

HAWES & HIGH ABBOTSDIDE PARISH COUNCIL

DRAFT MINUTES OF THE ANNUAL MEETING OF THE PARISH COUNCIL
HELD VIA 'ZOOM'
ON TUESDAY 29th JUNE 2021

Present:

Cllr Jill McMullon (Chair)
Cllr Yurek Waluda
Cllr Peter Metcalfe
Cllr David Colley
Cllr Dave Stephenson
Karen Prudden (Clerk)

Cllr Emma Blades
Cllr Mike Watts
Cllr Barry Wilcox
Cllr Marion Lloyd
Cllr Yvonne Peacock (RDC & NYCC Cllr)

Members of the Public:-

Ruth Annison
Malcolm Hamer

Pip Pointon (Press Release)
Terry Fawcett

1. Election of the Parish Council Chairman/Vice-Chairman

The Clerk took the Chair and asked all councillors if they were happy to stand again for the next year. All confirmed that they were. Nominations were sought for the position of Chairman and Cllr Metcalfe proposed Jill McMullon. This was seconded by Barry Wilcox and Cllr McMullon was duly elected. Cllr Peter Metcalfe was nominated for the position of Vice-Chair and this was proposed by Cllr Colley and seconded by Cllr Watts. Cllr Metcalfe was duly elected.

1.1 The appropriate Acceptance of Office forms will be emailed to Councillors for completion and return to the Clerk.

1.2 The Clerk will also issue councillors with Declaration of Interest forms which are to be completed and returned to the Clerk within 28 days.

RESOLVED: ALL COUNCILLORS to complete and return the necessary forms.

2. Consideration of Apologies for Absence

Cllr Sheila Alderson submitted her apologies for not attending the meeting. These were accepted.

3. Declarations of Interest

None were registered.

4. Minutes of the Last Meeting

Minutes of the meeting held via 'Zoom' on 17th May had been circulated to all Councillors. Cllr Metcalfe proposed that they be adopted as an accurate record of proceedings and this was seconded by Cllr Lloyd. ***RESOLVED: CLLR McMULLON to sign the Minutes at the next 'physical' meeting.***

5. Ongoing Matters

5.1 Update on the Problem with Bins Near The Chippie, Hawes - Cllr McMullon has spoken to Richmondshire District Council to request that the bins are emptied more regularly. Cllr Lloyd reported that she had checked this morning and they were okay. The situation will

continue to be monitored, but it was pleasing that there had been no further complaints received. **RESOLVED: COUNCILLORS to continue to monitor the situation.**

5.2 Beulah Bank - Cllr McMullon reported that she had spoken to Mr Fox about the situation. Cllr Blades said that there had been no improvement. **RESOLVED: CLLR MCMULLON to liaise with Mr Fox and continue to monitor the situation.**

5.3 Dementia Project - Cllr Peacock advised that a roadshow had recently been held at Reeth. Although it was noted that all the local businesses are friendly towards customers, it is possible for business owners to undertake a one hour training session via 'Zoom' which will provide them with 'Dementia Friendly' stickers for their business. It may be possible to hold some training at the Community Office.

5.4 Appersett & Burtersett Village Signs - Cllr McMullon has arranged to have the Appersett sign repaired. The sign at Burtersett has yet to be attended to. **RESOLVED: CLLR MCMULLON to report back at the next meeting.**

6. Planning Applications

6.1 R/56/496A - FPP for conversion & alterations to existing outbuildings to form local occupancy dwelling or short-term holiday let at outbuilding adjacent to Sunnyside, Burn House, Burtersett Road, Hawes - No comments submitted.

6.2 R/56/518 - FPP for conversion of barn into 4 bed local occupancy or short-term holiday let, along with formalisation of the existing access and associated development at Barn north of Old Gayle Lane, Hawes - No comments submitted.

6.3 R/48/4C - FPP for conversion of the first floor of existing stone barn to create a one-bed local occupancy flat at Mile House Farm, Sedbusk Lane, Sedbusk - No comments submitted.

6.4 **Presentation by Mr Gryff Thomas (GTec) regarding Planning Proposal - Land at Burtersett Road, Hawes**

Cllr McMullon welcomed Mr Thomas to the meeting, explaining that Councillors were interested to hear of his plans for the site. Mr Thomas shared his screen with those present to explain his proposals further.

