

Minutes of the Monthly Meeting of Great Ayton Parish Council held on Tuesday 5 November 2013 at 7.00 pm

Present:- Cllrs: Mrs F Greenwell (Chairman), Mrs J Brown, S Jackson, J Fletcher, R Hudson, R Kirk and G Readman
Mrs J Leng (Parish Clerk). Others Present: Mr M Hamer (Cemetery Assistant), Mrs B Dumphy (D&S Reporter) and 19 Members of the Public.

Min No.	Business
1	<u>Apologies for Absence</u> Apologies for absence were received from Cllr Mrs Moorhouse.
2	<u>Declaration of Interest in items on the Agenda</u> Declarations declared and noted with the relevant topic/s.
3	<u>Members of the Public invited to address the Council</u> The Members of the Public in attendance asked if the Parish Council would be supporting or opposing the proposed development on the Land Off Station Road. Members unanimously agreed that they would be strongly opposing the development (see the agreement under Planning Applications). Members encouraged those present to respond direct to HDC Planning Department detailing their reasons for opposing the proposed development.
4	<u>Minutes of the Parish Council Meeting held on Tuesday 1 October 2013</u> The minutes of the Parish Council Meeting held on Tuesday 1 October 2013 were approved and signed.
5	<u>Police Report</u> The Police Report was circulated.
6	<u>Council Services Report</u> Cemetery Nothing to report. Play Area The Parish Council signed the 20 year lease and Cllr Mrs Brown took it for the GAPP Trustees to sign. Ongoing. Allotments Nothing to report. Christmas Celebrations The Parish Council were still trying to identify a tree to purchase but have identified someone to deliver. It was hoped that the tree will be in place for the 28 November 2013. Noted. Village Fete Members were asked to consider a theme for the Village Fete scheduled to take place on 14 June 2014, suggestions to be considered at the next meeting. Agreed.
7	<u>Matters Arising from the minutes (for information only)</u> Village Hall – The railings were painted and awaiting the installation of the new notice board. Open.
8	<u>Planning Report</u> 13/01870/FUL – Bank Flow Farm – The renewal of temporary permission for the siting of a caravan to be used as an agricultural workers dwelling. If approval is to be given could the Planning Department ensure that the selling of logs, coal and eggs is prohibited and any road signs removed. Also that they ensure that cattle

are not allowed to graze on the top of the bank.

13/02142/FUL – 148 Newton Road – Single storey extension to rear, two storey extension to side and detached garage to rear of dwelling house. **No observations.**

13/02275/OUT – Land Off Station Road – Outline application for residential development of up to 113 dwellings with associated access (and all matters reserved) change of use of existing agricultural building to B1 use and demolition of 4 buildings – **Great Ayton Parish Council wish to see the proposed development refused. Great Ayton Parish Council strongly considers that the application be refused on the following, but not necessarily limited to:-**

1. The proposal represents over development on a Greenfield site outside the village development limits without any exceptional case for a development contrary to the Local Development Framework (LDF) policies.
2. The proposed development would lead to an oversupply of housing within the District. The LDF has delivered a housing development plan which is in compliance with the core strategy. National issues have had an impact on the phased delivery of housing on allocated sites, however, this is no reason to consider the LDF to be flawed. The proposed development undermines the integrity of what is a sound LDF which among other things protects the Village of Great Ayton from over development – which would certainly destroy the Village in the context of its vibrant community ethos.
3. There is real concern in respect of sewage, drainage and highway capacity to cater for the development. The application does not demonstrate any means to overcome these concerns. The LDF inter alia seeks to ensure the capacity of existing infrastructure and facilities are not exceeded.
4. The proposed development fails to demonstrate that the applicant has worked closely with those affected by the development of the design. Evidence is manifest that the expectations of such community involvement has clearly failed.
5. The development will destroy the viability of a working farm and associated business. School Farm is very much part of the Village and much appreciated by the Community.

Applications Approved.

13/01820/CAT – 8 Park Square – Proposed works to trees.

13/01511/TPO – 1 Old Mill Wynd – Proposed works to trees subject to Tree Preservation Order TPO 1998/01.

