



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 7th December 2015

Present

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

131/12/2015 Apologies for Absence

Cllr. Bretan

132/12/2015 Declarations of Member's Interest in Matters on the Agenda

Cllr. Joy declared an interest in Community Grants – Community Centre

133/12/2015 Minutes of the Previous Meeting

It was **resolved** that the minutes of the Meeting held on Monday 2nd November 2015 (circulated to all members) were agreed as a correct record and signed by the Chairman. Proposed Cllr. Marchant, Seconded Cllr. Hawkins.

134/12/2015 Public Participation

Richard McEvoy and Mrs Stevenson, Boys Brigade Leader attended the meeting to provide feedback on a Bushcraft Course held in Lumb Clough.

The feedback was positive. A letter to be forwarded authorising the use of the Clough for a further six sessions (one Year).

Light no. 6 on North Road was reported not to be working.

The Clerk to report this to North Yorkshire County Council.

A large build-up of leaves was reported on North Road and Crag Lane.

The Chairman informed he would bring the matter up with Craven District Council.

135/12/2015 North Yorkshire County Council Report from Councillor Philip Barrett

The talks regarding Cross Hills Library are on-going. The next meeting organised by Glusburn & Cross Hills Parish Council is to be held on 13th January 2015.

North Yorkshire County Council due to Government cut backs is likely to increase its Council Tax rate by up to 4%.

136/12/2015 Craven District Council Report from Cllr. Morrell

North Yorkshire County Council Local Transport Plan is being reviewed. Craven District Council are keen to try to influence investment for highways in Cross Hills including bridging the Railway Line and re-opening the Train station.

137/12/2015 Planning Applications

Application Number: 66/2015/16319
Proposal: Single Storey Rear Extension
Location: 24 North Street
Applicant: Mr and Mrs S Worsencroft
No objections

Application Number: 66/2015/16350
Proposal: Proposed Replacement Detached Garage
Location: 5 Cedar Grove, Sutton-in-Craven
Applicant: Mr and Mrs Richard Barrett
No objections

Application Number: 66/2015/16343
Proposal: Erection of Single Storey Rear Extension
Location: 5 Wright Street, Sutton-in-Craven
Applicant: Mrs Lynn Birks
No objections

Information:

SECTION 78 APPEAL REF: APP/C2708/W/15/3134174

LAND OFF MAIN STREET, SUTTON IN CRAVEN, KEIGHLEY, BD20 7HR

OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR CONSTRUCTION OF 50 NEW HOUSES AND ASSOCIATED ACCESS AND LANDSCAPING

I act on behalf of Sutton-in-Craven Parish Council. I attach a copy of my original representation on their behalf to Craven District Council. In order to avoid repetition, I shall confine my comments in relation to this appeal to the appellant's statement of case as published on the Planning Portal.

Please note I am obliged to point out to you that I undertake work for PINS as a **Non Salaried Inspector**.

The appellant maintains that as there is no guidance on minimum distances between villages that the first reason for refusal is groundless. As a Planning Practitioner with over 18 years' experience in both public sector and private sector planning, I can say with confidence that I am not aware of any Development Plan which specifies any minimum distance between settlements to prevent their coalescence and/or maintain their separate identity. The reason being self-evidently, because this is a matter of judgement based on the particular circumstances of each case.

In this particular case, the land comprising the appeal site is open agricultural land which rises away from Main Street. From a visual perspective it is thus highly prominent in its own right. It also forms part of a larger open area between the Easterly edge of Sutton Village at this point and the westerly edge of Eastburn. Whilst the development proposed would not cause the two settlements to merge or coalesce, it would comprise a significant encroachment onto open countryside beyond what is currently a relatively "hard" or obvious in visual terms edge to Sutton Village. I set out in more detail in my submissions to the Council in relation to the planning application, how the harm to landscape character would manifest itself in practice and I would respectfully ask the Inspector to refer thereto.

The appellant goes on to say that the development boundary and Policy ENV1 is obsolete. I refer the Inspector to an appeal APP/C2708/A/14/2223989 which is attached as a separate document. Merely because the Local Plan is somewhat dated does not mean that the principle underlying settlement boundaries has been cast to the wind. The Inspector expressly acknowledged at paragraph 8 that: **"Therefore, although the Local Plan was adopted as long ago as 1999, EV1 remains in terms of paragraph 215 highly consistent with the Framework"**.

Therefore, unless or until ENV1 is superseded by a replacement policy in a new development plan document, its objectives of restraint to avoid harm to the countryside caused by sporadic development remain as salient as ever.

Again, the fact that harm to landscape character is a subjective judgement does not derogate from the fact that such harm is tangible. Inevitably, most assessments of landscape impact necessarily involve a matter of judgement.