- The land from Burtersett Road (between Woodburn and The Vicarage) has been purchased along with the two fields behind. The furthest field houses a barn which forms the planning application R/56/518 (above).
- The first field falls within the current development boundary for Hawes. The YDNPA have set aside roadside areas for development for housing and because of this Mr Thomas fully expects to receive permission to develop the field. There are likely to be restrictions on the type of stone used for the houses.
- Mr Thomas had asked to participate in this meeting to seek the views of the Parish Council on the type, size and style of properties to be developed on the site. He is determined to meet a local need and wants all the properties to be available for local occupancy at affordable prices. They will all be available for purchase, not rental.
- Aerial photographs have been taken to try to establish the path of an old track to the proposed barn conversion. Mr Thomas asked the Council to consider 'calling in'

the application detailed in 6.2 (above) to support his proposals and to determine the previous access to the barn.

- Cllr Watts noted that there has already been excavations taking place on the site of the first field and asked what Mr Thomas' plans were in respect of addressing the issue of flooding on that site. Mr Thomas responded that a Civil Engineering Consultant had been engaged and proposes that there be no intention to divert the existing watercourse. Instead, he has suggested replacing the current collapsed stone drain with a 900mm diameter pipe.
- Mr Thomas was questioned on the new access gate that has been put in place at the roadside. He stressed that this is a temporary measure to provide access for the machinery currently working on site. No permissions are needed until the planning application is submitted. There is no intention to leave the gate in place once the development is undertaken as there will clearly need to be a more suitable access.
- Cllr Colley asked if Mr Thomas had any plans to develop the second field, and subsequently, the third, but Mr Thomas said that he had not considered this at the current time as they fall outside the development boundary and there is no clear easy access. However, he noted that the YDNPA are currently reviewing development boundaries in the Park and it is possible that these may change in the future. He did point out that, clearly, he could not develop the first field if it was required to provide access to the other two fields.
- Cllr Colley enquired what density of housing was planned on the first field. Mr Thomas responded that the YDNPA had suggested five or six properties but he prefers three or four, each of a good size.
- The intention is that the properties will be realistically priced for local people. At the moment that figure is deemed to be between £200,000 and £220,000 for a three or four bedroomed house. The footprint of the property is important and Mr Thomas believes that a three bedroomed property for around that price would be appropriate. Mr Thomas was asked if he would be bound by this should the YDNPA set the price at that level and he replied that he would.
- Cllr McMullon explained that residents of Woodburn were concerned that the creation of a new access would result in double yellow lines being placed in the parking area currently used by residents of Woodburn. Mr Thomas said he was not aware that this would be a condition of the new access. He went on to explain that he had spoken with residents of Woodburn and no-one had raised this issue to him. He offered to discuss this with the Highways Department but believed that until there was a pre-planning application submitted he was unlikely to get a definitive response.
- Cllr Blades pressed Mr Thomas on the affordability of the planned properties. He said that he would guarantee to the Parish Council that all the properties will be classified as 'affordable'.
- Dr Hamer asked if Mr Thomas had approached the Highways Department at North Yorkshire County Council as he believed they were usually against creating additional accesses onto the A684. He noted that in 1986, additional access onto the road had been declined. He believed that the road was already extremely dangerous, despite the current 30mph speed limit. He also expressed surprise that an engineer believed a new pipe would be adequate to address the issue of major flooding on the first field. He offered to provide video footage of previous flood

incidents. Mr Thomas responded that the Highways Department had checked the access prior to him purchasing and advised that if there are less than five houses developed, the access will be fine. He also stated that flooding was not his area of expertise but the proposed new pipe will be considerably bigger than the current one to hopefully address the problem.

- Dr Hamer responded that the flooding issue was well documented and he was happy to provide his video evidence of this. He recommended that there be a public consultation (when Covid restrictions permit) to allow the residents of Woodburn to have their say, given that most probably do not use 'Zoom'. Cllr McMullon agreed that the best way forward would be to hold a public consultation meeting once the planning application has been finalised and submitted. Mr Thomas explained that he has yet to prepare and submit a planning application and expects that it may be six months before he is in a position to do so. He agreed to the proposal to organise a public consultation meeting in the Market Hall at the appropriate time.
- Cllr Peacock expressed her concern that the development is not delayed until after the re-surfacing of the A684. Given that the road is badly in need of re-surfacing and this is now planned to take place, starting at Hawes School, from Easter 2022 and lasting six weeks, she would not be pleased if that work was completed and then the road surface dug up to install the services to the new development. Mr Thomas acknowledged the problem and committed to ensuring that the work was completed prior to the resurfacing taking place.
- Cllr McMullon asked for Mr Thomas' assurance that he would undertake a public consultation, which he agreed to. He did ask the Parish Council for their recommendations in respect of the proposed properties but Councillors did not feel this was something they should decide upon. Instead, it would be more appropriate to ask local residents in order that they had some ownership of the development.
- Councillors were very pleased to hear that there was a commitment to make all the properties affordable and Mr Thomas said he was determined to give something back to the community. He asked Councillors to consider 'calling in' the application detailed under 6.2 (above) and Cllr McMullon explained that the Councillors would discuss this and reach a decision after this presentation.

