

CRAYKE PARISH COUNCIL

Minutes of the Ordinary Meeting held on Tuesday 19th January 2016 In the Sports Hall, Crayke at 7.30 pm

Present: Parish Councillors: J. Wright (Chair), C. Merritt (Vice-Chair), S. Featherstone, L. Hartley, T. Moverley, N. Jackson, M. Pepper, D Councillor N. Knapton and M. Fielding (Clerk)

Parochial electors: 3

Public Consultation. A letter was handed to the Council concerning planning application 15/02860/OUT and a request made to read the letter during Item 6.2 of the meeting

Declarations of Interest:

1. **Apologies.** Apologies had been received from C. Councillor C. Patmore and D. Councillor G. Ellis

2. **Minutes**
 - 2.1 **Ordinary Meeting held on 15th Sept 2015**

Amendments had been made to minutes. M. Pepper proposed and S. Featherstone seconded and all agreed that these be signed as a true record.
 - 2.2 **Ordinary Meeting held on 17th Nov 2015**

J. Wright proposed and C. Merritt seconded and all agreed that these be signed as a true record.

3. **Matters arising from the minutes**
 - 3.1 **Ash Tree (12.1)** Clerk reported that the tree had been reported to NYCC Highways and had been removed.

4. **Finance**
 - 4.1 **Current Financial Position.** The current cash in bank is £6,211.28. This is a variation from the last meeting of £198.00. One payment had been made of £198.00 for grass cutting.

5. Correspondence

A list of the correspondence received since the Nov meeting was circulated. A copy of this list and access to any of the listed correspondence is available on request to the clerk.

6. Planning

6.1 Planning Applications. The clerk reported the current Parish related planning applications status as follows:

15/00469/MRC	Rose Cottage, Crayke	Variation of condition	Ongoing
15/00471/MRC	Rose Cottage,	Variation of condition	Ongoing
15/01989/FUL	Springfield, Brandsby Street	Demolition of existing dormer bungalow and construction of a two storey dwelling house	Ongoing
15/02250/CAT	Crayke Castle	Proposed works to trees	Ongoing
15/02140/FUL	Foresters Cottage	Extension and solar panels	Ongoing
15/02286/FUL	Crayke Castle	Demolition of reservoir	Ongoing
15/02621/FUL	Rookery House	Extension	Granted
15/02860/OUT	White House, West way	Construction of dwelling with garage	Ongoing

6.2 Planning Application –15/02860/OUT: Outline application with all matters reserved for the construction of a dwelling with detached garage. White House, Westway, Crayke.

The above application had been received on 11/01/16. The Parish Council discussed the plans and raised the following issues:

- The development envelope for Crayke Village ends at the edge of Town End Farm. The proposed property is outside this envelope.
- The access to the proposed property is outside the 30 mile hour limit, near a bend and where the road is almost single carriageway. There are therefore considerable issues with visibility in exiting the access road to the proposed property.
- The property is set back from the highway and is therefore second tier development. This is not encouraged within the AONB and Conservation Area guidelines

- The plans state that the property would not be visible from the Highway. The Council refutes this claim.
- The property would be directly next door to a working farm which has been in the same family for generations. The property would be next to the farm's slurry tank, concrete pad for manure and barns. There would be huge potential for environmental issues and a threat to the farm's livelihood if objections were made to noise and smells and flies.
- The application, if successful, would be setting a precedent for building in the back gardens of Crayke properties.

6.3 Hambleton Local Plan

The Chair had attended a meeting on the above and explained the five options that are being considered by the District Council:

- **Option 1 – Principal Towns** (Development focused on Northallerton and Thirsk)
- **Option 2 – Central Transport Corridors** (Development focussed around the main road and rail network)
- **Option 3 – Five Towns** (Development focused on the five market towns)
- **Option 4 – Five Towns and Villages** (Dispersed development across the District)
- **Option 5 – New Settlements** (A new settlement or significant expansion of existing settlement)

The Clerk brought attention to the closing date for comments of 19th February 2016. The clerk asked Councillors to forward comments in order for a joint response from the Council to be submitted.

7 Neighbourhood Watch

W. Wood submitted a report which was read out by the Clerk. Following the theft of a landrover in Crayke in November, a further number of thefts have taken place in the County. One landrover was recovered in response to a Ringmaster message. Although there have not been any recent incidents in Crayke, there have been a number of burglaries in the locality and residents are advised to be extra careful at all times.

8 Road Problems

8.1 General Maintenance of Roads. The flooding near Chesler Pit Lane has been reported as being the responsibility of Yorkshire Water and due to a burst water main. The Clerk asked for the situation to be monitored.

9 **Dispute – Right of Access to Crayke Hall**

9.1 Posts. The Parish Council discussed options relating to the posts at the bottom of the steps. L. Hartley suggested erecting a removable lockable post with a key – responsibility for locking and removing post would remain with the owners of Crayke Hall. Although discussed in length, other councillors agreed that this solution was not practical. The following proposals were put forward:

- Leave the post furthest from Crayke Hall in its current position.
- Move the post nearest Crayke Hall back by 15cm.
- The owners of Crayke Hall to pay for the post to be moved.
- The owners of Crayke Hall (and any subsequent owners) agree to pay for any damage to the bottom step for a period of 5 years
- Crayke Parish Council to reserve the right to re-instate the post to its current position should a situation of repeated damage and repair to the bottom step be deemed a significant hazard for pedestrians.

Decision: J. Wright proposed and C. Merritt seconded that the above proposals be agreed and forwarded to the solicitor. 4 other Councillors agreed on and 1 Councillor refused the proposals. In reaching this decision the Council placed the main emphasis on the public monies that have already been spent during this dispute and also the health and safety of the public using the steps.

9.2 Bank Erosion. The Council maintains its position that the bank is not eroding through neglect or natural causes and that any erosion of the bank is caused by vehicles. The Council maintains that the best solution for protecting the bank is “kerbing” of some description.

10. **No Parking Signs.**

No Parking signs were discussed. The Council agreed that the erection of signs in a prominent place in the Conservation Area of the village is a significant new departure.

Decision: The Council unanimously agreed that Crayke parishioners need to be consulted before any plans to erect a sign are formalised. The Vice-Chair will write a proposal to be published in the March issue of Crayke Parish News and feedback invited.

11. **Fracking**

The Chair highlighted the Minerals and Waste Plan. The northern side of Crayke Parish is in a block of land which has been offered for license. The south side of the Parish is in an area which is already licensed. This area of land includes the AONB and Conservation Area.

12. **Transparency Code**

The Clerk reported that the Crayke Village Website is currently unavailable. J. Wright proposed and C. Merritt seconded and all agreed that the Council apply for funding for developing a new Parish Council website which initially will be for uploading minutes, agendas and accounts – a legal requirement of the Transparency Code. The Clerk to apply to YLCA for funding.

13. Matters for Further Discussion

There were no matters for further discussion

14. Date and time of the next ordinary meeting.

The Parish Assembly and the next Ordinary Meeting will take place on Tuesday 15th March 2016 at Crayke Sports Hall at 7.00 pm.