The appellant goes on to say that "there is no substantiation that all the land allocated in the 5 year land supply is available now". However, if the appellant believes to the contrary, the onus is entirely on him to demonstrate *why* they believe this to be the case (by reference to detailed examination of specific sites and any identified shortcomings in relation thereto).

I attach as a separate document the latest position statement published by Craven Council in May 2015 entitled "Five Year Housing Land Supply Report". **This concludes at page 11 that Craven Council has a 6.23 year supply of land for housing, which more than meets the requirement in the National Planning Policy Framework for a five year supply.** Even if the Council had a deficit in housing supply, this would not outweigh the harm caused to local landscape character resulting from the proposed development, but the fact is that the appellant has not submitted any evidence to counter the conclusions of this document. Their assertion that the Council cannot deliver a 5 year housing land supply is thus baseless.

The appellant claims that the housing would be "affordable" but I am not aware of any mechanism which has been put forward to ensure that this would be the case. The appellant refers to a Section 106 Agreement, but as none has been submitted with the appeal, this issue cannot be taken into account and the perceived benefits this might offer cannot be assumed.

Moreover, it is stated *"that 1ha of land would be gifted to the village for recreation use to be retained free from development in perpetuity"*. No formal approach has been made to Sutton-in-Craven Parish Council to facilitate this and neither is there any legal mechanism submitted with the planning application or appeal to achieve it in practice. In the event the Parish Council were minded not to take on board the management of this land, it is by no means clear (in the absence of an independent management company), who would be responsible for maintaining this land and in what particular condition and for what period of time. The purported significance of the "Green Wedge" advanced by the appellant is therefore totally without foundation and cannot if it is submitted, weigh in favour of the appeal proposals.

It is not disputed that the appeal site lies in a reasonably sustainable location, having reasonable access to facilities within the village. However, the same could be said of virtually any site lying on the fringe of the village and there is nothing particularly noteworthy about the sustainable credentials of *this particular* site. I would counter the assertion citing proximity to a rail station, as the nearest stations are at Silsden and Cononley Village, most certainly not within walking distance of the appeal site. Moreover, quite how proximity to trunk roads can qualify as a factor in favour of the "sustainable" site location is by no means clear, given that such transport infrastructure merely facilitates travel by private motor vehicle; widely acknowledged as the most unsustainable mode of travel available (with the possible exception of air travel).

At page 3 of the appellant's statement it is asserted that the sites biodiversity would be increased by "becoming a semi natural wildlife habitat with planting and ponds specifically designed to encourage wildlife". However, as with the assertion about the future management of the Green Wedge, there is no formal legal mechanism advanced to demonstrate how this could be achieved in practice. Accordingly, the assertion that this should weigh in favour of the appeal is fanciful conjecture. Whatever contribution the development of the appeal site might make to local employment would be short lived and the same could be said of virtually any development site. Neither, given that most of the shops and services in the village are thriving reasonably well, is there any substance to the assertion that the 50 households would benefit the local economy.

The Framework is clear that development should not be allowed if the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Policies of the Framework as a whole. In summary, the appellant's statement of case relies largely on a number of perceived benefits of the proposed development (Green Wedge, affordable housing, ecological enhancement of the site etc), none of which are backed up by specific and enforceable mechanisms to ensure their delivery. Indeed, the appellant confirms on the submitted questionnaire that they do not intend to submit a section 106 Agreement or a unilateral undertaking.

There is no detailed analysis as to why a development of this scale, situated beyond the current built confines of the village would *not* harm landscape character and the appellant's case on this issue relies simply on the Local Plan being somewhat dated. That in itself cannot be decisive.

For the reasons outlined in my original submission to Craven Council and those in this letter, it is therefore respectfully requested that the Inspector dismisses the appeal.

- a) **Leaves in the Park**
Letter to Mrs Shaw informing of the Park Keepers comments and measures to be taken.
- b) **Dogs in the Park**
Letter to Mr D Swales informing that his concerns are being raised with the Park Keeper.
- c) **Post Office**
Letter to Post Office Ltd informing of resident's concerns over the lack of the proposed facilities and requesting some clarity on the situation.
- d) **Craven District Budget Consultation.**
Survey completed with Parish Council comments
- e) **Planning**
Email to Craven District Council with planning comments.
- f) **Prohibition of Waiting and Loading and Provision of Parking, Main Street**
Letter forwarded from North Yorkshire County Council, Highways Department from the Parochial Church Council, St Thomas'.

1. Community Grants

To consider a grant application from Sutton Community Centre to purchase new chairs. Total cost £1,200. It was **resolved** that a grant of £250 be awarded. Proposed Cllr. Hart, seconded Cllr. Smith

2. Park / Pavilion Report

Play Area Safety Inspection Report

Adventure Trail:

Some chain wear – Tyre walk and Burma bridge bottom chain - risk low to be monitored.

