



MINUTES OF PARISH COUNCIL

Held on Monday 28th November 2022 at 7pm

At Leeming Village Hall, Leeming

Present

Parish Councillors: Cllr Curry; Cllr Bowes; Cllr Robinson; Cllr Capel (Vice Chair);
Cllr Temple
District Councillors: Cllr J Noone
County Councillor:
Clerk / Others: S Nicholson (Clerk); Jon Saddington (Saddington Consultancy);
Jess Box (Broadacres Development Manager); Approx. 16 Resident

Item Ref	Detail
22/23	
49)	Welcome and Apologies The Chair opened this meeting and welcomed everyone. Apologies accepted from: <ul style="list-style-type: none">• Cllr C Les• Cllr M Barningham• Cllr J Weighell• Police
50)	Declarations of Interest Nothing was declared.
51)	Minutes Consideration of the minutes of the Parish Council meeting held on 31 st October 2022 had been circulated to all members. Minutes Proposed – Cllr C Capel Seconded – Cllr A Bowes RESOLVED and Approved No matters arising with any ongoing work on the agenda
52)	Councillors / Clerk Matters <ol style="list-style-type: none">1. <u>Change of March Meeting Date</u> The Chair stated that the Clerk had requested to change the March meeting date from the 27th to the 20th March 2023. Agreed2. <u>Clerks Appraisal</u> The Chair requested two Parish councillors to complete this task:<ul style="list-style-type: none">• Cllr K Temple• Cllr A Bowes Agreed date Monday 5th December at 17.30pm at Cllr Temple's residence.

53) External Sector Reports

1. Police Report

A short report verbally report was given by the Chair which had been sent to the councillors. The Police had sent their apologies due to having to attend other duties on this date.

2. District Council Report.

Cllr JN reported the following:

- Hambleton District Council's (HDC) last major event will be the Business Award Event. This is open to all business from Micro – Very Large companies. There are 10 categories details and nominations can be seen on the HDC Website. The last day for nominations is the 31/12/22 with the Awards being completed on the 28/2 23.
- Planning will continue with HDC until the new authority's starts on the 1st April 2023. Cllr Noone stated he would try to continue and keep everyone updated until the changeover to NYC.

3. County Council Report

- No report provided

54) Parish Council Reports

1. RAF Mast

The Clerk she had sent two letters to RAF Leeming concerning the Mast and its interference with local residents' electrical equipment. At present she had not received any response.

The Chair stated that there was nothing else the parish could do but we would continue to monitor complaints.

2. Dog Stiles / Bridle path

Cllr CC stated that she has got the information to contact the contractor that installed the stile and she would try and arrange a suitable meeting date with him asap.

3. Royal Mail (MB)

Cllr JN stated that Cllr MB is still trying to resolve this matter which remains on-going

55) Policies

Risk Assessment Policy 2022-23

The Chair requested if Councillors had read the document and if they thought any changes were required. No Changes requested.

Agreed and signed by the Chair

56) Planning

1. 22/02371/CAMP

Notification of a exempted camping and caravan site under paragraph 5 of the first schedule, Caravan Sites and Control of Development Act, 1960 and paragraph 6 of section 269 of the Public Health Act 1936. .

High Grange Exelby North Yorkshire

Mr Phil Downey

Enquiry Dealt With.

2. **22/02615/CLP**

Application for Certificate of Lawfulness Proposed for the siting of an additional 8 caravans following issue of 20/02559/CLE
Willow Garth Park Home Estate The Spinney Gatenby North Yorkshire
Mr Charlie Barton
Delegated Decision
No Observations - Support

3. **22/02571/FUL**

Single storey extension to rear and side of dwelling to form additional ground floor living accommodation and formation of a Porch and W.C
Melrose House Exelby Bedale North Yorkshire
Mr G Mayes And Ms N Prince
Delegated Decision
No Observations and the Parish will support this very large extension if there is no objections from the neighbours

4. **22/02625/FUL**

The Chair confirmed the conditions surrounding a Class Q consent of land and Buildings to the meeting. In essence the land has been granted a Class Q change of use from Agricultural use to Residential use on the grounds that the footprint usage which in this case is 465 Sq Mtrs is not changed.

Cllr TK stated that she had looked at the photographs and details attached to this application and they were actually of the barns in Burniston not Exelby. This was obviously causing confusion and requested the application was confirmed as either in Exelby or Burniston.

