

Minutes
Burton-in-Lonsdale Parish Council Meeting
7.30pm Thursday 25th March 2021

Convened under The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020; 7th April 2020 to 7th May 2021

venue:

<https://us02web.zoom.us/j/86115271709?pwd=M2VsUSUkZUkNtS2ZjZkUzY0JxbFUyQT09>

tiny url: <https://tinyurl.com/yzakpxae>

Present: Councillors Handley, Mason, Sedgwick, Tate and Thompson (Chair); County Cllr. Ireton, District Cllr. Brockbank, 3 members of the public

In attendance: the Clerk.

101/2020 **Apologies and Reasons for Absence**

Cllrs. Salrein and Shaw; the Chairman asked Councillors present to accept reasons for absence.

Resolved To accept reasons for absence.

102/2020 **Code of Conduct and Recording of Disclosable Pecuniary Interests**

To record Councillor's Disclosable Pecuniary Interests relating to this Agenda and any changes since the previous disclosure to Craven District Council

Item 6: Cllr. Thompson declared his interest, as both a director and shareholder of B4RN.

103/2020 **Minutes and Matters Arising**

Minutes: 28 January 2021: full Council

4 March 2021: Recreation Field Committee

11 March 2021: full Council

Resolved

The Minutes of the above meetings were accepted as an accurate record, with no amendments, to be signed outside the meeting.

Matters Arising, if any, from the above minutes.

11 March 2021 Minute 98/2020

A member of the public raised the following points:

- a) They had not seen the draft Minutes of the meeting held on 11th March, as requested, and had concerns housing density may not have been emphasised well enough. Some of the meeting's attendees opined: the proposed density too high for the site, (therefore over-development) and inappropriate.

The Chairman explained the Parish Council's response to the planning application's consultation was drafted by him. Housing density was not mentioned as the density had been pre-approved by CDC in its most recent Local Development Plan. The site had been recommended for being accepted for development with a density of 15 dwellings. It did not seem appropriate to challenge a pre-determined matter. The draft response was circulated to Councillors to ensure they approved the response. Anyone with concerns about the application should contact

CDC immediately, as a meeting is due to be held tomorrow (26 March) morning between the Planners and the developers.

- b) Concerns were also expressed regarding the future of the old school house building, now that the original lessees had withdrawn. Would the building be developed into housing?

The Chairman explained this could not happen unless change of use was applied for and approved. The original covenant ensuring the building to be used for educational purposes, related to the Thornton family trust, and ceased upon the sale of the property.

It was clarified that the Local Plan housing density for the entire site (both school and current application) is 15 dwellings. This was decided before the developer, Permahome Ltd., bought the site.

Cllr. Mason informed the meeting she had sent CDC her own comments about the application, including housing density, and the case for shared ownership, rather than 'affordable' housing.

- c) Application plans appear to be contradictory: one plan shows trees along the boundary with The Coach House, and another plan, showing drainage/waste water treatment details, doesn't show any trees at the same place. Do these trees have a TPO on them?

Cllr Handley will be speaking with the planning officer after the officer's meeting with the applicant and will be voicing peoples' concerns raised at this and the previous council meeting.

The Chairman thanked H. Greenep and Cllr Mason for their comments and Cllr Handley for speaking to CDC regarding these concerns, in his role as District Councillor and member of the CDC Planning Committee. Cllr Handley will ensure the above points are discussed at the 26 March CDC meeting with the developer. The planning officers will decide if the application is to be 'called in' (given full committee scrutiny). Thus far, no-one from the public has requested the application be called in.

The Chairman apologised that the subject of housing density was not raised by the Parish Council when submitting its comments on the application.

- d) Vehicular access to the site: it appears from the plans that vehicles can use both existing entrances to access the site, which appear very narrow for two-way traffic. A 'village green' is also mentioned which does not appear on the plans.

The Chairman explained the plans for the school house had included widening the exit to the main road. This might be made a condition of any permission for the remainder of the site.

- e) Question asked about accommodation of on-site facilities during building construction.

