



Sutton-in-Craven Parish Council

Minutes of the Meeting of Sutton-in-Craven Parish Council held in the Community Centre, North Street, 6.45pm on Monday 1st February 2016

Present

Cllr. Morrell – Chair, Cllr. Bretan, Cllr. Joy, Cllr. Smith, Cllr. Hawkins, Cllr. Marchant and Cllr. Parsons, Cllr. Green.
In Attendance: Mrs D Emmott – Clerk and two members of the public.

013/02/2016 Apologies for Absence

Cllr. Hart and Cllr. Barrett

014/02/2016 Declarations of Member's Interest in Matters on the Agenda

None

015/02/2016 Minutes of the Previous Meeting

It was **resolved** that the minutes of the Meeting held on Monday 4th January 2016 (circulated to all members) were agreed as a correct record and signed by the Chairman. Proposed Cllr. Hawkins, Seconded Cllr. Smith

016/02/2016 Public Participation

Bin Collections at the end of roads are causing problems.
Advised to inform Craven District Council.

Lamp No. 4 Main Street near Lister Hill is still out.
North Yorkshire County Council to be informed.

Planning Application (see no.1 below).
This site is being over developed and five bedroom houses is not in keeping with local need.

Dog fouling is still a major problem on Gatering Lane.
The Dog Warden to be informed.

Booking for the hire of Pavilion
To book the large room exclusively it is £10 per hour, the small room is £5 per hour. To reserve a table within the Tearoom during opening hours £5 per hour (plus VAT were applicable).

017/02/2016 North Yorkshire County Council Report from Councillor Philip Barrett

None

018/02/2016 Craven District Council Report from Cllr. Morrell

Sub-Committee to discuss future meetings.

019/02/2016 Planning Applications

Application Number: 66/2015/16476
Proposal: None Material Amendment Application For Previously Approved Reserved Matters Application 66/2015/14652 (Plot 8 Only To Allow Addition of Bedroom Over Approved Garage)
Location: 8 Little Croft, West Lane
Applicant: Rn Wooler and Co Ltd
Over-development. 4/5 Bedroom homes are not in keeping with local need.

18/01/2016
Application Number: 66/2016/16533
Proposal: Proposed Replacement Detached Garage (Re-submission of Previous Application 66/2015/16350)
Location: 5 Cedar Grove, Sutton-in-Craven
Applicant: Mr & Mrs Richard Barrett

18/01/2016
Application Number: 66/2015/16510
Proposal: Construction of Two Detached Dwellings
Location: The Balgray, West Lane, Sutton-in-Craven
Mr & Mrs S Tosney
The recent floods have shown that the drains cannot cope with the run-off water now and further development will only exacerbate the problem on this road.
Greenfield land.
Access – private road, poor visibility.
Garages should not be converted to domestic properties to maintain the provision of off-street parking.
The Council have also been made aware of a pond on the site which has been there for over 60 years naturally supporting wildlife.

- a) Letter to Jeremy Law, Sutton's Got Brass informing their request for a grant was successful (05/01/2016). Copy of insurance received 26/01/2016
- b) Email to Claire Brown, Environment Agency, requesting a meeting and the inspection of the safety of the bridges on Sutton, Glusburn and Holme Beck after the recent flooding (05/01/2016).
- c) Letter and Email to the Post Office Ltd requesting and update on the situation regarding the Post Office Service (05/01/16).
- d) Email to Craven District Council with planning comments
- e) Email to Andrew Mellor, Highways enquiring if the kerb on Bridge Road leading down to the beck/ducks could be dropped to allow run-off water to access the beck more easily in light of the recent flooding and to look into the matter of tarmac repairs at the bottom of Gatering Lane (05/01/2016).
- f) Email to Bradford Council with regard to inconsiderate parking on Sutton Lane End (05/01/2016). Forwarded to the Traffic Team awaiting reply. (12/01/2016)
- g) Email to the Woodland Trust with regard to an unstable tree in Lyndhurst Wood (07/01/2016).
- h) Email to Brian Mullins regarding a site visit on Wet Ings Lane (07/01/2016).
- i) Received letters of thanks for grants from: The Community Centre and Sutton's Got Brass
- j) Spoke to Nicky Bunting Public Rights of Way Officer. Agreed to inspect the bridges in the Clough for stability following the recent flooding. Site visit 11/01/2016.
- k) The bridge by the Cricket Field, Crofters Mill has also been reported to North Yorkshire Public Rights of Way. Metal bars have been dislodged and bent. (11/01/2016).

1. Crosshills Library

Letter from Glusburn & Cross Hills Parish Council requesting interest in contributing financial support to fund the Library. Failure to fund the Library in whatever way would mean closure for the service in the area. Based on the number of parishioners from our parish that currently use Crosshills Library, a grant/donation from Sutton would need to be around £2160.

Letter to be sent to Glusburn & Cross Hills Parish Council, North Yorkshire County Council and Craven District Council informing: While the Parish Council do not want to see the Library Close it was resolved that it will not be making a decision to contribute to funding.

Ratepayers are being asked to pay for the service twice.

