



# 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 9<sup>th</sup> January 2017

## Present

Cllr. Bretan (chaired the Meeting), Cllr. Joy, Cllr. Hawkins, Cllr. Smith and Cllr. Green.  
In Attendance: Mrs D Emmott – Clerk, Six members of the public.

## 01/01/2017 Apologies for Absence

Cllr. Morrell, Cllr. Marchant. Cllr Hart, Cllr Barrett and Cllr. Parsons

## 02/01/2017 Declarations of Member's Interest in Matters on the Agenda

None

## 03/01/2017 Minutes of the Previous Meeting

It was **resolved** that the minutes of the meeting held on Monday 5<sup>th</sup> December 2016 (circulated to all members) were agreed as a correct record and signed by the Chairman. Proposed by Cllr. Smith, seconded by Cllr. Hawkins.

## 04/01/2017 Public Participation – comments

**Village Hall – Bus Stop** – Request for Litter Bin.

**Nativity Posters** – To inform organisers to remove posters from lamp posts (fly posting).

The Village Committee reported they had received phone calls with regards to the above and informed that they were not the organisers of that event.

**Royd Hill, Sutton Lane**- Flats have been occupied before planning conditions have been met with regards to the pavement on Sutton Lane.

An Application to discharge condition Nos 3,4,5,7,9 and 10 of original planning consent was applied for on the 7/07/2016 permission granted on the 21/11/2016.

### Burglaries

Several burglaries have taken place. More Police presence is required. (Please see clerks report)

**Street Lights** – Several Street Lights have been reported not working. (Please see clerks report)

**Leaves in Park**– Leaves have recently been cleared from the edge of the Park Playing Field. The Park Keeper is again piling leaves all along the side of the wall.

The issue to be discussed with the Park Keeper.

## 05/01/2017 North Yorkshire County Council Report from Councillor Philip Barrett

None

## 06/01/2017 Craven District Council Report from Cllr. Morrell

a) None

## 07/01/2017 Planning Applications

Planning Ref No.	Site Location	Description of Proposal	Comments
66/2016/17618	Wood Top Farm, West Lane	Application for Listed Building Consent For Internal Re-Modelling of Existing Dwelling and Provision of New Garage	No Comment
66/2015/17662	21 Park Drive	Proposed Private Garage	No Objections
66/2016/17653	The Balgray, West Lane	Reposition of Dwelling (Plot A) of Previously Approved Application Referenced 66/2015/16510	Endorse 106 agreement for two buildings on site only.

## 08/01/2017 Clerks Report & Correspondence

a) **Burglaries**

Several burglaries and vehicle thefts have been reported to have taken place around the 5/6<sup>th</sup> January on Ravenstone Gardens, King Edward Street, Crofters Mill and Ash Grove.

Residents are being advised to be extra careful and vigilant.

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

Date \_\_\_\_\_

1. **Park/Pavilion Report**

- a) None

2. **Flooding / Footpath Report**

a) **Sutton Lane – Footpath**

The clerk contacted Steeton-with-Eastburn Parish Council. Councillors would be interested in attending a meeting. Cllr. Tessa Mounsey would be the Council's representative. Councillors have also put a comment on a planning application for a development off Sutton Lane regarding requesting planning gain contributions for a footway.

Cllr. Barrett contacted Cllr. Adrian Naylor from Bradford Council in a bid to establish communications to try and rectify the lack of footway in parts of Sutton Lane.

**Crag Lane / The Acres**

Nicky Bunting, Public Rights of Way Officer and contractors went to replace the decking on the footbridge between Crag Lane and The Acres 05/01/2017. Very disappointingly, once they got down to the main beams, there was significant rot in them. A temporary path closure has been requested. The use of a kit bridge is being considered.

4. **Lighting**

Lights Reported to North Yorkshire County Council:

Numbers 1,7, 8, 9 Ellers Road, Daisy Place, 3,4,5 High Street, 10 West Lane, 16 and 24 Holme Lane, No 2 Greenroyd Court, No 1 Becksides footpath and No.1 Holmeville Road.

5. **Planning - Appeal Submission - Land off Main Street (Full submission circulated to members)**

Conclusion submitted by Alison Roland Town Planners Ltd on behalf of Sutton-in-Craven Parish Council 13/12/2016  
SECTION 78 APPEAL REF: APP/C2708/W/16/3159953  
LAND OFF MAIN STREET, SUTTON IN CRAVEN, KEIGHLEY, BD20 7HR  
OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR CONSTRUCTION OF 22 NEW HOUSES AND ASSOCIATED ACCESS AND LANDSCAPING

Although this appeal concerns a housing development of reduced scale compared to the previous appeal, the principal issue remains the same; namely whether the proposal would be a sustainable form of development, with particular reference to the character and appearance of the area.

