

SHIPTON BY BENINGBROUGH PARISH COUNCIL

Minutes of a Meeting of the Parish Council

Held on Thursday 22nd February 2024 at 7.30 p.m.

At the Community Centre

Present

Cllrs Hexter, Egan, Chapman, Wheatley, Bascombe-Fox and Heartshorne & Megan Remmer (Clerk).

24-019 Apologies - Cllr Smith sent his apologies.

24-020 Reasons for Absence reasons for absence were accepted

24-021 Declarations of Interest

Cllr Bascombe-Fox declared a interest on planning for item 24-027.1. She remained in the room and spoke to clarify issues for correction.

24-022 Minutes of Previous Meeting

Minutes of the Meeting held on 25th January having been previously circulated were approved

24-023 Actions from Previous Meeting

All dealt with in main body of agenda.

24-024 Public Forum

3 members of the public attended, wanted to speak at other agenda items.

24-025 North Yorkshire Councillor's Report

Cllr Taylor sent his apologies.

24-026 Clerk's Report and Financial Matters

24-008.1 Clerks General Verbal Report and bank rec were presented

24-008.2 The following payments were approved:

- Clerks salary – January
- 100 Club prize payments January - £55, £30, £20
- Vision ICT (website) 17624 - £231.60
- Parklane Playground Inspection 2811 - £42
- Shipton CC SVH24-1007 (Jan) - £32
- SLCC Membership Renewal 24/25 (paid by Clerk and to be reimbursed) - £183
- Theakstone 26407 - £187.20

24-027 Planning

To consider and decide upon the following planning applications:

24-027.1 ZB23/02275/FUL Retrospective change of use to residential dwelling, The Point Main Street

RESOLVED: The Pc, after discussion, agreed to the following response:

All the elements of our objection to application 23/00701/CLE remain relevant to this application.

To clarify further: the building referred to as the Point has never had planning permission as a residential dwelling. This building, along with the barn, formerly formed part if the Ivy Cottage estate. These are now separately owned. The barn was given planning permission for B8 storage in 2007, with clear stipulations regarding parking spaces and turning space for the barn to ensure safety for cars exiting the site onto the main highway. It has been made clear to the PC that the area of parking/ turning has been heavily compromised since the two elements of the estate were separated. The whole area of the barn and the building called the Point together have only 2 parking spaces available, but if these are in use there is no turning circle available, and they still share access with Ivy Cottage. The issue of highway safety was the reason the previous application for a dwelling behind Ivy Cottage was refused. The Point has been used for some time as a holiday let without residential planning permission while the barn has been used as a permanent residence, again without permission to do so, by the owner and a tenant. This has lead to over use of the vehicle access shared with Ivy Cottage with cars and larger commercial vehicles visiting the site with great frequency. When there is insufficient parking available (ie when the 2 available spaces are being used) cars frequently park on Main Street, close to a junction which compromises vehicle safety. As the parking/ turning space for the 2 properties is now less that when the application was refused on this basis in 2007 the PC have to object on this basis. In addition to this the applicant states that 'I have now stopped taking any bookings for the cottage – the Point and hopefully will be able to cease using the property as a holiday let altogether by June 2024.' This confirms the property as a holiday let, indicating it has not been a dwelling with 4 years continued residential use as required for retrospective planning permission of this nature. In addition it also indicates the property will be let, with associated aforementioned issues of traffic and parking, for at least a further 4 months, but with no confirmation at all that it will cease after that, or that he intends to live there.

Signed: _____ Date: _____

SHIPTON BY BENINGBROUGH PARISH COUNCIL

Minutes of a Meeting of the Parish Council

Held on Thursday 22nd February 2024 at 7.30 p.m.

At the Community Centre

24-027.2 ZB24/00181/MRC Variation of conditions attached to Application Reference Number: 22/02828/FUL- Conversion of roofspace along with raising of the eaves and alterations to the ground floor of existing porch, Hall Bank House Amblers Lane

RESOLVED: No objections

24-027.3 ZB24/00137/OUT Application for Outline planning permission with all matters reserved for new single storey rural retail units, The Wilson Building

RESOLVED: With reference to the above planning application: this was discussed by Councillors at the Parish Council meeting held 22 February 2024 and the Cllrs object to this application for the following reasons:

- First and foremost the application calls for new build in the green belt area and as it is not for an affordable housing development the PC cannot support the development.

- The access to this site is in an area of the A19 where there are frequent RTA's, many of them with customers leaving the adjacent petrol station. While the PC have campaigned for consideration to make this area of the A19 safer, this has been refused so the PC cannot support any development that increases traffic entering this road from these sites as they would likely increase the incidence of vehicular accidents.

- There is already a petrol station/ farm shop next door at this site, selling the types of food items that are proposed the new units sell. There is no need for more shops selling repeat items at this location.

- The site is not accessible by foot for residents of Shipton, except via a 2km walk on a footpath which is very difficult to traverse for much of the year. Shipton is being developed with numerous new houses being built - there is a need for a convenience shop in the village itself, but not at this site.