Cllr McMullon thanked Mr Thomas for presenting to the meeting and he then left.

Cllr Watts asked why it was always necessary for the YDNPA to place 'short term holiday lets' on planning applications alongside local occupancy. Cllr Peacock explained that what the applicant submits is important to the application and it cannot be changed at a later date. Consequently, the initial application usually states this as an option.

Cllr Colley said he was very happy to hear that Mr Thomas was committed to his proposal to reduce the density of the site and to ensure the properties were available for local occupancy at affordable prices. On that basis he would be happy to agree to the application. However, he did note that the A684 was a very busy road, and wondered if it might not be better to seek an access from Gayle Lane instead.

Cllr Peacock explained that if the Parish Council wished to 'call in' the application that has already been submitted they must do so with material planning reasons and in order that the public can hear their concerns. At this stage, Mr Thomas has not submitted an application for the roadside site, but he was clearly keen for the Parish Council to 'call in' the application that has already been made. Cllr Blades noted that the YDNPA were clearly concerned about access to this development and suggested that if the aerial photographs did not show an access, then previous Ordnance Survey maps should. Cllr Peacock suggested that it wasn't always the case that the Planning Department would check such things.

In conclusion, Cllr McMullon asked Councillors if they would be happy to 'call in' the application R/56/518. This would allow Mr Thomas the opportunity to present to the Planning Committee in support of his application. All councillors were happy to proceed. **RESOLVED: CLERK to contact YDNPA Planning Department to request that application R/56/518 be 'called in'.**

7. **Planning Decisions**

7.1 R/48/78U/LB - Listed Building Consent for internal work etc relating to fire safety at The Old School House, Hardraw - Approved Conditionally.

8. **Highways Matters**

8.1 New Road Signs at Burtersett Junction - There have been numerous comments made regarding the new road signs recently erected at the main junction into Burtersett from the A684. Cllr Peacock explained that these were the usual size of signs sited on 'A' roads with a 60 mph speed limit. There are similar ones near Bainbridge and West Burton. However, it has been taken on board that the new signs are too close to the road and risk damage from large vehicles. As a consequence, the signs will be re-located further from the roadside. Cllr McMullon pointed out that there have been concerns expressed by residents of Burtersett about the increased traffic flow, and size of vehicles, now using the road, which in places, was extremely narrow. **RESOLVED: CLLR PEACOCK to contact NYCC Highways to request 'recorder' systems to monitor the amount of traffic using the road.**

8.2 Vehicles Speeding in The Holme, Hawes - The issue of vehicles speeding in The Holme had been raised by Cllr Wilcox. Cllr McMullon reported that there have also been concerns over speeding vehicles on Burtersett Road, but that without any visible Police presence, this was unlikely to improve. **RESOLVED: CLLR PEACOCK to investigate.**

8.3 Land Adjacent to Bear Cottage Interiors, Hawes - The condition of the road surface in this area is very poor but Cllr Peacock confirmed that this would be dealt with as part of the main re-surfacing work next Spring. Cllr McMullon asked if it would be possible to have a temporary repair to the worst parts in the meantime, to prevent accidents. It was also noted that 'patching' repairs undertaken in the locality today had been of very poor quality. **RESOLVED: CLLR PEACOCK to look into temporary repairs near Bear Cottage Interiors and to feedback on the poor quality of the recent work undertaken in the locality.**

- 8.4 Issues with Motorcycles and Update from 'CANS' Group - This had been mentioned earlier in the meeting but work remains ongoing to attempt to tackle the issue of speeding and noisy motorcycles in the area.
- 8.5 Works by Yorkshire Water & Subsequent Re-surfacing Programme - Cllr McMullon reported that representatives from Yorkshire Water should have visited today to look at slabs damaged following their work. A meeting has now been arranged for 15th July when a walk around Hawes will be undertaken to assess any damage/remedial work required. **RESOLVED: CLLR MCMULLON to participate in the meeting on 15th July.**
- 8.6 Signage in Cotterdale - Information had been received from NYCC Highways regarding the proposal to erect a new sign at the northern end of Cotterdale where it has been reported that vehicles are being parked on the edge of the highway, making it difficult for others to turn. Highways have proposed erecting a blue and white metal sign. Cllr Colley suggested that a wooden sign would be much more appropriate for the area and Cllr McMullon confirmed that this was being taken forward.
- 8.7 Flood Warning Signs on the A684 - Information had recently been received confirming details of a planned programme of works to instal automatic flood warning signs along the A684 at prime flood-risk areas under the 'Safer Roads Project'. Cllr Peacock confirmed that this work started yesterday and that green tanks would be fitted at the areas most at risk of flooding. When these filled up with water, they would trigger warning signs that would flash as a vehicle approached them. The signs would be located before risk points along the length of the road from Wensley to Bainbridge. Cllr Peacock reported that some communities were delighted with this project, whilst others were not so keen. However, these signs will avoid the current problems with warning signs not being erected in time, and also not being removed after the event. Cllr McMullon expressed concern that too many signs etc, after the work on the lay-by improvements, could potentially make the area more urbanised. The warning signs are going to be very tall and although the aesthetics of them were of concern, Cllr Metcalfe noted that some drivers needed educating to heed warnings when they are offered. Despite concerns, it was accepted that this work was necessary and would hopefully alleviate a lot of problems.

