

HUNTON PARISH COUNCIL

Minutes of Meeting held on 17th January 2024 at 7.30pm

See Distribution

Reference:
DL /
2024/01/17

Date
21 January
2024

Present:	<p>Councillor R Wyatt Councillor R Worsdale Councillor R Smith Councillor W Knight Councillor J Wylie</p> <p>Councillor Tom Jones</p> <p>Dee Lynn Kathleen Allison</p> <p>Two representatives from Hunton in Bloom (HIB) and twelve members of the public in attendance.</p>	<p>Chair</p> <p>NYC</p> <p>Clerk Treasurer</p>
Items	Recording of Meeting	Actions
Item 1	Apologies for absence Treasurer	
Item 2	Councillors declarations of interest none	
Item 3	Minutes of last meeting held 15th November '23 Agreed as a true and accurate record, proposed Cllr Smith seconded Cllr Knight.	
Item 6	<p>As members of the public had attended in such numbers the Chair proposed to take Item 6 first on the agenda and this was agreed.</p> <p>Local planning applications</p> <p>(i) 23/00085/OUT Outline Planning Application (with All Matters Reserved Except Access) for the Erection of 15 No. Residential Dwellings DEFERRED – reconsultation.</p>	

The chair introduced the item which is an application to build 15 houses on land off Wild Hill. The original application was made in February '23, a number (c20) objections were lodged in response to the original consultation. Following a request made by Cllr Jones the matter was considered by the Planning Committee on 12/10/23 when a decision was deferred as some major issues raised. A revised application has been posted and a reconsultation process is underway with a deadline of 22nd January. It is expected the matter will be considered by Planning Committee on 8th February.

The four primary areas of concern of the Parish Council were outlined;

Surface water

The new proposal now shows surface water from the site connecting into the surface water sewer on Greenacres. The outfall then flows directly into Hunton Beck in the middle of the play and recreation area, just upstream of a Zone 3 flood risk area, which will add to heavy flooding in the centre of the village. This already occurs on regular occasions as is well documented. We believe that allowing further surface water to discharge into the beck is totally unacceptable and will lead to more severe flooding.

Foul Water

The new proposal shows the construction of a new foul water sewer running from the site entrance down Wild Hill, along Greenacres and then connecting into a mains sewer on Ratten Row. This proposal is untenable as the land at the end of Greenacres is privately owned and permission would not be granted.

At the Planning Committee meeting, concerns were raised around how drainage could be delivered due to the topography of the site. The current application shows the housing being pushed into the northern edge of the plot which is the lowest point, and the proposal relies heavily on the use of pumped systems maintained by a third-party, private management company. This is a high-risk strategy and given the close proximity of the development to the existing houses on Greenacres could place these properties at risk of pollution/flooding should there be a pump failure or blockage. The odour from these pumps could also be an issue.

Detailed Highways and Public Right of Way Information

The report now acknowledges that the statements made by the Parish Council at the Planning Committee meeting on the 12th October 2023 were correct in that although a public footpath is shown on an OS map it has no link into the village due to the construction of houses on Wyville Grove by RDC some 60+ years ago. The proposal is now to connect into the short length of path

<p>Item 4</p>	<p>at Broadacres but this does not provide a direct link to the village. Despite the developers claims that they are enhancing footpath links to the village there is absolutely no material change. The developers plan which shows the provision of a stile on the southern edge of the site to route the path which exists on paper some 500m to the south, and then exiting onto Wild Hill Lane which is single track and has no footpath. This is non sensical and does nothing to connect the development to the village.</p> <p>Affordable Housing and Alternatives</p> <p>National guidance states that rural development should be in response to local need and the response should most suitably be by rural exception sites, a requirement that was fully met with the Broadacres development. At the time the Broadacres development was being considered it was acknowledged by RDC officers that this was a special exemption site, beyond the designated building line and would not lead to the floodgates opening for larger scale development in the future. On this understanding, the Broadacres 'social housing for rent' development, was welcomed by residents and actively pursued on their behalf by the Parish Council, because it was for local people, who could not afford to buy, it was in keeping with the traditional character of the village, a classic Yorkshire linear settlement, and it was modest in size.</p> <p>Members of the public present asked questions and it was confirmed any resident can raise objections to the application and Cllr Jones encouraged people to submit views whether supportive or to object. It was confirmed that anyone at all could make an objection; those who objected initially mostly received letters, but that did not mean others could not object.</p> <p>(ii) ZD23/00642/FULL NB response to consultation by 5/01/24</p> <p>This application is for change of use of a barn at Old Hall, consultations were due by 5th January 2024, the Parish Council had responded and asked that issues regarding drainage and whether existing septic tank is non-compliant and that the development was solely for private use.</p> <p>Actions from previous meetings</p> <p>(i) Road works / repairs Bedale Road - Cllr Wyatt advised he had spoken to Highways regarding the road edge drop off and was told they had undertaken repairs that met their criteria. Cllrs Wyatt and Smith are to attend a consultation session with Highways on 29th January so they hope to have an opportunity to raise and discuss in more detail.</p>	<p>Cllrs Wyatt and Smith</p>
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<p>Item 5</p>	<p>(ii) 20's plenty - Cllr Wylie updated she had contacted Cllr Keane Duncan 5 times from 8th November 23 to 9/1/24. Some of this correspondence had been copied to Rishi Sunak and Cllr Tom Jones. Cllr Duncan replied 21/11/23 with just a acknowledgement of receipt of the email. However Cllr Wylie has had another 2 responses on 20/12/23 and 9/1/24 Cllr Jones requested that Cllr Wylie resend the correspondence to himself and he will follow up with Cllr Duncan.</p> <p>(iii) Purchase and planting of two trees - Cllr Smith advised this has been completed in partnership with HIB who have organised the plaque.</p> <p>(iv) Advice from flood prevention team on debris removal - Cllr Wyatt has made this request and awaiting a response, Cllr Jones advised they are a small team.</p>	<p>Cllr Wylie</p> <p>Cllr Wyatt</p>
<p>Item 7</p>	<p>Police report A report had been received and circulated, a copy was available at the meeting. PCSO Paul Fee attended the meeting and was thanked for doing so. Paul Fee recommended residents sign up for Community messaging which provides a good connection between police and communities. A question was asked regarding road safety at the junction where Wild Hill meets the A684 especially if turning right, it was explained this would be a matter for Highways rather than the police. Cllr Wyatt will raise at 29th January meeting with Highways.</p>	<p>Cllr Wyatt</p>
<p>Item 8</p>	<p>Matters arising from NYC Cllr Jones reported NYC is currently involved in budget setting which is challenging, whilst NYC has reserves these may be impacted. Savings are to be made but due to unification it is intended savings be made through reducing duplication rather than having to cut services. Locality budgets may be reduced. HIB representatives thanked Cllr Jones for the donation for the bench. Cllr Jones explained that the Strategic Planning Committee has started work looking at local development plans and housing need, this is a substantial task Richmondshire's existing development plan stands and has been adopted by NYC.</p> <p>PC business / maintenance</p> <p>(i) Hunton in Bloom</p>	