Park Lights

The park lights come on at dusk and are set to go off at 11.30pm.

3. Cross Hills library

Glusburn & Crosshills have asked for numbers of library users and also the villages that they come from. They also requested an estimate of financial costings for the coming year.

Findings concluded funding / grants will need to be raised to approximately £8000 to cover items such as, rates, cleaning, ground maintenance and utility bills amongst other items. If all the local PC do not donate and help with this cause the library will close.

Based on the number of parishioners from our parish that currently use Crosshills library, Glusburn & Cross Hills Parish Council have concluded a PC grant/donation from Sutton would need to be around £2160 for the coming year.

Cllr. Hawkins attended a meeting on Tuesday 24th November 2015. She reported five representatives from the Parishes attended three from Glusburn, one from Cononley and herself. It was concluded that 27% of residents came from Sutton.

It was **resolved** that a decision be deferred until further information has been sought and talks held.

4. Flood Report – Becks

a) **Holme Beck - Flooding**

A new planning application for 3 houses on Burnroyd Drive is being put forward. One of the garages on this site is used for storing sandbags for the Shielings Estate.

A new storage container/garage site is required on or local to the Shielings Estate.

The recent bad weather found the current store with no door and exposed sandbags rendered useless.

Graham Tarn (Environmental Protection Officer) at Craven District Council was contacted and advised that he had contacted the Estates Department to either repair or replace the garage door to make the sandbag store secure as soon as possible.

The sandbag store currently holds 300 sandbags. Any new store provided will likely hold a similar amount. We would hope that residents who are at risk from flooding keep a small supply of bags or have other precautions available at their own properties where possible and the sandbag store is used as a backup in an emergency.

5. Footpath Report

None.

6. Defibrillator

The clerk having researched defibrillators and contacted the Yorkshire Ambulance Service put forward the following information:

The defibrillator is provided by Wel Medical and the model is an IPAD SP1 device £900 inclusive of VAT

The cabinet is provided by Green Urban and called a "Defib Safe" This is to ensure the Automated External Defibrillator (AED) stays water tight and weather proof. The annual running costs of the cabinet are no more than £5 per annum, this is simply fitted to the wall of a Building and plugged into a 13 amp internal socket just like a fridge or freezer this is permanently left on. £624 inclusive of VAT

Cost of a familiarisation training session for up to 30 residents for up to 2 hours delivered in the Community £175.

Total cost of package including VAT £1699.00.

Sutton Bowling Club have confirmed that they would be willing to donate £250 towards the cost as long as the defibrillator is sited in the Park.

Sutton also has a group of Community Responders who respond following calls made to 999.

Following debate and discussion Cllr. Hart put forward a motion to site the defibrillator in the park.

It was **resolved** that the defibrillator be sited in park on the Pavilion.

7. Local Green Space – Designation

Sites put forward by the Parish Council: Sutton Park, Lumb Clough, Allotments, Pinfold, Crag Nook Delph, Cricket Field, Common Land off Main Street, Common Land Manse Way, Land North Road and Alvic Field.

One member of the public contacted the Parish Council to support the application for Manse Way.

8. Craven District Council –Planning Decisions

Date of Valid Application: 08/09/2015

Proposal: Application for Retention of Summerhouse and to Allow the Building to be Used for Non-Domestic purposes.

Location: Bankfoot Barn, West Lane

Date of Decision: 11 November 2015

Decision: Permission Granted

Date of Valid Application: 10/08/2015

Proposal: Demolition of Existing Outbuildings and Erection of Two Storey Extension

Location: 11 Harper Grove, Sutton-in-Craven

Date Decision Issued: 17 November 2015

Decision: Permission Granted

Date of Valid Application: 10/07/2015

Proposal: Variation of Condition 12 to Approved Application 66/2014/14652 Relating To Affordable Housing Units

Location: Little Croft, West Lane

Date Decision issued 25 November 2015

Decision Permission Granted

9. Minerals and Waste Joint Plan – Preferred Options Consultation (November 2015 – January 2016) - circulated

North Yorkshire County Council, City of York Council and the North York Moors National Park Authority are working together to produce a Minerals and Waste Joint Plan covering all three planning authority areas. When finalised, the new Plan will help the three authorities take decisions on planning applications for minerals and waste development over the next 15 years.

10. Post Office

Letter received from Post Office, Lisa Marriott, Customer Care, 16/11/2015

"I'm sorry that the temporary closure of the Branch has inconvenienced you. The provision of Post Office Services to our customers in the local community is important to us and any decision to temporarily close a Branch is not taken lightly.

