted in Precept calculations. Cllr Bappoo suggested planting trees in vicinity of gates to further demark village <i>Resolved that BLPC would progress 'gates' and tree planting on entry to village via Station Lane and subsequently evaluate impact.</i></p>	Cllrs O'Kane & Trout
<p>ii. Christmas lights permanent power feed Agreed to remove from PC agendas until further contact from potential sponsor</p>	Clerk
<p>iii. Village risk assessment To be added to website</p>	Clerk
10. ITEMS FOR DISCUSSION/REVIEW/ACTION	
<p>i. Standing orders 2019 version to be included on website. Minutes on website to reviewed</p>	Clerk
<p>ii. Road surfacing and gully repairs within village BLPC to write and thank NYCC</p>	Cllr Townson Clerk
<p>iii. Provision of disabled access to upper village green seating area Some possible grant funding sources identified. Requires further analysis.</p>	Clerk
<p>iv. Village tree planting scheme & spring Bulbs Proposals for additional tree locations and budget required Planting of 4 cherries in combination with 'gates' (item 9.i) to verges on Station Lane discussed Spring bulb preference: Crocuses (Clerk to advise HBC)</p>	Cllr Bappoo Clerk
<p>v. 2020 Litterpick: 10am 21 March 2020 (Meet at Lower Green) Cllr Bappoo confirmed that equipment had been reserved and also expressed his disappointment to Cllr Metcalfe that HBC now expected volunteers to visit HBC offices to collect equipment.</p>	Cllr Bappoo
<p>vi. Home Office Consultation: Strengthening police powers to tackle unauthorised encampments Input to be formulated by 18 Feb 2020 for submission to NALC</p>	Cllr Townson
<p>vii. Items for Parish Magazine HBC notice about garden waste collection service Litter Pick reminder Police Surgeries Dog poo bags left on left on verges rather than in bins</p>	Cllr Townson + Clerk
<p>viii. Laying of paths to properties fronting onto village green(s) where green is only access route To be carried forward to March meeting</p>	Cllr Trout
<p>ix. Offer of local Policing Surgeries Notice to be included in Parish Mag</p>	Clerk
<p>x. Uncontrolled dogs Noted that additional reports relating to an uncontrolled dog had been received. Matter discussed at length. Unanimously agreed that the correct course of action had been taken by involving the police</p>	Cllr Townson

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given the urgency of the situation. Matter to be reviewed again at next PC meeting

11. DATES OF NEXT MEETINGS

Monday 9 March 2020:	7.30pm St Leonard's Hall
Monday 20 April 2020:	7.30pm St Leonard's Hall

12. CONFIDENTIAL ITEMS

None

The meeting ended at 9.10pm