It is my submission that the visual impact of the proposal is little changed. Its prominence is slightly reduced through confining the built form to the lower levels of the field. However, it would encroach out into open land in an ungainly and contrived fashion and would not relate at all well to dwellings on Wilson or Dixon Street. In so doing, it would appear as a prominent and incongruous form of development which would fail to satisfactorily harmonise with the prevailing character of the area or settlement form. The harm would be compounded by the location of the appeal site, which is effectively at a gateway into the village. Merely because the site might benefit from reasonable access to local services does not render it a sustainable form of development in the terms envisaged in the Framework.

The density of development proposed, whilst indicative at this stage, is a further concern and would appear quite cramped and at odds with its sensitive village fringe location. The limited rear gardens of the plots on the Southern and Eastern sides would appear truncated, especially given their position adjoining open countryside. Whilst permitted development rights for curtilage buildings could be removed by condition, domestic paraphernalia such as washing lines and children's play equipment would nonetheless appear intrusive. Any landscaping along these Southern and Eastern boundaries would take many years to mature and effectively soften the visual impact of the development. The proposal would in short, appear as a prominent suburban incursion into attractive rolling countryside. Paragraph 17 of the Framework states that recognising the intrinsic beauty of the countryside is a key planning principle which should underpin decision making.

Whilst the development would not cause the villages of Sutton and Eastburn to merge or coalesce, it would comprise a significant encroachment onto open countryside beyond what is currently a relatively "hard" or obvious edge to Sutton village, thus undermining a most attractive approach to the village from the East. The proposal would thus conflict with ENV1 of the Craven Local Plan. 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 remain salient. Recent case law has held that merely because a policy is out of date does not imply it should be disregarded.

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

Date \_\_\_\_\_

Although there would be some benefit in terms of the provision of affordable housing (assuming a related unilateral undertaking), there is currently not a shortfall in housing supply in the District as the appellant claims. Economic, biodiversity and bridleway benefits are overstated by the appellant. Any minor benefits in these regards should be weighed against the visual harm caused by the proposals. It is my submission that the proposal is fundamentally at odds with the environmental aim of sustainable development (contributing to protecting and enhancing our natural, built and historic environment) and there is accordingly, no presumption in its favour. Even if it were to be found that there were such a presumption, I would submit that the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole (para 14 of the Framework).

My views are reinforced by the conclusions of the Planning Inspectors in the two previous appeals on this site: APP/M2705/A/86/54799 and APP/C2708/W/15/3134174.

For these reasons, the Inspector is respectfully requested to dismiss the appeal and refuse planning permission for the proposal.

**HOLME LANE – SUMMARY AND CONCLUSION (full submission circulated to members)**

**OBJECTION TO THE OUTLINE APPLICATION FOR CIRCA 32 DWELLINGS WITH MEANS OF ACCESS FROM HOLME LANE, SUTTON-IN-CRAVEN, SUBMITTED ON BEHALF OF SUTTON IN CRAVEN PARISH COUNCIL APPLICATION REF: 66/2016/17442 BY ALISON ROLAND TOWN PLANNERS LTD, NOVEMBER 2016.**

The application is substantially the same as that which was considered on appeal as recently as June 2013 and found to be unacceptable:

*I consider that on balance, the adverse impacts in relation to the individual character and identity of the settlements, their overall character and appearance and that of the area generally are sufficient to significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole”* (para 34 appeal decision).

For the reasons outlined in this submission, the Parish Council concurs with that conclusion.

The application purports to be materially different in that it proposes a reduction in the number of dwellings proposed (circa 32 compared with 53 in the appeal) and an increase in the extent of open space within the site. However, the weight to be given to both these changes and in particular the latter, is limited due to the outline nature of the application, the fact that layout is a reserved matter and the indicative nature of the illustrative material supplied.

The retention of the present open gap between the settlements of Sutton and Crosshills/Glusburn is essential to retaining the separate identity of the respective villages and is not a factor to be discounted merely because the Craven Local Plan is out of date. Indeed, for the reasons outlined earlier in this submission, the application site clearly forms part of a valued landscape in the terms envisaged by Paragraph 109 of the Framework, notwithstanding that it presently does not have any specific landscape designation attached to it. The findings of the applicant’s own Landscape Assessment are not inconsistent with this proposition.