The Parish Council understand severe budget cuts have placed the County Council in an extremely difficult position. However, we do not believe the best library service is being provided with the budget available and strongly advise that North Yorkshire County Council re-look at the way the decisions for cuts are being made and look at libraries on a case by case basis.

2. Post Office

The Post Office have informed that following the premises no longer being available for Post Office use, they had no option but to temporarily close this branch. Any applications from potential retail partners interested in running Sutton-in-Craven Post Office branch are welcome to contact Post Office Ltd where specific details in relation to the vacancy can be provided.

3. Flood Report

a) Site visit to Lumb Clough by Public Rights of Way Officer 11/01/2016

- 1) Bridleway Bridge. Minor debris on bridge decking. No damage to bridge noted. (NYCC)
- 2) Large ornate stone cart bridge. This bridge is not on a recorded Public Right of Way. Landslip to north of bridge noted. No obvious damage to bridge noted. (Landowner)
- 3) Footbridge. This bridge is not on a recorded Public Right of Way. Some fallen stone on western retaining wall. No obvious damage to bridge noted. (Parish Council) (PC)
- 4) Footbridge. This bridge is not on a recorded Public Right of Way. No obvious damage to bridge noted. (PC)
- 5) Footbridge on Footpath to Bank Foot. No obvious damage to bridge noted. (NYCC)
- 6) Stone slab bridge. Fallen trees/logs in watercourse immediately to east of bridge. Some damage (fallen stone) to retaining wall on north/west side of bridge. Possibly some displacement of central pier (not known if this was pre-existing (i.e. prior to flood).
Recommend: the landowner should remove the fallen trees/logs & repair the retaining wall. Monitor for any further displacement of central pier. (Landowner)

b) Meeting - To discuss options for flood prevention

A meeting is to be held on the 3rd February at the Park Pavilion, 4pm to discuss the recent flooding and what preventative measures can be taken in the short-term and long term. Invited to attend are presentatives of Sutton-in-Craven Parish Council, Glusburn and Cross Hills Parish Council, District Councillors, Claire Brown (Environment Agency), Kathy Stevenson (North Yorkshire County Council), Graham Tarn and representatives from CDC.

4. Park/Pavilion Report

None

5. Draft Craven Local Plan (3/3/16 Version) – advance warning of consultation

Period of Consultation – Thursday 3rd March 2016 – Thursday 14th April

Nature of consultation document

The consultation document will be a second informal (pre-publication) draft of the council's new local plan. You may recall that an initial draft local plan was released for consultation on 22/9/2014. That initial draft has now been improved, using consultation responses and newly gathered evidence. The resulting second draft will be the subject of consultation for a 6-week period beginning on the 3rd March 2016.

Due to the tight timescale, committee approval of the consultation document will not be possible until the evening of 2nd March 2016. Commencement of the planned consultation is therefore dependent on the committee's decision.

6. Craven District Council –Planning Decisions

Appeal Ref: APP/C2708/W/15/3134174

Land Off Main Street, Sutton-in-Craven

Decision: The appeal is dismissed

Reasons for Refusal: Inspector Mark Caine

The appeal relates to a large agricultural field that is aligned with mature trees and dry stone walls. Due to the topography of the area this and other adjoining fields gradually rise up from the boundary that fronts Sutton Lane, thereby providing a prominent natural landscape and a predominantly open visual gap between the built up areas of Sutton and Eastburn.

The appellant disputes that the site is within the open countryside. Whilst the appeal site adjoins built development in Sutton; it forms part of a wider network of fields. I therefore consider the appeal site to have more affinity with the open agricultural land form and I share the Council's view that the site is located within the countryside.

At the heart of the Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. Paragraph 7 of the Framework sets out three dimensions of sustainable development: economic, social and environmental, that are expected to be delivered equally.

The appeal proposal would clearly provide some economic and social benefits. It would make a contribution of 50 deliverable houses to the supply of housing, initially bringing employment opportunities during the construction of the houses then providing homes whose occupiers would contribute to the local economy. I also recognise that it is in a relatively accessible location within walking distance of Sutton's local facilities and services, and is relatively well served by public transport to Skipton and Keighley. These factors weigh in the proposal's favour.

In terms of the environmental dimension the appeal site lies within Flood Zone 1, and a Flood Risk Assessment has now been provided. The Council accept that this does not conclude that the site cannot be developed, and there is little evidence to suggest that it would increase flood risk elsewhere. As such I am satisfied appropriately worded planning conditions could reduce the impact of flooding.

It has also been put to me that opportunities would exist to enhance biodiversity on the site through the retained green wedge and measures such as the planting of native trees, ponds and the erection of bat and bird boxes. However the landscaping and appearance are reserved matters and details of some of these are only qualified by the indicative plans. In any case, benefits in terms of biodiversity must be offset by the amount of increased activity and amount of development being taken up by the built development.

Moreover, in defining the environmental role of the planning system, paragraph 7 of the Framework emphasises the need to protect and enhance the natural built environment. The core planning principles set out in paragraph 17 of the Framework also include the need to take account of different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and to enhance the natural environment.