	<p>The HIB representatives advised this year they plan to enter for Village in Bloom category and judging will be in July. It will be the “small” village category, villages with less than 500 on the electoral roll. The plan is to continue work on the existing sites around the village. The old seat at the Pinfold needs removing and the gatepost requires repair / replacement. It is hoped to have a work day in February when the area near Conifer Lodge will be tidied following the tree removal last year.</p> <p>A village trail leaflet has been produced and permission was sought to install a plastic weatherproof box in the bus shelter for copies of the leaflet. A request was also made for a display box near the war memorial for the Hunton History Society leaflet to be available. Both were agreed.</p> <p>(ii) Greenacres “island” proposal HIB had held a consultation event and coffee morning on 13th January to explain the seating proposal for the area and seek views and opinions. The feedback was overwhelmingly positive. A report summarising views and representations had been circulated in advance. There is wide support for the accessible seating and area and the proposed planting. It was suggested hard landscaping might be extended to the dog waste bin location which is currently very muddy. The PC gave its support to the development and asked that HIB proceed with enquiries of Highways and utilities.</p> <p>(iii) Grasscutting contract Cllr Smith updated the meeting, no further tenders for the contract have been received, just the two quotes previously discussed. The merit of a further 3 year contract was discussed and agreed. Flexibility to amend the number and / or timing of cuts was discussed noting that that events eg school sports day should be accommodated. The grasscutting period is expected to be mid March to mid October.</p> <p>It was proposed that the grasscutting contract should be awarded to Gareth Hastie on a 3 year term, proposed Cllr Smith seconded Cllr Wyatt.</p> <p>(iv) Blocked Right of Way Cllr Knight informed the meeting that she has been in contact with the NYC Rights of Way Officer regarding the blocked right of way, further information had been requested. The original closure application had been made by Yorkshire Water so it is their responsibility to remedy the situation.</p> <p>(v) Willow trees on playpark Cllr Smith explained that branches had recently broken off in the wind and were in the beck. Immediate action had been taken to remove these at a cost of £25 and attend to cutting up the damaged branches at a cost of £60. HIB had requested the cut up branches be moved to the area near Conifer Lodge. The costs of £25 and £60 were agreed, proposed Cllr Wyatt seconded Cllr Wylie.</p>	<p>Cllr Smith</p> <p>Treasurer</p> <p>Cllr Smith</p>
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<p>Item 9</p>	<p>Cllr Smith has sought two quotations for removal of three trees, the damaged willow, the spindly fir / Christmas tree and the elder on the roadside. The latter whilst not a thing of beauty was acknowledged to be a wildlife habitat and is to be retained. The tree surgeon who removed the leylandii near Conifer Lodge has given a quote and it was agreed to pursue this, proposed Cllr Smith seconded Cllr Wylie. HIB asked that if possible the remaining stump at the Conifer Lodge to be reduced or removed as part of these works.</p> <p>Finance report A report had been circulated in advance and was available at the meeting. In the absence of the Treasurer Cllr Wyatt spoke to the report and summarised the healthy position.</p> <p>The Treasurer was thanked for her report.</p> <p>Dates for future meetings;</p> <p>20th March 2024 15th May * also annual general meeting 2024 24th July 2024 18th September 2024 20th November 2024</p>	

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Clerk : Dee Lynn 21/01/2024

Original signed

Signed: Robert Wyatt 20th March 2024