

Constable Burton and Finghall Parish Council

The quarterly meeting of the Council held on 9th February 2026 at 7.00pm in The Reading Room, Constable Burton.

Present: Cllrs Smith, Allinson, Dalton, Hale, Gelder & Beniams, 14 MOP

1. Apologies and reasons for absence. None received
2. To receive any declarations of interest. Cllr Allinson declares an interest in item 8f (Southwick Farm).
3. To confirm the minutes of the meeting held on 10th November 2025 as a true and accurate record. It was resolved to accept the minutes as a true and accurate record.
4. Matters raised by members of the public. Resident reports potholes at the bottom of Chapel Lane, next to wall, clerk to report. A few items from Constable Burton: streetlight near to Donald Smith Court on all the time, clerk to report. Moss and degrading footpath along Mill Lane, clerk to report. Resident also gives thanks for recent pothole repairs on Mill Lane. Closure of A684 has caused verge damage in many areas, already reported. Query about the bridge repairs still being covered over, Highways have said the covers should remain until Spring. Drain outside Village Farm is blocked, clerk to report.
5. Crime report. Reports received and forwarded to Cllrs from November, December & January. New PCSO serving area: PCSO Smith, format of new report more detailed, clerk to query if our area is Leyburn area. Cllr Allison queries about recent reports relating to the local area, clerk to check if Community Messaging service working correctly.
6. Clerk report. To receive information on the following ongoing issues and decide further action where necessary.
 - Community Emergency Plan adoption. Cllr Beniams added to contact pyramid, adopted. Hard copy with the emergency supplies in the Reading Room kitchen, clerk to forward to NYC Resilience & Emergency Team & Leyburn & District Community Support Organisation.
 - Highways meeting & updates. Cllr Gelder reported problems in Finghall following the temporary closure of A684 relating to safety of pedestrians. Clerk reported to Highways, cced Cllr Jones & Police advising them of the issue and requesting temporary signage in Finghall. Furthermore, following a number of complaints from residents of Finghall to Highways about the A684 road closure and issues relating, Highways held a meeting. Cllr Smith & clerk, 4 residents and 4 Highways Officials attended on 19th January, main issues noted were speed and increase in the amount of traffic, verge damage around the area, traffic ambassador issues, residents suggested a harder stop at Patrick Brompton may help. Highways were open to suggestions. Cllr Smith suggests moving the VAS to Finghall, Highways happy to provide post. Grit heaps replaced with 3 bins at Barden as requested, total price £150, Cllr Beniams suggests moving the one at Hillcrest further back onto the verge when less full. Cllr Beniams reports potholes and standing water, to forward map or What3Words to clerk, also damage to wall at top of Bridge at Constable Burton, clerk had reported to Highways but it was felt to be a private wall. Cllr Gelder reported workers portaloo to be removed following completion of work to the bridge, and reports damage to verges up to the railway bridge and potholes on Mill Lane at CB, clerk reported.
Finghall reinstatement following water supply works. Carried out poorly, clerk has contacted developer, will resolve. Phone kiosks in area, clerk reported in November but appears nothing has been done, clerk to chase.
7. Planning Applications
 - a. Listed Building Consent & Full planning permission for replacement of glass houses with ancillary residential and amenity building at Glass houses, North of Hauxwell Hall, West Hauxwell. No objections under delegated authority (Cllrs Smith & Beniams)
 - b. Full planning permission for conversion of an existing 19th century stone barn to form a small dwelling, including an extension to provide two bedrooms and a bathroom. The works also involve installation of services, construction of a stone-built garage/workshop, redirection of existing farm track and change of use from agricultural to residential at Pump Street, East Hauxwell. No objections under delegated authority (Cllrs Smith & Beniams)
 - c. Full planning permission for demolition of existing garage and chimney, alterations to driveway to include new turning area, construction of new single storey extension including garage, home gym, boot room, utility room, kitchen and dining area and internal reconfiguration of existing dwelling including modifications to existing sunroom to accommodate en-suite bathrooms and home sauna at Casetta, Hargill Lane, Finghall. No objections, resident explains change of proposal, some windows altered to roof lights.
 - d. Listed building consent & Full planning permission for construction of glazed link between the South elevation of the existing dwelling and North elevation of the existing outbuilding including alteration to one window to form a door to provide access into the link and reduction in height of garden wall at Sundays Well, Finghall. No objections
 - e. Tree Preservation Order at Reading Room, East Hauxwell. No objections.