9. Financial Matters

9.1 The following invoices were approved for payment:-

- Mrs K Prudden - £53.55 - Clerk's Salary for May
- Mrs K Prudden - £187.30 - Clerk's Salary for June
- HMRC - £43.20 - PAYE for month ending 5th June 2021

When it was possible to access the bank account/sign cheques etc, these payments would be made.

9.2 The following income was acknowledged:-

- None received

9.3 Bank Balances

The Clerk reported that, at this stage, she does not have access to the bank accounts and therefore cannot provide current balances.

9.4 Change of Signatories

A mandate change form has been completed and submitted to amend the signatories on the HSBC bank account. It is hoped that this will be actioned without any problems.

RESOLVED: CLERK to follow-up the mandate change.

10. Correspondence

10.1 Email from YDNPA Regarding Changes to Bylaws Affecting Their Car Parks - The Clerk had circulated details of these proposals. No comments were submitted.

10.2 Email From Resident Concerning Dangerous Exit From Their Property - Cllr McMullon had made contact with this resident, who lives in Widdale. The resident has been instructed to write to Cllr Peacock to investigate further.

11. Children's Play Park

11.1 Application to RDC Play Park Fund - RDC has a new funding initiative where local councils can apply for grants of up to £10,000 for new play equipment. Cllr McMullon suggested that a group be formed to look into this and put together an application. She suggested that Robin should be part of this group. **RESOLVED: CLLR MCMULLON to liaise with Robin and Councillors to form a funding group.**

11.2 Inspection Report - Cllr McMullon had been in touch with Gary Hudson at RDC regarding inspections. She had established that inspections had been made but no recent report has been received. **RESOLVED: CLLR MCMULLON to follow-up.**

11.3 Trees and Fencing - Cllr Metcalfe reported that he will contact a local contractor in respect of the fencing and will arrange for the tree to be dealt with. **RESOLVED: CLLR METCALFE to arrange for fencing and tree to be sorted.**

12. Flood Group

12.1 Report - Cllr Colley reported that he had spoken to Andrea Burden at the YDNPA Sustainability Department about the flooding, but had not had a response. It seems that they would be willing to look at an application for funding for a flood wall. This information has been passed to Pam Ibbotson, however, months have been wasted in this process. It will take £4,000 to £5,000 to capitalise the Flood Group and they are looking for funding from the Parish Council. Clearly, this is not possible and therefore the group should set themselves up and apply for funding themselves. **RESOLVED: PAM IBBOTSON to be requested to follow this up.**

13. Parish Council Administration

13.1 Parish Council Website - The Parish Council website is currently operated through an arrangement with the Community Office in Hawes. Whilst this has worked okay, Cllr McMullon recommended that a new website be set up which is more modern and easily accessible. The Parish Council has the funds in order to do this. The Clerk explained that another local Parish Council has a website that was set up by an expert and is managed under an annual agreement. All councillors were in agreement to proceed. **RESOLVED: CLERK & CLLR MCMULLON to make enquiries into the creation of a new website.**

13.2 Yorkshire Local Councils Association - Cllr McMullon advised that other local Councils are members of this association. The Clerk explained that it is a very useful resource which provides regular legal updates for local councils and will advise on anything that the Council is unsure of. Membership is in the region of £220 per year. Councillors were in agreement that, in principle, membership could be a good idea. **RESOLVED: CLERK to make enquiries of YLCA regarding cost of membership etc and report back.**

14. **Important Matters Raised by the Public for Inclusion on the Next Agenda**

Cllr Watts asked if anything could be done about overgrown hedges in private gardens which overhang public footpaths. Cllr McMullon suggested that if speaking to the resident concerned was unsuccessful, then an approach be made to NYCC Highways who will make arrangements to rectify the matter. **RESOLVED: CLLR MCMULLON will speak to Cllr Peacock to enquire if she could assist with this.**

15. **Date of Next Meeting**

The next meeting will be held in August. Further details will be issued once known.

Signed as a True Record: Date:

Name: