



**MINUTES OF PARISH COUNCIL**  
**Held on Monday 25<sup>th</sup> September 2023**  
**At Leeming Village Hall, Leeming**

**Present**

Parish Councillors: Cllr M Curry; Cllr O Robinson; Cllr A Bowes  
County Councillor: Cllr J Weighell  
Clerk / Others: S Nicholson (Clerk); 9 Resident

**Item Ref**

**Detail**

**23/24**

**41) Welcome and Apologies**

The Chair opened this meeting and welcomed everyone.

Apologies accepted from:

- Cllr K Temple
- Cllr C Caple

**42) Public Session**

The Chair requested any questions on items on the agenda:

*Question: A resident raised wanted to know about the update in Planning regarding the 24 Houses and if the Parish had received the current changes to the Application.*

*Answer: The Clerk stated she had not had any amendments or current information from North Yorkshire Planning.*

The Chair stated that she had seen new documents on the Planning site against the application, but these had not been received by the Parish Council. She would elaborate further at the appropriate time during the meeting.

**43) Declarations of Interest**

Nothing declared.

**44) Minutes**

Consideration of the minutes of the Parish Council meeting held on 31<sup>st</sup> July 2023

**Minutes Proposed – Cllr O Robinson**

**Seconded – Cllr M Curry**

**Approved and agreed**

**45) Councillors / Clerk Matters**

**1. Vacancies**

The clerk stated that she had received a nomination from Fiona Stead to be a Co-Opted Councillor. The Chair discussed this with the Councillors present and they all agreed to the appointment. The Chair reminded everyone that there was still another vacancy for a Parish Councillors.

**Action: Clerk to send paperwork to the new councillor**

2. Clerk's Hours

The Clerk advised everyone about the additional work within the parish and the request an increase in the hours to accommodate those legal requirements.

The Chair stated that the Clerk had always done hours over and above the Parish expectations and she felt that an increase to 5hrs per week with effect from 1<sup>st</sup> Oct 2023. The clerk's new hours will be reviewed in 3 months to see if the hours are at the correct level. The Chair also stated that she had provided the Clerk with a Laptop and Monitor. However, the equipment is more than 6years old so it may need to be replaced by the Parish. The Clerk stated that she was hoping to assess the equipment this week and should any new equipment be required there are funds within the Budget.

**Agreed**

3. Meeting Dates

There was a brief discussion on meetings being on a Mondays and Bank holidays effecting Parish meetings.

The Chair requested this item was deferred until the next meeting.

**Action: Add to next Agenda**

**46) External Sector Reports**

1. Police Report

A Police Report had been sent to the parish by PC Heather Lees prior to the meeting and the Chair read out the crime figures provided.

2. County Council

Cllr JW reported:

- There is very little to report as nothing is really instigated during August. The new council is now 6months into its first year and everyone is still settling in and finding it hard to reconcile the 7 Districts into one authority.

*Question: Can you advise how we arrange to have a visit from a Highways Inspector to speak to about the condition of the roads in the village?*

*Answer: If the Clerk request a meeting on site with an Inspector from Area2, Thirsk that should be possible.*

**Action: Email Area 2**

**47) Parish Council Reports**

1. Dog Stiles / Bridle path

Unfortunately, Cllr CC is away on business in London.

**On-Going**

2. Emergency Exit parking on Dere Street

The Clerk stated that she had not received any further responses from Highways England.

Councillors requested that the Clerk contacted Highways England with the suggestion of moveable bollards across the whole of the offending section.

**Action: Clerk to email again.**

3. Noticeboard Exelby

The Clerk apologised and stated that unfortunately due to pressure she had been unable to resolve this request. She would try and get this sorted asap. The Chair requested that the Noticeboard was made a priority and to get the board installed asap.

Cllr JW stated he had funds and would be willing to contribute £300 towards the new Notice Board

**Action: Clerk to sort this asap**

4. Bridle Way, Londonderry

Work completed.

5. Digester

The parish has been informed where to send emails about the pungent smells from the unit.

**Action: Clerk to post info on the Noticeboards**

6. RAF Hedges

Although the hedges have been cut, the contractors used by the RAF has left all the brass on the paths and people with pushchairs cannot get past.

**Action: Clerk to email RAF requesting they clean up the mess.**

**48) Planning**

1. Awaiting Decision

ZB23/00923/FUL

See attached Report – Appendix a to be forwarded to be Planning.

2. Granted Applications

I. ZB23/01238/FUL - Application for the siting of 2No. timber stables on a concrete base for private use. As amended 4 July 2023

II. ZB23/00902/FUL - Construction of 3no. 20m high flood light masts - additional documents submitted 27.06.2023 and 28.07.2023.

III. 23/00677/FUL - Application to install a woodchip biomass boiler in an existing outhouse

**49) Grass Cutting**

The Clerk stated that she had been worried about an invoice from Colin Brown, but the invoice had been received today, and would be on the payment schedule next month.

Cllr OR requested the ivy on the BT Pole opposite her house is cut back before it starts to affect the telephone lines.

**Action: Clerk to contact GCH Contractor.**

**50) Highways**

1. Exelby (VAS)  
Completed

2. Flooding in Leeming Village

The Chair had requested this but was aware that the flooding for that weekend was occurring across major parts of England.

3. Heavy Goods Vehicles cutting through the village.

The Clerk stated that Cllr CC had reported heavy goods vehicles cutting through the village disregarding the weight restriction signs.

