



# 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 5<sup>th</sup> December 2016

## **Present**

Cllr. Morrell – Chair, Cllr. Bretan, Cllr Hart, Cllr. Joy, Cllr. Hawkins, Cllr. Smith, Cllr. Marchant, Cllr. Parsons and Cllr Green.

In Attendance: Mrs D Emmott – Clerk, Cllr. Barrett, Three members of the public.

## **127/12/2016 Apologies for Absence**

None

## **128/12/2016 Declarations of Member's Interest in Matters on the Agenda**

Cllr. Hart: Change of Register of Interests sent to Craven District Council.

## **129/12/2016 Minutes of the Previous Meeting**

It was **resolved** that the minutes of the meeting held on Monday 7<sup>th</sup> November 2016 (circulated to all members) were agreed as a correct record and signed by the Chairman. Proposed Cllr. Marchant, seconded Cllr. Bretan.

## **130/12/2016 Public Participation**

### **Questions raised with regards to:**

Land off Main Street (Sutton Lane), Outline Application With All Matters Reserved For Construction Of 22 New Houses And Associated Access And Landscaping (Resubmission Of Refused Application 66/2015/15334) Application reference: AP/66/2016/16745.

An appeal has been made to the Secretary of State against the decision of Craven District Council to non-determination of outline consent for the above proposal.

The appeal will be determined on the basis of Written Representations which must be received by the 14<sup>th</sup> December 2016.

Cllr. Morrell informed questions were raised at a meeting at Craven District Council on whether an application which has previously been refused should be on the Local Plan as a Preferred Option Site.

The Parish Council are opposed to the development in principle and will be submitting a written representation against the appeal via Alison Roland Town Planners Ltd to the Planning Inspectorate (for further information please see the Clerks Report item 4).

### **Sutton Lane – Footpath**

A resident informed a long-term plan is needed to acquire the funds to provide a footpath on Sutton Lane.

A collaboration between Bradford Metropolitan District, Craven District Council, Highways and Parish Councils is required. Lighting is also inadequate. (clerks report item 3).

## **131/12/2016 North Yorkshire County Council Report from Councillor Philip Barrett**

- a) Cllr. Barrett informed he had met with representatives from the Environment Agency and a report of a study of flooding in the area should be out soon.

## **132/12/2016 Craven District Council Report from Cllr. Morrell**

- a) Cllr. Morrell informed that if any development progresses, the Parish Council have been assured notice from Craven District Council and can make comment on where funds should be allocated (within the conditions of the 106 agreement). It can be several years between an agreement being signed and the funds paid.

## **133/12/2016 Planning Applications**

Planning Ref No.	Site Location	Description of Proposal	Comments
66/2016/17525	10 West Lane	Extend Side of Bathroom by Moving an Internal Stud Wall.	No Objections

## **134/12/2016 Clerks Report & Correspondence**

- a) **Planning**  
Email to Alison Roland Town Planners Ltd with regard the Outline Planning Application for Land To The West Of Holme Lane.

Chairman Signature \_\_\_\_\_

Date \_\_\_\_\_

- b) **Sutton Lane**  
Email to Ken Martin, reiterating objections previously submitted about the proposed pavement and road narrowing on Sutton Lane and requesting details of a date and time of the offer to meet with Cllr. Hart to cone the length of Sutton Lane to assess the effects of the application.
- c) **Residents Enquiries:**
- **Request for sandbags for Cricket Club.**  
Informed to contact Graham Tarn at Craven District Council and of emergency sandbag storage on Manor Way.
  - **Information requested on past Brass Bands.**  
Information supplied from parish literature.
  - **Request for an Allotment.**  
Advised to give details to Allotment Officer.
  - **Complaint about the large signage on the side of Desi Raj (indicating choice of meals), at the corner of Wilson Street/Main Street.**  
Craven District Council contacted. Awaiting advice on whether permission was granted/or is required.
  - **Parking at the end of Sutton/Easburn Lane End.**  
Bradford Metropolitan Council have confirmed an application for yellow lines is on their list of schemes to be considered but the list is considerable and funds and manpower limited.
  - **Road sweeping, Harper Grove.**  
A resident informed that twice this year he has cleaned up debris, road chippings, gravel and sand washed down the road. With now another lot to clean up. The problem is the road sweeper ignores his side of the road. When he sees the road sweeper he has moved his car to give the driver a clear run, for him to ignore it.  
The matter has been forwarded to Highways and Waste management at Craven District Council. The resident also notified to Email his concerns directly.
- d) **Kerb: Bridge Road**  
Response from Highways regarding alteration to kerb Bridge Road / Church Road  
“Briefly, the reasons for the footway profile at Church road/Bridge Road are: -  
By keeping the footway falling to the road, all run off (which could be polluted) runs through our trapped gullies and not straight into the beck, reducing the risk of major pollution incidents (diesel., oil etc.)  
  