Currently, the developer has used the school's car park area for parking and materials, etc during work to the former school house. This will be discussed with the developer, as there is potential for disruption with neighbouring properties.

Cllr. Salrein wished it to be put on record that she is very concerned about the old school building's end use and would like a respite care facility end use to be considered again, should the education use cease.

The Chairman closed the item, in order to proceed with the remainder of the meeting.

104/2020 **Public Questions** or Statements: see attached conditions
There were none.

105/2020 **Reports and Consultations**

Police Report

The following items were received by the Clerk:

We have had 4 incidents reported to the Police between 28.01.21 & 23.03.21

Officers are conducting regular Covid19 patrols in the area & dealing with Breaches

04.02.21 - Highway disruption – obstruction – High Street – left prior to police arrival

08.02.21 – Abandon Call – checked in order

13.02.21 – Concern for welfare & safety – checked in order

16.03.21 – Suspect Object – Checked in order

North Yorkshire County Councillor Report

Cllr. Ireton another small primary school, Masham, is to close. This joins a growing list of small local primary schools that have closed in recent years, often due to financial pressures.

Local Government Reorganisation in North Yorkshire

Weblinks: <https://consult.communities.gov.uk/governance-reform-and-democracy/northyorkshire/>

also

https://consult.communities.gov.uk/governance-reform-and-democracy/northyorkshire/supporting_documents/LGR%202021%20Consultation%20document.pdf

The chairman explained two proposals for re-organisation are on the table: a single unitary authority for the whole of North Yorkshire (excluding York which is already a unitary authority) and a two-district option for East and West authorities, the east half would include York.

Councillors were generally in favour of the two districts, as would be more local for residents, and would take account of geographic location, local access, etc.

Cllr Ireton also supports the two district option as would lend weight to local government.

Resolved

To draft a response from the Parish Council, to be circulated to Parish Councillors for agreement, before submitting to the consultation.

Craven District Councillors Reports and Planning Matters

Craven District Councillors

Cllr Handley reported certain sports facilities will be re-opening on 29th March; the district council is taking COVID breaches very seriously, monitoring activity in the district.

Planning Improvement Policy: report

The Clerk reported CDC has started a scheme to improve the planning process at district level; a series of slides and a summary of the first presentation was received today (25 March) and will be circulated to Councillors after the meeting.

Consultations:

- Spatial Planning (Policy) Consultations: Second draft Affordable Housing SPD 15 Feb to 29 Mar 2021
Resolved The Parish Council had no further comments to add.
- Caravan/Mobile Home Site Licence Conditions Consultation ends 19 March 2021
Cllr. Mason thought part of the document ambiguous. It was
Resolved No comments be submitted.

Planning Matters : Applications and Decisions

- 2021/22599/TCA: T1 Flowering Cherry thin crown 18 Low St, LA6 3LF
Resolved The Parish Council had no comment to make.
- 2020/22319/CPE: Certificate of lawful development for existing use of land as part of domestic curtilage in association with occupation of dwelling known as 'The Bungalow' and siting of structures and erection of buildings upon it; The Bungalow Longber Lane Burton In Lonsdale, LA6 3LA; granted.
Resolved Noted
- 2020/22258/PNAG: steel frame structure & lean-to for storage of fertilisers, animal feeds, fodder, straw & machinery; Brentwood Farm; prior approval not required
Resolved Noted

Section 106 project proposals

The Chairman reported a list of proposals was sent to Craven District Council; the response appears to show CDC employs a formula to calculate how available money should be allocated. This also suggests it might be necessary to fit a proposal to the money available.

Clerk, YLCA, Correspondence

The Clerk reported a number of items from the YLCA and NALC have been circulated, along with correspondence relating to this agenda's items.

Consultations: Northern Gas Networks Stakeholder Engagement Survey
The Chairman undertook to look at the survey on behalf of the Parish Council.

E. Strickland commented that gas, as a fuel, may be phased out in the future as part of the drive toward net zero carbon work by the country as a whole.

106/2020 Finance Matters

a) Bank balances, including receipts since statement date
The Clerk reported finances as per the Appendix. The Chairman explained the slightly different presentation, which shows the

contingency allowance separately from the General Reserves, and not as part of the Commitments.

b) Approval of payments of budgeted and non budgeted items

The below list of payments was circulated to all councillors for information prior to this meeting:

| | | |
|------|--|-----------|
| | Yorkshire Local Councils Associations annual | |
| 2505 | sub | 215.00 |
| | Gregory & Co re broadband service Mar qtr | |
| 2506 | 2021 | 42.00 |
| 2507 | I R Thompson: print expenses | 35.00 |
| 2508 | M G Mason: print expenses | 35.00 |
| 2509 | T Sedgwick: print expenses | 35.00 |
| 2510 | S Handley: print expenses | 35.00 |
| 2511 | D Tate: print expenses | 35.00 |
| 2512 | CANX | 0.00 |
| 2513 | HMRC re PAYE Jan-Mar 2021 | 137.40 |
| 2514 | S Gregory, clerk's salary March 2021 | 331.16 |
| | Lawsons Hazelwood Ltd: track works etc at | |
| 2515 | Orchard | 1,284.00 |
| | C Edmondson: pavilion cleaning Feb/Mar | |
| 2516 | £20+£20 | 40.00 |
| | | <hr/> |
| | | £2,224.56 |

Resolved

The above payments are approved; the cheques to be signed outside the meeting.

Resolved

The Parish Council is very pleased with the work done by Pals with Trowels relating to the access track and drainage; the area's appearance is very good.

107/2020 Broadband for the Rural North (B4RN)

Confirmation of Wayleaves signed on behalf of the Parish Council Cllr. Thompson having declared his interest, stated he would take part in the discussion, due to his background knowledge.

The Chairman explained the location for the above ground B4RN cabinet (5ft high by 3ft long) at All Saints Churchyard is no longer going ahead; instead it is proposed to locate the cabinet against the wire fence next to the entrance to the waste water treatment works on Greta Heath. A revised wayleave will be required to be signed.

Resolved

The Parish Council authorises the Clerk to sign a revised wayleave on behalf of the Parish Council.

108/2020 Common Land: work at Little Bridge (west of primary school site)

The owner of the land adjacent to Little Bridge, Mr John Carr, proposes to do work to the bridge over the stream at the south end of the area. Currently, there are 3 large pieces of slate resting on stone bank sides, giving access from the footpath on both sides of the bridge.

A query was raised about whether or not vehicles can use a footpath to

access land used for agricultural purposes.

The Chairman undertook to discuss the matter with John Carr, to get more details which can then be brought back to the Parish Council for discussion.

109/2020 Parish Councillor Reports

- a) Village Hall Committee
- b) Bentham Common Lands Charity
- c) Woodland Trust

There were no reports for the above items.

d) Local Footpath Volunteers

No work has been done by the Volunteers recently; the Clerk has reported the poor condition of the Bogg Beck footbridge between The Barn and Springfield: the lower supporting gabion has been washed away, and the resulting water wash-back is wearing away the ground beneath the footpath just before the bridge (west side). The case has a reference number: CAMS issue number 69731, and is being dealt with by Business Support Officer Transport, Waste and Countryside, NYCC.

A related matter, re the condition of the stone wall on the A687, belonging to Waterside Barn, has been raised with NYCC Highways; a reply is awaited.

110/2020 Recreation Committee

- a) Grounds & Outdoor Equipment: visual inspection reports; maintenance; picnic table purchase
- b) Pavilion: maintenance, incl additional equipment storage; Craven District Council proposed Section 106 grants re sports development

The Chairman asked councillors to refer to the minute 92/2020 of the meeting held 4th March 2021 giving details of discussion and decisions.

- c) Burton Community Sports Association: to receive lease review report re either renew lease or allow lease to expire; long term implications for Parish Council

A full discussion was had by the Recreation Committee (Minute 93/2020, 4th March 2021). The Chairman invited Cllrs Mason and Tate (as Recreation Field Committee members) to comment:

Cllr Tate: The matter is more complicated than first thought, as there is a question as to how much money will be required to refurbish the MUGA playing surface.

