

# Constable Burton and Finghall Parish Council

The quarterly meeting of the Council held on 10<sup>th</sup> February 2025 at 7.00pm in The Reading Room, Constable Burton.

Present: Cllrs Smith, Hale, Gelder & Dalton, Residents x 8

1. Welcome by the Chairman
2. Apologies: Cllr Allinson (Illness)
3. To receive any declarations of interest. Cllr Hale – item 8
4. To confirm the minutes of meeting held on 11<sup>th</sup> November 2024 as a true and accurate record. It was resolved to accept the minutes as a true and accurate record of the meeting.
5. Crime report. Crime reports received for November, December & January, reports forwarded to Cllrs.
6. Matters raised by members of the public. None at this time.
7. Clerk report. To receive information on the following ongoing issues and decide further action where necessary.
  - Defibrillator for Hauxwell, now completed, registered with The Circuit, clerk has carried out the quarterly checks. Waiting for invoice from the electrical contractor.
  - Vehicle Activated sign at Constable Burton – update. Northern Powergrid met with NYC due to the nearby overhead lines, no issues identified. Post will be installed on 25<sup>th</sup> February, sign will be set at 40mph and now built. Discussion about altering sign direction periodically, clerk to complete risk assessment.
  - Highways updates. Responses from Highways. Issues with the reinstatement works in Finghall, this has been forwarded to Streetworks team who will contact us with an update. Re: bend in road sign, Finghall, Church Lane junction, this sign is in good condition and will be replaced for a sign identifying that there is also a junction when replacement is required.
  - Update re: Barden signs. Highways have quoted £450 for two signs with “Barden Please drive carefully”, North Yorkshire Cllr Jones has offered to fund these signs from his Locality fund. Cllrs would like to accept, clerk to action.
  - Constable Burton bench. Some recycled benches reviewed, NBB 4-seater recycled bench looks suitable. Clerk to action.
8. Planning Applications.
  - FPP for construction of an en-suite extension over existing rear off-shoot. Fieldfare Barn, Hutton Hill. It was resolved to reply: Constable Burton & Finghall has no objections, but did feel that the gable end roofline proposed is an odd design. The building as a whole, would lose its symmetry should this proposal go ahead.
  - Certificate of Lawfulness proposed for new concrete finish to replace older hardcore/concrete yards. Foal Park Farm, Constable Burton. No objections.
  - Certificate of Lawfulness proposed to create a new 381 metre channel to replace an artificially straightened section of Brompton beck. Hauxwell Estate, East Hauxwell. No objections.
  - Variation of condition 11 attached to planning permission 1/70/2C/PA/F to allow the entire of area 11 to be used for either touring caravans, static caravans or tents for holiday purposes only. Akebar Park. No objections.
  - FPP for replacement of existing pitched glass conservatory roof with a lean-to insulated tiled roof. School House, Constable Burton. Cllr Hale declares an interest. Cllr Gelder noted that the alterations should be in keeping with the conservation area. It was resolved to reply: no objections.
  - FPP for erection of a self-contained, single bedroom, pre-fabricated, container-based holiday unit. Alteration of field access gate. Highfield House, Finghall. Many emails received from residents relating, the first identified that the planning notice hadn't gone up. Clerk chased with planning department twice, notice was put up. Also, that resident comments haven't been put on the planning portal, clerk advised to resubmit and has sent an email to the planning department asking them if there is a problem with the system. The Conservation Area Appraisal & Management Plan which was discussed with the expert's suggestion of the area being larger than the current area due to the archaeological evidence.

It was thought that this document has been adopted with the smaller area, clerk to add this document to the PC website, and ask when this document will be reviewed. Residents then given the opportunity to speak, concerns raised about the heightening of the field, already a high % of holiday lets in Finghall, concerns about the capability of the sewerage system, new access causing concerns, as is the lack of footpath, reduced rural gap, the ridge and furrow and general archaeological concerns, privacy and anti-social behaviour worries, the change to the outlook and entrance to the village, queries if the swimming pool permission has lapsed. Councillors added that the proposal is aesthetically poor and the conservation document will take time to change. It was resolved to reply: Constable Burton & Finghall PC discussed this application at our meeting on 10th February, we had 8 residents in attendance. Thirty comments from residents have been put on the planning portal, all against the proposal. There have been problems with the notice not being placed, however the notice period has now been extended till 19th February to allow the appropriate consultation period. Councillors do not support this application, please note our concerns: Lack of footpath. Councillors are concerned for the safety of the people using this proposed holiday unit. There is no footpath in either direction from the proposed holiday unit, this would force the holiday makers to walk in a road they are unfamiliar with; in addition, large farm vehicles and lorries regularly use this road. Access/egress. The alteration of the access gate adds another access along this stretch of road. Councillors have concerns about the safety along that stretch of road should this proposal be approved. Archaeological evidence. Please note findings from FINGHALL CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN adopted 5th March 2019 (Report of the Planning and Community Development Manager). "The appraisal proposed a boundary amendment that would include the area to the north and west of the village (Appendix 2). These areas include long narrow plot to the rear, typical of a medieval smallholding. These are particularly well preserved to the north east of the village with many of the internal boundaries surviving. On the northern side of the village the rear plots terminate at a continuous boundary or back lane. To be included within a conservation area land should contribute to the architectural or historic character of the Conservation Area. The inclusion of this area would result in addition planning controls that would include, the requirement to notify of proposed works to trees and a slightly more restrictive range of permitted development rights (Appendix 3) and a requirement for the Local Planning Authority to advertise proposed developments." Extract from the conclusions: "The CPRE and NYCC felt the inclusion was appropriate. The area to the north and west of the village does contribute to the historic character of the Conservation Area but there would be no additional 'controls' over the area. Its inclusion would highlight the relationship with the historical development of the settlement. In planning terms, the setting of a conservation area is a consideration and having identified the importance of the area on a map, the setting would be taken into account should any proposals for development come forward even if it is not in the conservation area." Councillors are concerned that the further development of this area will destroy the important historic nature of the village and surrounding area. Aesthetics at the entrance of the village. The design of the container-based unit at the main entrance to this beautiful village, does not, in any way, add to the character of the village or use any of the usual building materials as discussed in the Conservation Area Appraisal & Management Plan (please see document attached). Privacy. Neighbouring properties are concerned about the lack of privacy and anti-social behaviour should this development be granted. Holiday lets/community cohesion. The significant increase of holiday homes within Finghall in recent years is a concern for councillors. There are two large holiday parks which are very closely located to Finghall; is there need for further holiday homes within the village? Councillors are worried about the effect this will have for the community as a whole, should this proposal be granted.

A group of residents in Finghall have formed the Planning Objection Group, a resident and member of the group states that this group has been formed due to the increasing frustration with the planning process and feels that their right to object is being denied. The group have had 3 conflicting replies about their concerns from the Planning Officer, North Yorkshire Cllrs and the Leader of the Council. Also contacted their MP. The general response is poor from NYC, and the group feels that there is a lack of transparency with little NYC representation. The group would like answers to their questions and ask the PC for their help.

PC email from Cllr Tom Jones read, stating that he declares an interest to the 10 houses proposal in Finghall (ZD24/00592/OUT) and cannot represent the PC with this application due to a declaration of

interest, however Cllr Sedgewick has agreed to act as our representative with regard to this planning application. Clerk has contacted Cllr Sedgewick regarding this matter but no reply as yet. Reply from Highways regarding the same planning application, PC requested a site meeting with Highways. They are unable to attend as receive many applications and would be impracticable, advise given for PC to make comments in the usual way via Planning Portal. The Officer adds that this application is essentially a resubmission of a previous application and Highways did raise concerns about traffic using Blewhouse Lane and what could be done to mitigate any potential issues. Cllr Hale feels we should contact the Leader of the Council to ask for help with representation about our planning issues, it was resolved for the clerk to contact. He also suggests that the planning group consolidates their information and concerns and send a group report to the planning department. Cllr Gelder has concerns that this will not go to planning committee. Email from resident read (unable to attend meeting), highlighting similar concerns as above but more specifically the Highways concerns on Blewhouse Lane.

Withdrawn: Variation of condition 16 (21/00902/FULL) Constable Burton Caravan Park, FPP for replacement of existing dwelling Southwick Grange, Finghall

Granted: LBC for replacement of 6 timber windows, The Queens Head, Finghall.

9. Matters requested by Councillors.

Cllr Dalton raised concerns about the roads in Barden in early January, clerk contacted Highways, who treated the roads several times and will make enquires to establish the landowner for them to make repairs to the roadside ditch regarding the flooding. Grit bin request in Barden, two bins required instead of heaps, as difficult to see in snow. Clerk to action.

10. To discuss November meeting presentation re: Emergency Plans. Clerk has forwarded the model document, Cllrs felt that this needed collating. Clerk to action.

11. To discuss Contract of Employment. Some items needed discussion in the YLCA model document. It was resolved to accept with: Notice period: 4 weeks, Sick pay: 2 months full, 2 months ½ pay, Holidays. 23 days annual leave, plus bank holidays and an additional 2 statutory days (25 days + bank holidays. An increase of 3 days following 5 years continuous service. Clerk to make alterations and forward to Cllrs.

12. Financial matters. Balance at 10/02/25 £8972.66 (all Cllrs present viewed the internal financial controls)

Incoming

- NYC (Locality funding for VAS) £2000.00

Outgoing

- NYC (Play park inspections) £358.18
- HMRC (PAYE) £112.43
- Vicki Raven (November, December, January wages) £1189.23

Email from NYC (Parks & Grounds Manager), park inspections will increase by 4% from 1/4/25. It was resolved to continue for NYC to inspect the park.

13. Safety Review. Constable Burton park inspections 6/12 & 9/1, no new items. Format of the play inspection report to change shortly, with photos of the issues.

14. To consider the following new correspondence received and decide action where necessary:

North Yorkshire Council – Parish Portal update, Local Plan Call for Sites & Urban Grass cutting arrangements. It was resolved NYC to continue cutting the Urban grass, clerk to respond. Richmond Rotary Club – Best Kept Village Competition. Not this year but CB to apply 2026. Rishi Sunak – key events request. Clerk to reply, Finghall Barrel Roll 24<sup>th</sup> May 1.30 to 4pm, Barden holds a Charity Clay Pigeon Shoot in the summer (Cllr Dalton to forward date), invite to our next PC meeting. David Poole – Threat of Terrorism & threat of Cyber-attack presentation 25th February.

15. Date of next meeting. 12<sup>th</sup> May, 7pm

Meeting closed: 8.20pm