**Action: Clerk to email Area2 and request investigation**

**51) Playground Inspection**

1. Leeming Play Area

The Clerk stated that she had received notification from National Lottery about a change in their application process. After consultation with a Playground adviser, the Parish Council was advised to withdraw the current application and apply in Nov 2023 for a £20K grant to enable all the work on the park to be done in one implementation.

**Action: Clerk to action required work**

2. Tree - Leeming

Awaiting information when our contractor can start. The good news is the Contractor feels that the tree can be saved with the correct pruning.

**Action: Clerk to monitor**

**52) Financial Matters**

1. Payments  
**Agreed**

2. WJPS

The clerk advised of latest information from Planning that could be downloaded on to our website. This would be a one-off payment of £150.

**Agreed**

**53) Correspondence / Urgent Matters**

**Meeting closed at 8.20pm**

**Signed by Chair:**

**Dated:**

**Exelby, Leeming and Londonderry Parish Council**

25<sup>th</sup> September 2023

Re: Proposed construction of 24no dwellings at land to the west of Sycamore Lane, Leeming (ref: ZB23/00923/OUT)

Dear Sirs,

In response to the submission made by Saddington Taylor of 28 July 2023 the Parish Council wish the following statement to be considered:

Until 1989 the water utility was publicly owned, but on privatisation Yorkshire Water gained control of this utility that covers the village of Leeming.

In the years prior to privatisation this Parish Council had been in regular communication with the Water Board. Site visits were quite numerous, and the Water Board agreed that the situation required remedial action as it was unsatisfactory. However, with privatisation Yorkshire Water took over and informed the PC that there were no funds available.

All foul water from this village is discharged via an above ground, 10-inch pipe which crosses Bedale Beck, and which runs alongside the bridge that crosses the Beck.

Despite a valve being planted near Water Lane the sewage back flow in this region has continued and flows into gardens in that area. Sewage back flow also occurs in homes in Sycamore Lane and St John's Road.

Saddington Taylor indicates that Yorkshire Water's response (p2) would appear to be a verbal response made by an employee of the water company to one of the development's engineers. In their paper Saddington Taylor state that the Yorkshire Water employee's response was:

“...the majority of call outs our operational team attended in this area were to remove blockages caused by bricks, wet wipes, fat/oil/grease etc...”

If this has indeed been the case it will continue to be the case, but with a further 24 homes (a relatively large development in a small village) and their residents adding to the problem. Sewage flow back will continue to be a problem to current residents will also affect the residents of the new development should it be allowed to go ahead as all foul water will be discharged via the same pipes and any blockages will also affect all houses.

Sycamore Lane is to the east of the development site - not the west as stated by Saddington Taylor in the SuDs Management Plan, p7. According to the Flood Exceedance Plan provided the new water chamber is at the east of the site and not the west as stated.

The planned attenuation tank may well hold water to be discharged into the system, but the developers have failed to appreciate that the development on this greenfield site covers only the northern end of the field that is very often flooded and waterlogged. Since the drainage is planned to lie beneath the roadworks in the development the houses at the southern boundary (P01FFI through to P21/22FFL) will back onto this flooded area and there would be the strongest possibility of this water affecting the rear gardens of these houses and possibly seeping into the buildings themselves.

The objections relating to sewage and flooding by the Parish Council related to the impact and concerns on the wider community of the whole village rather than the narrow focus taken by the developers of only Sycamore Lane and St John's Road.

Under the heading of Surface Water Flood Risk, p2, Saddington Taylor has emphasised the fact that Sycamore Lane will be more prone to flooding in high-risk areas such as Sycamore Lane and mitigate their development from any impact in the future.

Further the responses from North Yorkshire Council, which is the Lead Local Flood Authority (dated 3/4/23) recommends that the submitted documents are limited and the LLFA recommends that the applicant supplies further information before any planning permission is granted by the LPS.

Requires further information relates to items:

1. Runoff destinations and peak flow
3. Design for Exceedance
5. Urban Creep
6. Maintenance and construction plan

To argue against the submissions by residents and the Parish Council based on absence of any such evidence is disingenuous.

### Highways

If the developers have confined their focus to the narrow corridor of Sycamore Lane and St John's Road when discussion issues around drainage, they certainly haven't employed the same narrow focus under Highways, p5.

Saddington Taylor have stipulated (p5) that

"Traffic flows from a development of this size proposed would typically be considered modest or perhaps even negligible depending on the context."

They go further quoting the modelling used by National Highways

"Consequently, we do not foresee any significant impact from the proposed development on the SRN during the operational phase"

In the initial response by National Highways it is noted that:

"The applicant makes no reference to potential traffic to be generated by the proposed development and no supporting documentation has been submitted in this respect."

Given that the last two rentals by Broadacres in the village were for two elderly people who between them have three motor vehicles. Extrapolating from this we could assume that 24 houses will result in at least 36 vehicles being brought into play.

The SRN, or Strategic Road Network focuses on the impact on motorways and some A roads. The plan provided by National Highways shows they considered the impact of any generated traffic from the development would have on the following roads:

- Dere Street through Leeming-to-Leeming Bar
- Northallerton Road through Leeming Bar to the roundabout at the new bypass (A684)
- the new bypass (A684) to Coneygarth service station roundabout

We, the Parish Council, would concur with National Highways. The number of vehicles expected would have no significant impact on this section of the highway close to the village of Leeming.

It would seem to the Parish Council that Saddington Taylor are using provided outcomes for a road system removed from the development that have little bearing on the congestion that will occur in Sycamore Lane and St John's Road.

We have pointed out in our objection that there are no buses and no shops in the village, hence residents must travel by car for all their social, work and shopping needs.

We would urge the refusal of this development due to the negative impact it will have on the village and villagers of Leeming.