13/01872/CAT – Christ Church – Proposed works to trees.

13/01692/FUL – 139 Newton Road – Extension to dwelling house.

13/01805/TPO – 4 The Grove – Application for works to trees subject to Tree Preservation Order No 10/00006/TPO_2

13/01620/FUL – 16 Wheatlands – Ground and first floor extension to the rear and canopy to the front of the dwelling house.

Other Planning Information

Bank Flow Farm – Clerk had reported to Hambleton District Council that cattle were grazing on the top which is an SSI area and that they had built a road development. – **awaiting response.**

13/01635/FUL – 149 Newton Road – Formation of a vehicular access to dwelling – **Refused.**

13/1792/FUL – The Grange Coach House & The Grange Mews – Alterations and extensions to 2 dwellings – **Refused.**

Correspondence and Information Report

	<p>Askew & Bunting Solicitors LLP – Play Park Lease for signature. NYCC - Patching Works Information – Noted. Mr Capes – Tree Management – Noted. Redcar & Cleveland BC – Wind Farm including 5 No. Wind Turbines, Control Building and Associated Access at Bankfield North of Guisborough – Noted. David Greer – E-mail Re; Gladman Proposed Greenfield Development – Noted. Rural Action Yorkshire – Winter Weather Agents Toolkit – Noted. Mrs Button – Public Consultation for Station Road – copy of letter sent to Gladman’s – Noted. Rt Hon William Hague MP – Confirming his intention to open the Village Fete on 14 June 2014 if his diary allows – Noted. HDC – Parish Precept – Arrangements for the Financial Year 2014/15 – Noted. HDC – Hambleton Inaugural Parish Liaison Meeting on 7 November 2013 – Cllr Mrs Greenwell attending.</p> <p>The following items for information were all noted:- Rural Services Network - Weekly Email Digests. Editor - North Yorkshire Now Newsletter. Action for Market Tows - Event information. Hambleton District Council – Update October 2013. Clerks & Councils Direct – November 2013 Issue 90.</p>
10	<p><u>Clerk’s Report</u> Footpath Easby Lane to Suggitts Field – Underground Leak This is still not repaired and further complaints have been received – Cllr Moorhouse had raised this with the Highways Team who had advised that this was only a problem in exceptional circumstances. It was confirmed that this is not the case by those who regularly use the path but that it is a permanent problem. Cllr Moorhouse reported that a new structure was in place and that this was now with the new team for assessment. Ongoing.</p> <p>Flooding on Easby Lane – Further flooding reported during the recent heavy rain. The collapsed drain was now repaired so the situation would be monitored to see if this resolved the flooding problem. Ongoing.</p> <p>Footpath behind Cliffe Terrace – No change. – Advised that this was still on the future action list but was not seen as a priority.</p> <p>Highways Issues The Clerk had requested that the disabled parking bay in Park Square paint be refreshed. Awaiting response. Ongoing.</p> <p>Gates – Report received that two gates in Suggitts Fields were requiring repair work. PROW had confirmed that they would repair these gates. Ongoing.</p>
11	<p><u>Accounts Report</u> The total payments made were £13,251.28 The total receipts received were £10,762.15 The Financial Update was noted.</p>
12	<p><u>Councillors Reports</u> Cllr Mrs Brown requested that the Parish Council contact Highways to ask them to grit the roads leading up to</p>

Roseberry School and Romany Road as a priority. **Agreed.** It was also agreed to look at the possibility of purchasing salt if a suitable place for storing it could be identified. To establish if the Cemetery Superintendent and Assistant would have time to grit some areas.

Cllr Jackson asked if we could look at the possibility of disc parking outside the shops. The Clerk to circulate the information she obtained last year.

Cllr Kirk asked if the Parish Council had responded to the planning application for the Wind Farm at Bankfield North in Guisborough. Cllr Fletcher had drafted a response. **Agreed to send as the Parish Council response.**

Cllr Fletcher advised that Lynn from Travellers Rest was unable to open the Public Conveniences anymore due to illness. **The Clerk to write to her on behalf of the Parish Council to express their sincere appreciation for all the years she has opened the Public Conveniences.**

Cllr Mrs Greenwell asked that the Christmas Dinner be arranged for Saturday 25 January 2014 and that Mrs Imeson and guest be invited.