- The retail/ restaurant building that is already on the site has remained empty for several years. We understand there is currently a lease on it, and yet the business has decided not to open. If the building that is already there has remained empty for many years the Councillors feel additional units would run the risk of also being difficult to let and remaining empty.

To Report on the Following Planning Application Decisions:

24-027.4 ZB23/02347/FUL Retrospective change of use of agricultural land to domestic curtilage, and proposed demolition of existing timber garage, and construction of detached domestic garage and timber car port, Hall Bank House Amblers Lane GRANTED

24-027.5 22/01117/FUL Application for continuation of site operations as a petrol station and retail shop, including preparation area for hot and cold food for sale on premises. Alterations to the arrangement for the provision of parking, manoeuvring with turning area. (Amended description, illustrative food items for sale (13.9.2023), amended site layout plan (18.8.2023) and amended highways statement 13.9.2023), Brookes North Road Garage GRANTED

24-028 Matters requested by Councillors/ New Items

24-028.1 Tree survey quotes – to decide between quotes received

RESOLVED: After careful consideration of 3 quotes it was agreed to appoint Castle Trees for this work.

24-028.2 Clerk to update regarding Reliance bus service correspondence

The Clerk outlined the letter written in response by North Yorkshire Council and the information provided by Cllr Taylor regarding this matter. The nationwide £2 maximum price for a bus journey has impacted on Reliance's profitability and ability to provide certain services, in particular the Sunday and other services that are not subsidised. MP Kevin Hollinrake has taken up the matter with central government with regards to the issue of how the fare ceiling affects rural bus services adversely compared to city bus services. Item to be carried, with Clerk reporting any further information or responses.

24-028.3 Notice Board poles – At the time of the meeting the Clerk has not been able to view these yet.

24-028.4 Grass cutting tenders – Clerk to update and contractor to be chosen

RESOLVED: After careful consideration of 4 quotes it was agreed that Meticulous Gardens would be offered a 3 year contract based on service offered, locality and price.

24-028.5 Shipton website updating – Clerk reported this has now been sorted

24-028.6 Line painting quote from BDS Yorkshire – the Clerk reported that a quote was received that was similar to the previous companies quote, for £780. It was decided that there was no added value to the Parish Council to have this work done at the moment.

24-029 Correspondence

24-029.1 YLCA WRU and YLCA Training and Law and Governance Bulletins—various forwarded for information

24-029.2 Certificate of Registration for Existing Property Bungalow 4 Field View Bungalow, Confirming the Registration and formal postal address of this property

Signed: _____ Date: _____

SHIPTON BY BENINGBROUGH PARISH COUNCIL

Minutes of a Meeting of the Parish Council

Held on Thursday 22nd February 2024 at 7.30 p.m.

At the Community Centre

24-029.3 Response from Area2 Thirsk regarding road works – Clerk provided information received following an online seminar attended with North Yorkshire Council that confirmed the bypass for Shipton was not going ahead.

24-029.4 D-Day 80 guide latest version – saved to dropbox for information

24-029.5 Clerk to outline correspondence from local landowner – landowner contacted Clerk regarding access onto Twineham's field and about a report of items stored by allotment tenant

24-029.6 Update regarding Bakehouse at the CC car park – Clerk had correspondence that the pod would not be at Shipton for the near future.

24-029.7 North Yorkshire Local Plan Launch Event - Q&A's saved to dropbox for info

24-030 Highways/ VAS

24-030.1 To confirm when VAS's needs to be moved and by who – Cllr Wheatley confirmed helping, to be undertaken 9/3

24-030.2 To confirm last data set has been put on website

24-031 Affordable Housing Project/ Broadacres

24-031.1 Clerk to report on meeting with Broadacres person now managing housing project

Clerk met on site with representative to explain the scheme

24-032 Playground & Recreation Field

24-032.1 To consider any quotes for work – yes to david salmons

24-032.2 Lottery Funding Application – Clerk to update

24-032.3 Playground donation box – to Carry

24-033 Community Centre

24-015.1 To receive any updates – key box at pub has changed location

24-034 Allotments

24-034.1 To receive any update on informal allotment group – no update available

24-034.2 Clerk to update regarding let plots – Clerk confirmed 2 new plots had been let after other tenants had given up a plot.

24-035 Middleton Trust

24-017.1 To receive any updates – next meeting 6/3

24-036 Community Woodland

24-036.1 Clerk to report on funds received to date and any expenditure – MoP had some money from shopping fundraising site 'easyfundraising', they reported they have almost broken even with tea towels.

24-036.2 To update actions and progress to date as required – planted some trees in an area that was less wet, but rained again so too wet to plant more. They have also received some special Elms from the arboretum.

Items for Next Agenda

Chairman's Closing Remarks – meeting closed at 9.30

Next Meeting: Thursday, 28 March 7.30pm

Signed: _____ Date: _____