I recognise that the proposed layout plan is only indicative, and that the appellant suggests that a suitable transition between development and green space could be achieved through the retention of a large proportion of the site as open space and a landscaped buffer. It has also been put to me that this open space would significantly exceed the requirements of the local plan and that the appeal site does not have specific designation. Nonetheless, the proposed dwellings and associated access roads would also take up a considerable amount of the site, intensifying the urban form and significantly reducing its openness. Given the amount of development proposed it would also be likely to sprawl beyond an area facing the Corn Mill Walk highway which I consider to define the end of the built form on the opposite side of Sutton Lane.

Although there may not be any guidance on minimum distances between villages, and I appreciate that any assessment is therefore subjective, I consider that the gap between the built up areas of Sutton and Eastburn would be substantially eroded. Indeed, the topography of the area is such that much of the development would be elevated, and visually prominent from a number of vantage points, including along the Sutton Lane, Corn Mill Walk and the cricket ground.

In my judgement the clear visual intrusion into the gap, when viewed from Sutton Lane, would result in a substantial diminution of the graduated sense of arrival at Sutton from Eastburn, and significantly reduce the sense of rurality and separation experienced when moving between two settlements. Substantial harm would be caused to the attractive landscape character and setting of the area as a result. In light of my findings, I conclude that the scheme would not protect, restore, conserve and enhance the natural and built environment. As such there would be significant conflict with the environmental role of sustainability and paragraphs 7 and 17 of the Framework. It would therefore not result in a sustainable form of development.

There is a difference of opinion between parties as to whether there is a five-year supply of deliverable housing land but, for the purposes of this appeal, I adopt the position of the appellant, namely that there is a shortfall in the supply of housing land. This is not to be interpreted as any indication that I necessarily agree with that position. I simply adopt it as a worst case scenario in order to carry out the planning balance.

Nonetheless I conclude that whilst the proposal would not have a harmful effect in regards to flood risk, the adverse impact that the proposal would cause to the character and appearance of the countryside would significantly and demonstrably outweigh this and the benefits discussed above when assessed against the policies in the Framework taken as whole. Furthermore, whilst noting the appellant's willingness to provide 20 affordable houses upon the site, new footways, cycle paths, and a gift of 1ha of land to the village for recreational use I have not been provided with mechanism to secure these. Whilst these are not determining factors they contribute towards my conclusion that the proposal would not constitute sustainable development for which there is a presumption in favour.

Date of Valid Application: 08 December 2015

Proposal: Proposed Single Storey Extension and First Floor Extension To Rear

Location: Glenroyd, Holme Lane, Sutton-in-Craven

Date Decision issued: 11 January 2016

Decision: Permission Granted

Date of Valid Application: 03 December 2015

Proposal: Single Storey Extension to the Rear of Mid Terraced Two Storey House

Location: 3 Holly Bank, Bent Lane

Date Decision issued: 28 January 2016

Decision: Permission Granted

Application Number: 66/2015/15914

Proposal: Outline Application with All Matters Reserved For The Erection of 2No. 4 Bed Houses

Location: Ravenstone Gardens, Albert Street

Date Received 15 June 2015

Application withdrawn

7. Register of Members' Financial and other interests - circulated

Craven District Council's Standards Committee has now adopted a new Register which is more user friendly. This will be used in the future.

021/02/2016 Members Reports from Meetings and Community Reports

- a) Craven Branch Meeting – 17th January 2016
Topic discussed:
Local Council Tax Support grant
Council Tax Referendum Limits – None proposed for local councils for 2016/2017 precept increases
Changes to the External Audit Regime
Digital Transparency Fund
Workplace Pensions and automatic enrolment
YLCA Subscriptions
Devolution
- b) Cllr. Smith reported cars are being parked too close to the junction on Park Drive make it difficult for drivers to exit.

022/02/2016 Finance

It was **resolved** to authorise payments, orders and transfers listed in the report (circulated). Receipts noted.
Proposed Cllr Hawkins, seconded Cllr. Smith.

PensionStaging date for Automatic Enrolment for pension scheme 1st January 2016.

Declaration completed on 28/01/2016

023/02/2016 Future Agenda Items

None

024/02/2016 Date and Time of Next Meeting

The meeting closed at 8.40pm. The next meeting will be held on the 7th March 2016 at 6.45pm.

SPC104	Jacs	80.05	Lamp, copper grease, liquid drain, sealant
SPC105	High Pole Buildings	105.00	Cherry Picker
SPC106	Sutton's Got Brass	250.00	Grant
SPC107	Merritt & Fryers	51.93	paint
SPC108	A Lovell	100.00	Digger Hire
SPC109	Information Commissioner	35.00	Data Protection Registration
SPC110	Staff (3 member)	2504.74	salaries
SPC111	HM Revenue & Customs	388.14	Tax & Nat Insurance
SPC112	North Yorkshire Pension Fund	728.34	Pension contributions
SPC113	M Apreda	237.00	Lamp repair, painting, ground maintenance
SPC114	Yorkshire Water	175.78	Pavilion/park water