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COUNCIL SERVICES REPORT

ITEM	INFORMATION	ACTION/COMMENTS	STATUS
Play Area	Investigations into replacement play equipment. The Play Area has been allocated £3556.00 from S106 funds this will be paid direct to the Parish Council who will then transfer the funds to the Play Area Charity Account. Proof of expenditure must be provided and the allocated funds must be spent within 12 months.	Clerk has received the lease document for signature.	Open.
	Goal posts – reported that they needed to be replaced.	Agreed that these should be put on hold until the new layout of the play park was agreed.	Open.
Christmas Celebrations	Carols on the High Green confirmed as Monday 16 December 2013 and the band have confirmed their attendance. Santa Sleigh will take place on Monday 23 December 2013. Volunteers requested to ride on the sleigh and to carry out the collection.	Christmas Tree update.	Ongoing
Village Fete	To consider the theme for the Village Fete scheduled to take place on 14 June 2014.	Rt Hon William Hague MP has responded to advise that he hopes to be available to attend and open the Village Fete as in previous years.	Ongoing

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PLANNING REPORT

PLANNING APPLICATIONS

PLANNING REF/ADDRESS	DESCRIPTION OF WORK	COUNCIL RESPONSE
13/01870/FUL – Bank Flow Farm	The renewal of temporary permission for the siting of a caravan to be used as an agricultural workers dwelling.	

APPLICATIONS APPROVED

PLANNING REF/ADDRESS	DESCRIPTION OF WORK
13/01620/FUL – 16 Wheatlands	Ground and first floor extension to the rear and canopy to the front of the dwelling house.
13/01805/TPO – 4 The Grove, Hollygarth	Application for works to trees subject to Tree Preservation Order No 10/00006/TPO_2
13/01692/FUL – 139 Newton Road	Extension to dwelling house.
13/01872/CAT – Christ Church	Proposed works to trees.
13/01511/TPO – 1 Old Mill Wynd	Proposed works to trees subject to Tree Preservation Order TPO 1009/01.
13/01820/CAT – 8 Park Square	Proposed works to trees.

OTHER PLANNING INFORMATION

PLANNING REF/ADDRESS	DESCRIPTION	STATUS
Bank Flow Farm	Awaiting response to concerns in relation to grazing cattle on the top of the bank.	
13/01792/FUL – The Grange Coach House & The Grange Mews	Alterations and extensions to 2 dwellings.	Refused.
13/01635/FUL – 149 Newton Road	Formation of vehicular access to dwelling.	Refused.

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CORRESPONDENCE AND INFORMATION REPORT

CORRESPONDENCE

Sender	Information	Action
Askew & Bunting Solicitors LLP	Play Park Lease – for signature.	
NYCC	Patching Works information (previously circulated).	
Mr Capes	Tree Management (previously circulated).	
Redcar & Cleveland BC	Wind Farm including 5 No. Wind Turbines, Control Building and Associated Access at Bankfield North of Guisborough (previously circulated).	
David Greer	E-mail Re: Gladman Proposed Greenfield Development (previously circulated).	
Rural Action Yorkshire	Winter Weather Agents Toolkit.	
Mrs Button	Public Consultation for Station Road – copy of letter sent to Gladman’s (previously circulated).	
Great Ayton Problem Solving Group	Minutes of the meeting held on 13 September 2013 (previously circulated)	
Rt Hon William Hague MP	Confirming his intention to open the Village Fete on 14 June 2014 in his diary allows (previously circulated).	
HDC	Parish Precept – Arrangements for the Financial Year 2014/15 (previously circulated).	
HDC	Hambleton Inaugural Parish Liaison Meeting on 7 November 2013 (previously circulated).	