Whilst the Inspector did not expressly cite the term *valued landscape* in his decision, his conclusions were clearly founded in large part on the fact the development of the site for housing would undermine the openness of this slim and particularly vulnerable wedge of countryside. Indeed, it is notable that the applicant makes negligible reference to appeal decision, notwithstanding that it is a key material consideration.

The proposal clearly conflicts with Policies of the Craven District Local Plan, in particular, policies ENV1: *Development in the Open Countryside*, ENV2: *Requirements for Development in the Open Countryside* and BE3: *Green Wedges*.

It is also inconsistent with the concept of sustainable development in the Framework because of its shortcomings in the environmental component and the fact that it would lead to substantive harm to a valued landscape. In defining the environmental role of the planning system, Paragraph 7 of the Framework emphasises the need to protect and enhance the natural and built environment. The core planning principles set out in Paragraph 17 include the need to take account of the different roles and character of different areas, recognise the intrinsic character and beauty of the countryside and to conserve and enhance the natural environment. The proposal is wholly at odds with these objectives.

Whilst the Parish Council are not in a position to refute the technical submissions of the applicant in relation to flood risk, they would nonetheless highlight the incidence of extreme flood events which have occurred several times in recent years at the Holme Lane/Bridge Road junction. These events warrant a precautionary approach in relation to flood risk alone.

For the above reasons, the Parish Council are firmly of the view that there is no legitimate basis to approve the application and accordingly, it should be refused.

**6. Commemoration and the remembrance of the end of the war**

In commemoration and remembrance of the end of the war and the many millions who were killed or came home dreadfully wounded, a chain of 1,000 beacons will be lit throughout the United Kingdom, Channel Islands,

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

Date \_\_\_\_\_

Isle of Man and UK Overseas Territories at 7pm on the 11th November 2018 (Sunday) – a century after the guns fell silent.

Confirmation of involvement is required. Whether the beacon will be open to the public or will be lit at a private event. This is important because private beacons will not be included in the acknowledgements pages of the guide but will be included in the list kept in memory of this unique occasion.

It was **resolved** to confirm that the beacon will be lit and the event will be open to the public.

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

Date of Valid Application	Location	Proposal	Date Decision Issued	Decision
10 June 2016	Sutton Park	4 x Floodlights	22/11/2016	Granted
13 October 2016	The Ashes, West Lane	Proposed Extension & Alterations	08 December 2016	Granted
26 October 2016	8 Bridge Road	Two Storey Extension To The Existing Detached House	21 December 2016	Granted
1 November 2016	10 West Lane	Application for LB consent to extend size of Bathroom by moving internal wall	19 December 2016	Granted

**09/01/2017 Members Reports from Meetings and Community Reports**

None

**10/01/2017 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.

**Precept**

To discuss and approve the draft budget and determine the precept for 2017/18.

Details of Bank Accounts, Expenditure, Income and proposed figures for the 2017/18 budget had previously been circulated to members.

Last year the tax base was reduced and the required amount of £75,320 (as previous years) was made up of a precept amount of £68,684.56 plus a government grant of £6,935.44 to make up the shortfall.

The tax base for Sutton for 2017/18 is 1243.44.

It was **resolved** that the budget be approved and the precept figure of £75,320 be requested for 2017/18.

**11/01/2017 Future Agenda Items**

Notice Board – Sutton Mill Ward.

**12/01/2017 Date and Time of Next Meeting**

The meeting closed at 7.30pm. The next meeting will be held on Monday 6<sup>th</sup> February 2017.

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

Date \_\_\_\_\_

SPC93	Craven Mosaic Group	250.00	Grant
SPC94	npower	42.36	Gas
SPC95	npower	466.09	Electric
SPC96	Graham Harrisons	155.00	Gas Service Check Pavilion/Lodge
SPC97	City Electrics	95.48	Lights
SPC98	Open spaces society	45.00	membership
SPC99	Gibson Garden Machinery Ltd	508.86	Tractor Service
SPC100	Staff (3 members)	2626.57	salaries
SPC101	HM Revenue & Customs	444.81	Tax & Nat Insurance
Spc102	North Yorkshire Pension Fund	819.31	Pension Contributions
SPC103	GB Plumbing	55.00	Replace Valve on Basin Tap

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

Date \_\_\_\_\_