Deferred until confirmation of application has been clarified

Action: Clerk to ring planning asap and request clarification

57) **Highways**

Blubs for village planters

The Clerk stated that she had received a response from Area 2 concerning the planting of the bulbs and they had requested a detailed diagram of exactly where the bulbs were to be placed before they could approve the request.

Action: Clerk to complete a diagram of the grass verge sites and where the bulbs are to be planted.

58) **Playground Inspection**

Cllr CC stated that it was a comprehensive report and all the required actions were classified as low risk but there are some things that the parish needed to address:

1. There is not a 12mm gap in the gate post mechanism which could cause fingers being trapped
2. Some of the Wooden trail post in the Play area are broken and causing a trip hazard.
3. Foliage around the gates need trimmed back
4. Padlock for the main maintenance gate.

Action:

1. **Clerk to get a quotation to remove / replace the wooden post**
2. **Arrange for the foliage to be cut back**
3. **Purchase a padlock for the gate**
4. **To see if the gate lock could be adjusted**

59) Financial Matters

1. Payments **Agreed**

2. Online Banking

The clerk outlined the system for online banking and requested she started the process.

Action: Clerk to arrange online banking

3. Budget

The Clerk stated that she had forwarded a budget for 2023/24. The only increases would be required for Grass Cutting due to the recent increase in fuel cost and also the Rent for the hall which again is expected to increase because of the fuel crisis. In view of this the Clerk had recommended £14K for the precept.

Agreed

Action: Clerk to inform HDC of Precept requirement.

60) Housing Proposal - Leeming

The Chair stated that the Clerk notified her the day that an email had been received from the Consultation Group of their intention to hold a consultation on the building of 23 houses within Leeming Village, The Chair confirmed that the parish had not been able to meet to discuss this because of the very short time constraints that the group had placed their consultation period (Less than 10days), However the parish had put together a response that needed to be agreed and ratified at this meeting.

The Chair then read out the following response to the Saddington / Broadacres Housing Development Project:

- *“We thank the proponents of the above development for the opportunity to respond to their proposals, but in doing so question the need for such a narrow timescale (11 days) for responses. This response from the Parish Council is given to satisfy this timescale and has not resulted from public discussion of the proposals since the response date was before the Parish Council meeting which falls on the last Monday of the month. Such public discussions will take place should the proponents take their development plans to the next stage.*

The response from the Parish Council

§ Affordable housing

Since 2018/19 no survey has been carried out to assess the need for affordable housing and the last survey identified the need for only 6 - 7 affordable houses in the village. These were to accommodate people who wished to return to Leeming where they were born.

The present affordable housing in the village (provided by Broadacres) which has become available for rental has not been given to local people but to people from outside of the local area.

This would suggest that the proposed 17 affordable houses would not be for locals as stipulated in the proposal.

§ Impact on existing infrastructure

Within Hambleton District Council a proposed development “must be capable of being accommodated within the capacity of existing or planned infrastructure” (interim-guidance-note-2015)

This development is not capable of meeting this requirement.

The inclusion in the proposal of surface water attenuation tanks to ensure that the development does not increase flood risk elsewhere is noted.

However these tanks, whilst holding surface water for managed release into the system, fail to address the problems that the current infrastructure presents to the village which will only be exacerbated by this development, vis a vis:

The present drainage system for both grey water and sewage relies on one 10 inch pipe which crosses the beck to the north of the village and which is already overloaded and needs to be monitored on an on-going basis to prevent sewage back flow into some gardens in the village.

The addition of 23 new homes, with more than one occupant in most of these homes, would produce even more grey water and sewage that would need to be taken out of the village and onto the sewage system outside of the village via an already inefficient system.

There are no plans for the drainage and sewage system in the village to be updated and improved.”

The Clerk stated that 4 formal letters, objecting to the housing, had been received in response to the Consultation.

The Chair requested for any amendments to the response. None requested

The Chair confirmed that the response was agreed and ratified.

61) Public Session

The Chair stated that due to the amount of interest the Public session had been moved to the end of the meeting to stop any possible disruption after it within the actual parish meeting. Residents were informed that a Mr Jon Saddington, from Saddington Taylor Consultancy was in attendant with a colleague Jess Box (Broadacres Development Manager) and that he would explain the Housing plan / Consultation and then she would open the session to questions. The chair requested that questions were raised one at a time and that they allowed only one person at a time to speak.

