

CRAYKE PARISH COUNCIL

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Minutes of the Meeting of Crayke Parish Council held on Tuesday 18th January 2022

22.1 Present

Councillors: C Merritt (Chair), N Northeast, S Featherstone, L Hartley, T Moverley, J Porter,
N Jackson

Public: 2

22.2 Apologies for absence

Hambleton: N Knapton

NYCC: C Patmore

22.3 Declarations of interest

J Porter - Councillor Porter informed the meeting that she lives next door to the plot which is the subject of planning application 21/02903/FUL to be discussed under item 21.91.1d.

22.4 Previous Minutes

With the correction to minute 21.75.1 of “tree survey” in place of “ecology survey”, it was **resolved** to approve the minutes of the meeting of the Council held on 16th November as a true record.

22.5 Open Forum

A parishioner commented on the planning application 21/02903/FUL.

22.6 Community, District and County Matters

1. HDC Local Plan - the Plan is still going through examination by the government Inspector. The status of the Plan can be found at <https://www.hambleton.gov.uk/local-plan-1> .
2. Other matters of interest
It was agreed to ask the District and County Councillors for our area to send a briefing for our meetings if they are unable to attend. Action Clerk / Chairman

22.7 Matters in hand

1. Village Plan
The tree survey will be started in the Spring, if we can get the support by then. Action Merritt
2. Traffic Matters
 - a. Highways and traffic issues - the current issues are covered in the individual items below.

- b. 30mph zone - Following our request to Highways, one of the repeater signs on Crayke Lane has been turned around so there is now one facing in each direction.
 - c. Parking by the School
The PCSO has been visiting at drop-off times as promised.
We have emailed Highways for advice about an informal crossing point from the footpath to the school and having zigzag or double yellow lines at the junctions and are waiting for their reply.
3. Village Green
Track at the top - We have put down gravel on short section as a trial to find the most suitable grade. Action Merritt, Featherstone, Moverley
4. Salt bin - We were not able to obtain a bin for the Sports Club drive from Highways as they can only supply them to be sited on a public road. It was **resolved** to authorise the Clerk purchase a salt bin at an expected cost of £120 and salt at an expected cost of £30 and to purchase up to two refills a year.
5. Green Council - Councillors Hartley and Porter presented a draft document of ideas on what the Council and the village as a whole can do to support initiatives on climate change and sustainability. It was agreed to develop this with the objective of a producing a leaflet to distribute around the village.

22.8 Village Matters

- 1. Jubilee Beacon - All the beacons across the country will be lit at 21:45 on Thursday 2nd June .A notice about our beacon will be put in the next Parish Newsletter.
- 2. We have received an offer to purchase or contribute to the purchase of a memorial bench to go at the viewpoint on Church Hill. Various possibilities were discussed and the Clerk was asked to explore them with the person making the offer.

22.9 Financial matters

- 1 It was confirmed that all the bank payments made since the last meeting up to the end of 17th January were properly authorised.
- 2 It was **resolved** to receive and approve the reports on:
 - the financial position at 31st December 2022
 - the current budget position.
- 3 The following receipts and previously approved charges or payments made since the last meeting were noted:
 - Receipts - None
 - Payments
 - a. Bank charge £8.00
inc. VAT £0.00
 - b. Clerk, Defibrillator pads and CPR training kit £122.00
- 4 Additional items - None
- 5 Precept demand - It was noted that HDC have acknowledged the receipt of our demand.

22.10 Planning

- 1 New Applications:
 - a. 21/02933/MRC - Wheelhouse Barn Halfway House - Variation of Conditions attached to Application Reference Number: 20/00131/FUL Proposed change of use of existing barn and ancillary annex to form a dwelling and construction of an open car port, and extension to former stable block to form tractor and external store - it was **resolved** to confirm the response of "Neutral".