INFORMATION

Sender	Information
Rural Services Network	Weekly Email Digests (previously circulated).
Editor	North Yorkshire Now Newsletter July 2013 (previously circulated).
Action for Market Tows	Event information (previously circulated).
Hambleton District Council	Update October 2013
Clerks & Councils Direct	November 2013 Issue 90

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CLERK'S REPORT

ITEM	INFORMATION	ACTION/COMMENTS	STATUS
Footpath Easby Lane to Suggitt's Field	Footpath completed. New kissing gate and cutting back trees outstanding should be completed by end of FY11/12. Underground leak reported to both PROW and NWB. Review undertaken and confirmed that it was suspected that there was a blocked land drain. Further investigative work to be undertaken to ascertain costs and when and if the problem can be resolved. Further problems reported following correspondence from a resident who confirmed that the leak was not coming from his septic tank (as he does not have one but has a water treatment plant) and he has had it checked by Northumbrian Water who have stated that they believe it to be a fractured or broken drain.	Clerk has reported update and is awaiting a response.	Open.
Flooding on Easby Lane	Cllr Moorhouse had spoken with Northumbrian Water Board who were in attendance at a recent flooding incident. They had confirmed that they were looking at the problem. The Clerk had then received contact from them stating that they would provide further updates.	The collapsed drain has been repaired, the situation would be monitored to see if this had resolved the flooding issue.	Open.
Footpath behind Cliffe Terrace	PROW cannot provide a date for the resurfacing. Moved to FY12/13, depending on priorities.	Advised that this was still on the action list but not seen as a priority. The weeds have been removed and rubbish removed..	Open.
Highways	The Clerk had requested that the disabled parking bay in Park Square paint be refreshed.	Awaiting update.	Open.
Gates	Report received that two gates in Suggitts Fields were requiring repair work.	Reported and added to works programme for repair. One gate had been temporarily repaired.	Open.

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ACCOUNTS REPORT

1.1 Payments

<u>Supplier</u>	<u>Reason</u>	<u>Other data</u>	<u>Value £</u>
Richard Collins	2 x Grave Dug	Cemetery	160.00
Howard Atkinson	Mobile Phone Top Up	Cemetery	10.00
Julie Leng	BT Phone Bill – General Admin	9.00	50.16
	Postage – General Admin	41.16	
Todds Ltd	16T of Planings	Allotments	163.20
Initial Washroom Solutions	Nappy Unit & Sanitact Unit Service from 1.11.13 to 31.10.14	Public Conveniences	74.16
G A Marwood	Allotment Rent	Allotments	250.00
HDC	Salaries from 1.7.13 to 30.9.13	Salaries	10448.61
Northumbrian Water	Cemetery 1.7.13 to 30.9.13	Cemetery	DD 9.00
Northumbrian Water	Public Conveniences 1.7.13 to 30.9.13	Public Conveniences	DD 200.05
Northumbrian Water	Allotments 1.7.13 to 30.9.13	Allotments	DD 184.41
Sam Turner & Sons Ltd	Anvil & Blade	POS	31.20
W. Eves & Co Ltd	Fuel	Grass Cutting	DD 213.99
Safechem Ltd	Cleaning Products	Public Conveniences	28.01
GRS Electrical & Heating	Work on the Portacabin	Staff Amenity	1023.50
HDC	Pest Control Service	POS	256.20
TOTAL			13102.49

1.2 Receipts

<u>Customer</u>	<u>Reason</u>	<u>Other data</u>	<u>Value £</u>
Mrs Bailey	Garage Rent – 1 November 2013	Garage Rent	25.00
Ayton Funeral Services	Burial Fee	Cemetery	645.00
Ayton Funeral Services	Grave Reservation- M-F 4	Cemetery	68.00
Fawcett & Etherington	Burial Fee	Cemetery	645.00
Fawcett & Etherington	Grave Reservation – M – F 6	Cemetery	68.00
Mrs Dark	Interment of Ashes	Cemetery	65.00
Carters	Additional Inscription	Cemetery	50.00
Ayton Funeral Services	Burial Fee	Cemetery	645.00
Ayton Funeral Services	Grave Reservation M – F 8	Cemetery	68.00
Allotment Rents	Allotment Rents	Allotments	3969.50
Allotment Deposits	Allotment Deposits	Allotments	32.50
NYCC	Grass Cutting 2013	Grass Cutting	2714.88
HMRC	VAT Return	VAT	1766.27
TOTAL			10762.15