Consultation Group (J Saddington)

JS confirmed to the residents that who he was and that he represented the Development Group consisted of the Saddington Taylor Consultations / Mulberry Homes / Broadacres. They were planning for 23 houses with approx. 17 being either rented or Shared Ownership. The remaining houses would be for purchase. A brief description was provided about the type of houses that they planned on building. The Group wanted to open the dialog with the parish and residents and that will remain open for as long as required. The Group are responding to the Hambleton District Council Local Plan and in particular their Windfall Development Plan of growth for villages with affordable homes. They had consulted with drainage engineers and Yorkshire Water and had been confirmed that the water flooding of this area would not be any more excessive than what is presently the case.

Q1: I live at number 5 and it appears that the light within my garden will be effected due to the Gable End?

A1: We will try and not restrict light access to your property and will be happy to discuss the boundary requirements of fencing or hedging.

Q2: Why are you providing 80% of affordable housing when that is above the normal mix requirement?

A2: We believe that affordable housing is what is required in this area.

Q3: Are you aware of the number of affordable empty houses in the village and the length of time they have stood empty?

A3: I am sure that there are a variety of reasons why the houses are empty including repairs. We do allow local residents and members of their families to be considered for these properties.

Q4: The current status of the village is terrible with pollution from the development of the A1 (M) that was moved closer to the village and aviation fuel from RAF Leeming. This development would bring another 40/50 cars into the village. We already have issues with traffic chaos with parking around the school.

A4: The actual parking of cars does actually slow traffic down and can be seen as a benefit to reducing fuel pollution.

Q5: Are you aware of the amount of flooding on that field and the consequences that development will make to the village drainage?

A5: A lot of fields often have surface water and the development plan will ensure that the water displacement route will be not be less than the present green field rate.

Q6: We recently purchased our property in Feb and there was no indication of any development around our property. The view and disruption time is going to be terrible?

A6: When you purchased the property the development would not have been available to your solicitors. Unfortunately, no one can insist on their view not being disrupted. However, we can discuss the type of boundary that you would like.

Q7: It is obviously that the water will be transmitted onto properties rather than the land once it has been developed causing flooding, just like in Aiskew.

A7: I can assure you that flood change levels will be looked at.

Q8: When it goes to Planning will we have a vote about if it goes ahead?

A8: No that is not how it works. We will get a consultee advice notification that will be discussed at a parish meeting and our comments / observations will be sent and noted at planning. However, the final agreement of Plans will be down to the Planning department not the parish.

Q9: I cannot understand why there is a need for homes in this area, when homes are already empty and unused?

A9: We are actually just responding to local strategy requirements. We are following the Windfall plan for villages to grow.

Q10: Are you aware that there are no facilities or services within this village. We do not have a shop or a bus service.

A10: We are aware but there is a shop in Leeming Bar and jobs are being created there with development of the Industrial sites.

Q11: How long do you expect it to take to complete this development?

A11: Approx. 12 / 13 months

Q12: If this goes ahead how will you ensure that local people will get priority to both rented and Shared Ownership?

A12: That will be down to the North Yorkshire Home Choice who prioritising them under S106

Q13: Are you aware that Yorkshire Water have tried to resolve the flooding issues within the village which has had raw sewage going into homes and gardens. They have stated that due to the state of the sewage system in the village and the lack of funds available to them they are unable to rectify this without amending the whole of the system. This development would mean the already poor sewage system would not be able to cope without major spending on sewage?

A13: We will obviously be looking into that.

Q14: I actually I live close to where the sewage problems are. We have been told numerous times that the sewage system is not fit for purpose and adding another 23 houses is madness to a system that cannot cope already, Yorkshire Water are reluctant to spend any money on sewage and this could seriously cause the whole system to collapse with major flooding in lots of houses?

A14: As stated we will look at the current drainage system along with the new requirements.

Q15: Have you looked at the junction between where the new development is planned and the current road because this will need to be redesigned by Highways at NYC?

A15: We will look at that junction.

Q16: Percentage of shared ownership is 70/30% on the local district plan. Can you assure us that local people will get those houses and will it be transparent?

A16: allocation of houses will be via North Yorkshire Home Choice who will inform Broadacres which residents will be accepted.

Q17: A Councillor informed the meeting that she was aware of a single parent family with two children had been denied an empty house within the village, from a flat in the village but offered a house in Selby. She works in this area and the children attend the local school is this what we can expect?

A17: I cannot comment on individual cases.

Meeting closed at 8.30pm

Signed by Chair:

Dated:.....