- b. 21/02848/FUL and 21/02849/LBC - Crayke Hall Church Hill - Alterations and extension to Listed Building to connect dwelling to coach house - it was **resolved** to confirm response of "Neutral" with the comment "Council notes that the Hall is a listed building and would emphasise its historic nature and its prominent position at the top of Church Hill overlooking the Village Green".
- c. 21/02306/FUL - Rose Cottage Brandsby Street - Extension to garage to create an annexe - it was **resolved** to object with the comments:
 The main property building is a Grade II listed building and the whole property is within both the Howardian Hills AONB and the Crayke Conservation Area. Councillors are concerned that this is not an extension to a property, but the creation of a completely new, self-contained residential property, with sleeping, cooking and bedroom accommodation, which would set a precedent for many other properties in the village and is counter to past planning decisions refusing such applications.
 The proposed self-contained new build would be a secondary development, i.e. not accessed from the highway, Brandsby Street, but instead only accessed from the rear trackway leading from Mill Lane. It has always been Council and Planning Authority policy to refuse such secondary development in Crayke village, and the Council saw no reason to support this proposal for that reason.
 The proposed property would remove a garage and rear parking area potential, and yet would likely lead to additional vehicle demand by the property, so would therefore likely lead to increased on-road parking pressure in the village.
 For these reasons the Councillors unanimously wish to see the application refused.
- d. 21/02903/FUL - Plot 2 Land Adjacent Chapel Garth West Way - Construction of a detached dwellinghouse and widening of the existing access to the highway - it was **resolved** not to object and submit the comments:
 Councillors were sympathetic to the proposal of a single three-bedroomed property as an 'in-fill' build on this large roadside plot. Councillors also appreciated the detailed and thorough application including Heritage and Context reports.
 However, several concerns were raised about the details of the proposal:
1. The location of the proposed house would appear inappropriate to the line of properties on the north-west side of West Way, being too close to the downhill neighbouring property (Warren House) and too close to the Highway. Whilst the original Chapel (demolished in the 1960s) was in this location, it was a much smaller and single storey building. Councillors believed that the footprint of the new build should be moved a few metres to the right, and a few metres further from the Highway, thus being more equidistant between the two neighbouring properties. Also, the roof top should ideally be slightly reduced to reflect a line between the roof heights of the adjacent properties.
 Whilst this change might be incompatible with retaining the monkey puzzle tree, Councillors pointed out that this was a non-native ornamental species and could be replaced if necessary elsewhere in the grounds of the new property.
 2. Councillors were concerned that the proposed access included a shared entrance which is shown as within the boundary of the new property. This is likely to lead to future conflict between the two properties. Also, it would mean a

gate further up the very steep drive to Chapel Garth, which would therefore need to open outwards, again a potential source of conflict and difficulty.

3. The proposed arrangements for off-road parking for the new property would create a new, large area of solid brickwork, rather than the current soil area. Councillors are concerned that this could lead to significant surface run-off, which is already a problem in much of Crayke Village and can lead to large amounts of soil and stone washing onto the road and blocking drains. We would like to see the matter of mitigating surface run-off from the property dealt with to avoid such problems.

4. The Proposed appearance of the front of the new build shows a variety of windows which does not seem to appear balanced or consistent. Councillors would like to see a consistent type of window to provide a balanced view from the front.

Councillors support the application in principle but dependent upon addressing the issues raised.

2 Updates to Applications:

- a. 21/02588/CAT - Crayke Hall, Church Hill - Works to trees in a Conservation Area - Granted
- b. 21/02933/MRC - Wheelhouse Barn Halfway House - Variation of Conditions attached to Application Reference Number: 20/00131/FUL Proposed change of use of existing barn and ancillary annex to form a dwelling and construction of an open car port, and extension to former stable block to form tractor and external store - Granted
- c. NY/2021/0227/FUL - School - Erection of 1.8-metre-high weldmesh security fence with access gates and installation of a 100 x 2 metre Artificial Grass mile track - Amended details / additional information to the Location Plan, Block Plan and Supporting Statement - it was **resolved** to support the application.
- d. 21/02607/FUL - Rookery House, Rookery Lane - First floor extension above existing garage to form a new bedroom, extension to single storey barn and construction of new three bay garage - Granted

22.11 New items and correspondence to note or for decision

- 1 Internal Auditor - It was **resolved** to appoint the YLCA as to carry out our Internal Audit this year at a cost of £120.
- 2 Bank account - as HSBC have introduced a monthly charge of £8, it was **resolved** to authorise the Clerk, in consultation with the Chairman, to move the Council's account to a different bank.
- 3 20s Plenty for North Yorkshire - it was agreed not to join the organisations campaign for a default 20mph speed limit within settlements but to monitor developments with regard to a default limit and review the decision at a later date.

22.12 Items for the next agenda:

1. Litter Pick

22.13 Next Meeting

It was confirmed that the next meeting of the Council will be on Tuesday 15th March 2022, starting at 19:30 in the Sports Club.