Cllr. Mason: there is now a very small membership and committee; the committee wishes to hand the matter over to the Parish Council to deal with. In the first instance extensive maintenance work is required. However the separate organisation of BCSA would be better for running the facility on a day to day basis.

The Chairman reported the BCSA committee had told the Recreation Field Committee that fewer people were paying to use the facility, but lots of people wanted to use it. Some financing achieved by charging for use via the lighting tokens. Collecting money via membership or other means has proved difficult. His personal view is that the lease should be allowed to lapse. He also reported a working party (himself, Mike Illsley, Ian Parker and Colin Briscoe) had surveyed the MUGA;

Colin Briscoe (of Briscoe Construction) advised a drainage solution at a relatively low cost which would deal with flooding issues. This leaves the playing surface requiring (expensive) work.

Resolved

To make a final decision at the next full council meeting, in late May; in the meantime await the outcome of a *Burtonian* article seeking more committee members/volunteers.

111/2020 Maintenance Reports

a) Village Green, including War Memorial: nothing to report

b) Riverside Land: nothing to report

It was clarified B4RN would require occasional access for maintenance.

It was also noted that a young volunteer had done some work on the Riverside Land in respect of the Duke of Edinburgh award scheme.

Resolved: A letter of thanks to be sent.

c) Very Old and Separate Churchyard: annual inspection report

The Chairman reported this had not yet been done; it will take place on 26th March, 2021.

d) Street Lighting: nothing to report

e) Public Benches: nothing to report.

112/2020 Items to be included by Clerk in press release

No items to be reported.

113/2020 Date, time and venue next Parish Council meetings

22 April 2021: Finance Committee re preliminary year end accounts

13 May 2021: Recreation Field Committee meeting

27 May 2021: Annual Parish Council and full council meeting

24 June 2021: Annual Parish Meeting

The Chairman explained that, as of 25th March 2021, the Government intends all council meetings to take place in person (ie not using an internet platform), after 6th May 2021. Therefore the meetings of 13 & 27 May and 24 June will take place in the Village Hall, COVID restrictions permitting and safety measures being in place.

Resolved

To hold the above meetings as stated, subject to COVID restrictions and regulations being in place at the time of each meeting.

The meeting closed at 9.04pm.

Signed

Dated

Appendix

March 2021

Bank Balances, including receipts

| | | |
|--|-----------------|-------------------------|
| Current Account at 15.03.21 | | 300.00 |
| Business Reserve A/c at 15.03.21 | | <u>44,616.79</u> |
| | | 44,916.79 |
| Receipts 15 Feb to 15 Mar 2021 | <u>2,746.30</u> | |
| Interest | 0.30 | |
| CDC COVID-19 grant re pavilion ref | 2,096.00 | |
| Pals with Trowels donation re Orchard works | 650.00 | |
| Less: unrepresented cheques at 15 March 2021 | | <u>-260.18</u> |
| | | <u>44,656.61</u> |

Commitments as at 15th March 2021

Very Old and Separate Churchyard:

| | |
|---|---------------|
| Lych Gate Restoration grant | 200.00 |
| Safety Notice, memorials (400) & 190 | 552.75 |
| Clerk's Retirement Gratuity provn (3% gross annual salary) (ye 2018 2225.70; ye 2019 2297.51) | 2,380.29 |
| Village Cricket & Sports Days surplus (2017-2019) for future events | 346.22 |
| VE Day Commemoration Group re 75th anniversary | 400.00 |
| Pavilion hot water system upgrade | 1,870.00 |
| Rural Watch Scheme | 200.00 |
| Budget remaining as at report date | <u>907.88</u> |
| | 6,857.14 |

General Reserves at 28.03.21

37,799.47

| | |
|--|----------|
| Contingency Fund within General Reserves (resolution 12/11/18) | 5,000.00 |
|--|----------|