There is a BT box around the corner in the footway. These can't be lowered by us. The fall at the back of the footway to the opening is already very steep. I couldn't make this any steeper without creating a serious hazard.  
  
Also, to lower it further we would have to break out existing concrete, which could create more problems (could be wall footings etc.)”
- e) **Craven District Council – Standards Committee**  
Annual Report emailed to Councillors 01/12/2016

## 1. **Grant Applications**

Request for a grant from the Craven Mosaic and Crafts Group who are based at the Cricket Pavilion, Sutton Lane. The main purpose of the organisation is to provide social and supportive setting for people of 18 years and over with mental and physical wellbeing needs. To build resilience, self-confidence and self-esteem by participating in therapeutic craft activities in a non- judgemental environment. Using arts, crafts and creative means to help them to move towards a positive future.  
It was **resolved** the sum of £250 be awarded.

## 2. **Park/Pavilion Report**

- a) None

## 3. **Flooding / Footpath Report**

### a) **Flooding**

On the 21<sup>st</sup> November 2016 flooding occurred on Ash Grove/Holme Lane the source was run-off water which overwhelmed the drains.

Highways informed that they were aware of the drainage issues on Holme Lane and the debris on Ash Grove and these were swept on the 22<sup>nd</sup> November 2016 by Craven District Council. Jobs have been issued by to clean the gully's out.

### b) **Glusburn Beck SFRM Report – June 2007**

The main points regarding flooding are best made clear by the June 2007 Glusburn Beck SFRM report produced by Atkins for the Environment Agency.

**When it mentions a location at the park it is referring to the area that floods adjacent to Thompsons Field.**

Chairman Signature \_\_\_\_\_

Date \_\_\_\_\_

### 6.7.1. states

The housing area to the north (left bank) of Glusburn Beck including Manse Way, Boundary Avenue, The Hawthorns, Meadow Lea and Holme Lane. Flows spill out of bank in the football ground upstream of the housing area, the out of bank flow route is through the housing estate and across Holme Lane. Flooding of this area has occurred previously eg August 2004, and the hydraulic modelling indicates the area is at risk from the 10-year flood event.

### 6.7.2 states

There is flooding on the lower part of Sutton Beck, along High Street and in the park from the 25-year event.

### 6.7.3 states

There are many properties on Long Dyke at risk of flooding from relatively low return periods. The capacity of Croft Hill culvert is exceeded by a 5-year flow leading to flooding of the roads and properties on Croft Hill, North Road and Ash Grove.

### 7.2 states

The potential effect of climate change is considered to be an increase in the frequency and severity of flooding. This increase in flooding can be represented by a 20% increase in design flows over the next 50 years.

### 9.1 states

- ◆ The housing area to the north (left bank) of Glusburn Beck including Manse Way, Boundary Avenue, The Hawthorns, Meadow Lea and Holme Lane is at risk from 10-year flood event.
- ◆ The new housing area to south (right bank) of Glusburn Beck next to Bridge Road is at risk from a 10-year flood event.
- ◆ There is flooding on the lower part of Sutton Beck along High Street and in the park from the 25-year event.
- ◆ There are properties on Croft Hill, North Road and Ash Grove at risk of flooding from a 5-year event.

**9.1 is the SUMMARY.** Add to those figures quoted the effects of climate change. We are certainly seeing an increase in frequency of flooding for the Long Dyke and Sutton Beck areas.

### One of the recommendations in 9.2 states

Future development and/or capital works within the study area may alter catchment response, and therefore it is recommended that subsequent reviews of the model are undertaken to ensure that the predicted flooding regime remains representative of physical catchment conditions.

This would strongly suggest that further development in the area could pose a significant flood risk. Certainly, the figure of a flood risk being less than a one in a 100-year period which was submitted in a flood report on behalf of the developer for a proposed development of the same site in 2011 was grossly inaccurate.