Unfortunately the Branch will not be able to reopen immediately but we are doing all we can to restore services as soon as possible. I am sorry that I have no specific information to give you about when this Post Office Branch will reopen, and apologise for the inconvenience this causes."

The Clerk contacted Royal Mail with regard to the loss of the Post Box and received the following reply.

"I can confirm that, after making enquiries with the Collection Planning Manager, that plans are in place to install a box opposite the shop of the new Post Office.

As a result, we're liaising with the Highway Authority to obtain clearance for the proposed site, as well as contacting the utility companies to ensure that the proposed site does not interfere with existing pipes or cables, etc. This process can take a number of weeks to complete but we are hopeful that we'll be able to install the post-box within the next twelve weeks."

11. Prohibition of Waiting and Loading and Provision of Parking

North Yorkshire County Council informed they had received a letter for the Parochial Church Council regarding the yellow lines sited outside the Church gate.

“They state that notification from NYCC inviting response to the proposed order was sent to the Vicarage during February 2015, but the document was apparently never delivered or went astray and therefore the Parochial Church Council (PCC) were left in ignorance of the matter until the Public Notice announcement in the Craven Herald and Pioneer on October 15, 2015, at which time the Order had been made. The PCC remains disappointed that the Parish Council, which would have been aware of the Interregnum, did not contact the Churchwardens directly. “

A meeting was held on 30th July 2014 with representatives from Highways, North Yorkshire County Councillor Philip Barrett and the Chairman of the Parish Council Neil Whitaker (no longer in office). The meeting was to look at problems of parking and access.

Directly following that meeting the Chairman at the time Councillor Neil Whitaker informed he had spoken with Reverend Cowgill about the proposal and that a consultation letter would be sent to the vicarage from North Yorkshire County Council Highways in due course.

We understood from enquiries that these were sent out in February 2015.

Details of the order were published in the Craven Herald on the 18th June 2015 (see enclosed), David Cairns, Highways Officer also informed a notice was put on site.

The notice was also placed on the Parish Notice Board. Any objections raised could be made up until the 10th July 2015. The matter was also noted in various Parish Council Minutes, news online, and the issue raised on the forum of the Village website in March 2015.

12. Leaves in the Park

A letter was received from a resident regarding leaves falling into her garden from the park. The Park Keeper is dealing with the matter.

13. Craven Area Committee

A meeting will be held on 10 December 2015 at 10am at Eldroth Village Hall, Settle. Members of the public are invited to attend the meeting and will be given the opportunity to ask questions of members of the County Council and Officers. Issues to be discussed will include:- North Yorkshire Police – current issues, North Yorkshire Fire and Rescue Service Community Safety Update, Annual Road Casualty, Highways Update, Stronger Communities Progress Report, Annual Community Safety Update.

14. School Project

A letter received from the Schools Councils of Sutton in Craven CP School, Sutton in Craven C of E School and Glusburn Primary. The schools met recently to discuss working together on a joint Community project. Different options were suggested and discussed. A vote was taken. The most popular suggestion concerned Sutton-in-Craven Park. The children voted to do one of two things either:

- a) raise money for new benches or flower pots or
- b) work with Mark Hough to plant and maintain a flowerbed in the Park.

It was **resolved** that option b) would be most beneficial for the children subject to the Park Keepers approval.

139/12/2015 Members Reports from Meetings and Community Reports

- a) None

140/12/2015 Finance

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

141/12/2015 Future Agenda Items

None

142/12/2015 Date and Time of Next Meeting

The meeting closed at 8.35pm. The next meeting will be held on the 4th January 2016 at 6.45pm.

SPC83	Jacs	100.51	Padlocks,brushes,gloves,broomhandles,cleaner
SPC84	Yorkshire Water	328.03	Pavilion Water
SPC85	Playsafety Ltd	128.40	Play Area Inspection
SPC86	BounceBack Safety Surfaces Ltd	96.00	Surfacing repair kit
SPC87	B. K. Growers Ltd	21.60	plants
SPC88	Graham Harrison Ltd	155.00	Gas Service Checks on Lodge & Pavilion
SPC89	North Yorkshire Pension Fund	728.35	Pension Contributions
SPC90	HM Revenue & Customs	388.14	Tax & Nat Ins
SPC91	Staff (3 members)	2504.74	Salary
SPC92	M Apreda	316.38	park, bull, allotment notice boards, leaf collector,
SPC93	Alison Roland Town Planners	270.00	Planning submission
SPC94	E & R Hutchinson	5160.00	Tarmac storage area
SPC95	City Electrical Factors	551.59	Christmas Tree Lights
SPC96	Npower	41.22	Pavilion Gas