- f. Application to determine if prior approval is required for conversion of an agricultural building to form Class B2/B8 workshop at Southwick Farm, Hargill Lane, Finghall. Cllr Allison declares an interest; Cllr Smith asks residents to comment. Many concerns: misleading/inaccurate application, proposed use, traffic and bridleway concerns, pollution, nearby housing. Cllr Allinson answers queries and states that the proposal is for storage with infrequent access, he has put a letter on the planning portal to address concerns raised, to add more detail and reads this out. Cllr Hale feels this discussion should have been carried out outside this public meeting. Cllr Allinson leaves, and councillors discuss. It was resolved to reply: "Constable Burton & Finghall PC object to this application. This was discussed at our meeting on 9th February, fourteen members of the public attended, the majority to discuss concerns with this application. Councillors felt that the application was not a complete or true representation of the proposals. The birds eye photo (appendix 1) in the application is from 2002 and not a true reflection of the area in 2026 due to the significant residential development and increased housing density, furthermore the map is inaccurate and many properties are missing. Crucially, the application doesn't state specifically what the barn will be used for, which prevents an informed public and consultee consultation. The potential use for industrial use in this rural, village setting is particularly concerning and raises long term implications for the village including additional traffic (potentially heavy goods and/or commercial vehicles), noise, light and air pollution, gas/petrol storage, these concerns are especially relevant as the site is near to many dwellings." Cllr Allinson returns.

Granted: Tree Preservation Order at Pump Street, East Hauxwell

8. Matters requested by Councillors & meetings attended by Councillors & Clerk. Cllr Smith – Murder Stone update. Cllr Smith gives history and explains that the plaque will be fixed to the wall behind the stone for the 200-year anniversary. Cllr Gelder – Local Plan and lack of transparency. Cllr Gelder explains that this is about the information circulated about NY Local Plan Call for Sites, which the Conservative party had delivered to some local households. Cllr Beniams – Footpath & Rights of Way training, found this interesting but the legal requirements are highly governed and complicated. Clerk & Cllr Beniams attended training about the pending planning reforms, these should be in place in the summer and significant changes to the planning system are proposed; the main planning guidance will be from national government (National Planning Policy Framework) with some guidance from NYC.
9. Financial matters. Balance at 9/2/26 £5763.11 (all Cllrs attending viewed the internal financial controls)
- Outgoing
- Mythic Beasts (Domain name 9 years supply) £142.80
 - Vicki Raven (November, December, January wages) £1191.94
 - HMRC (PAYE) £85.46
 - YLCA (Training) £100.40
- Financial Standing Orders. Following decisions made, it was resolved to make the changes and adopt. Clerk to circulate.
10. Safety Review. Quarterly reports received, November - February. Very low risk items: some plastic caps missing from slide and the slide is showing some rust areas. Clerk to replace caps.
11. To consider the following new correspondence received and decide action where necessary:
12. North Yorkshire Council – Urban Grass cutting. Clerk to reply, NYC to continue. North Yorkshire Council – Local Planning enforcement consultation. Clerk to re-send to Cllrs, to complete individually. North Yorkshire Council – Community Governance Review (draft recommendations). Proposal is as PC suggested. Local Government Boundary Commission – Boundary review (Final). Oftec – Future Ready Fuel Campaign for rural households, Cllrs to complete individually. Rotary Club - Best Kept Village Competition. Constable Burton & Finghall to enter.
13. Date of next meeting. Monday 11th May (Cllr Hale gives his apologies)

Meeting closed: 8.40pm