Flood dates for the Holme Lane/Bridge Street include: 1976, June 2000, August 2004, January 2007, December 2015 November 2016.

### The 2008 TR344 River Aire Strategic Studies Report states:

The following modelling results for the Aire Valley are derived from hydraulic models that have not been proved "fit for purpose" for strategic flood risk assessments. Hence the results, although indicative of the overall flood risk, should not be taken as an accurate representation of specific flood risks in the Aire Valley.

A robust, detailed, professional assessment of any model should be undertaken prior to any potential flood risk assessment work...

Notwithstanding this, the River Aire modelling has predicted that over a time scale up to 2085 in the study area there will be an:

- Increase in the number of vulnerable locations by approximately 40% (Figure 5a and Appendix 3)
- Increase in the surface water flow volume by around 100% (Figure 5b and Appendix 3)
- Increase in the frequency of surface water flooding at vulnerable locations by around 200% (Figure 6a and Appendix 3)

**The report goes on to state that the two main reasons for this are development and climate change.**

### c) Sutton Lane – Footpath

Due to Government Cuts in budgets funding is not available from North Yorkshire County Council to provide a footpath on Sutton Lane.

Other ways of providing a footpath need to be looked in to whether this be a long-term plan to acquire funds, partnership with Bradford Metropolitan District Council, Craven District Council, Highways, other parishes.

The clerk to contact Steeton and Eastburn Parish Council to see what if any plans they have for Sutton Lane.

Chairman Signature \_\_\_\_\_

Date \_\_\_\_\_

**4. Planning Confirmation**

**Sutton Lane**

Land off Main Street, Outline Application With All Matters Reserved For Construction Of 22 New Houses And Associated Access And Landscaping (Resubmission Of Refused Application 66/2015/15334)  
Application reference: AP/66/2016/16745.

Resolved: The Parish Council are opposed to the development in principle and will be submitting a written representation against the appeal via Alison Roland Town Planners Ltd to the Planning Inspectorate.

Should the appeal be successful the Parish Council will not be willing to take on any responsibilities or liabilities for any public spaces in the proposed development. Our sole and only interest would be to discuss where we feel the financial resources should or should not be allocated.

**Land to the West of Holme Lane (Thompson’s Field)**

Resolved: The Parish Council have engaged the services of Alison Roland Town Planners Ltd to object to application 66/2016/17442, Land to the West of Holme Lane, Outline Application with Some Matters Reserved for the Erection of Circa 32 No. Dwelling with Means of Access from Holme Lane and Associated Works.

**5. Local Plan – Conservation Area**

Draft Assessment of potential new conservation areas has also been accepted into the New Local Plan evidence base and will help Craven District Council to evaluate the likely effect of any development proposals on those areas.

- The council intends to carry out public consultation on the draft conservation area appraisals and potential new conservation areas following submission of the New local plan.
- posted 14 September 2016 on Craven District Website

The clerk to contact Craven District Council with regards to consultation. A working party meeting to be arranged to assess the report and make comment as necessary.

**6. Craven Area Committee**

Details circulated (22/11/2016) to all Councillors following information from Mr Nicholson.  
The Craven Area Committee is meeting on the 9th December at 10am at St Peters Church, Cross Hills.

**7. Craven District Council –Planning Decisions**

<b>Date of Valid Application</b>	<b>Location</b>	<b>Proposal</b>	<b>Date Decision Issued</b>	<b>Decision</b>
27/09/2016	1 Ash Grove	Replacement Single Storey Rear Extensions	14/11/2016	Granted
14/09/2016	High Jackfield Farm, Dick Lane	Listed Building Consent for Enlargement of Existing House into Barn and Replacement Window Frames, Whole House, to Match Existing Patter & Double Glazing.	09/11/2016	Granted
01/09/2016	Valyn, The Acres	Demolition of Existing Bungalow and Construction of Two bungalows	24/11/2016	Granted

**135/12/2016 Members Reports from Meetings and Community Reports**

None

**136/12/2016 Finance**

**To authorise payments in accordance with the budget and note receipts.**

It was **resolved** to authorise payments orders and transfers listed in the report (circulated). Receipts noted.

**137/12/2016 Future Agenda Items**

None

**138/12/2016 Date and Time of Next Meeting**

The meeting closed at 8.25pm. The next meeting will be held on Monday 9<sup>th</sup> January 2017.

Chairman Signature \_\_\_\_\_

Date \_\_\_\_\_