

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 5th January 2023

Present: Mr R Shepherd (RS) Chair; Mr P Gill (PG) Vice Chair; Mr A Robinson (AR) Mrs C Sanderson-Lewis (CS-L) Cllr Arnold Warneken (AW), Ms J Baldanza (JB) Clerk

Apologies Mr T Cole (TC); District Cllr A Myatt (AM)

Resident attendance 4

Agenda Point	Subject	Action
1. Note Apologies	District Cllr A Myatt (AM) Mr T Cole	
2. Declarations of interest	None	
3. Minutes Tuesday 13th December 2022	Minutes confirmed and signed	
4. County and District Issues	<p>AW explained he had attended a meeting for the new unitary and that the original intention for changes was to save £70M the new review shows that this is in a £30M deficit.</p> <p>The new CEO has stated it's the worse case he has seen and puts the issues down to – increasing energy prices, lack of Gov funding in- leisure services and adult social care. County Council has dipped into reserve funds to help out but this cannot be sustained and going forward it is about acknowledging the problems and knowing where to make the cut backs.</p> <p>There had not been as many redundancies as maybe perceived- there is a difficulty in recruiting in the following areas of council – Planning, Hospitality and social care therefore many positions have been retained.</p> <p>He updated the PC on the Asphalt plant which is planned for close to the waste plant at Allerton- he explained that it wouldn't go away and that the PC should keep a close eye on the planning portals, environment have not approved it. He added that there were discussions on widening the A168 to accommodate traffic for both the waste and Asphalt plant, in order to prevent any standing traffic on this busy road. Government have been asked to fund this, it is to be driven by national highways and not NYCC.</p> <p>Once the new unitary is in place – Planning will come under 6 area committees, McG would be covered by Harrogate and different divisions would take care of different categories e.g.: One category will be up to 50 houses another would be over and then up to say 500 properties.</p> <p>AW has requested to be on more than one committee due to his area.</p> <p>PG put Agenda Planning point 8c to AW giving an overview of current issues that the PC had faced and the communication that has gone to HBC and enforcement.</p> <p>PG had spoken with the case officer who had explained that the new application would be looked at this month.</p> <p>Follow up email along with new photographs from before and after the site started works will be sent to HBC- Photographs and other communication provided by a resident and councillor.</p> <p>The increase in garden waste collection was discussed and highlighted that Harrogate will increase to £43.50 and that this cost will be the same in all areas of the county.</p>	JB

<p>5. Playing Fields/Woodland</p>	<p>One resident thought that this was not acceptable and another resident shared that this was good value when all is considered. Garden waste collection is a discretionary service, not one that councils are legally required to provide. It was pointed out residents may pay slightly more for this service but less on council tax.</p> <p>RS updated on the granting of funding towards the groundworks and labour for the Parish woodland restoration. Also, that following the recent Northern PowerGrid power cut that didn't happen, compensation of £250 has been sent by them to put towards the graveyard clearing works. Thanks was given to the resident who communicated with NE on this matter and brought to the attention of the PC.</p>	
<p>6. Village Shop</p>	<p>RS explained the process behind the inflation of the shop rent and confirmed he had spoken with Helen who had no concerns with the recent increase of 10.7%.</p>	
<p>7. Village Hall</p>	<p>Nothing to share</p>	
<p>8. Planning</p>	<p>a) APPLICATION NO: 6.71.195.B.FUL 22/04287/FUL</p> <p>PROPOSAL: Erection of detached garage and conversion of existing garage to form annex accommodation.</p> <p>LOCATION: Wheatlands Marton Cum Grafton York North Yorkshire YO51 9QY</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL3BYRH900</p> <p>This application was discussed and agreed for comment C that the PC doesn't object or support and wants to add the following comment That the new detached garage is not to become residential in the future.</p> <p>The following certificate was read</p> <p>b) PROPOSAL: Certificate of Lawful Existing Use to determine a building in agricultural use on the site for a period of 10 years or longer LOCATION: Agricultural Store Building Limebar Bank Road Marton Cum Grafton North Yorkshire</p> <p>This was explained and shared</p> <p>c) PLANNING ENFORCEMENT CASE NO: 22/00456/PR05 LOCATION: Land Comprising Field West of Limebar Cottage Limebar Lane Marton Cum Grafton North Yorkshire ALLEGED BREACH: Potential commencement of development prior to approval with groundworks and felling of trees within Conservation Area. PLANNING REF: 22/03479/FUL</p> <p>Covered in Minutes at Agenda point 4 – AW to follow up with HBC to enforcement</p>	<p>JB</p>

<p>9 Financial Matters</p>	<p>Summary of recent finances were shared: And that going forward from Feb meeting this would be for the full calendar month.</p> <p>Outgoings for the period 14th November 2022 -31st December 2022 were £4145.11 Made up of Trade Waste collections, Clerk Salary x 2, Bank Charges, Fee for GDPR, Annual Payroll fee and Water connection to the Church.</p> <p>Incomings for this period- £0</p> <p>Total monies held Inc. Savings - £47,956.78 Parish Council available funds are £8,760.58</p> <p>Precept request for financial year 23/24 has been requested at 4%</p>	
<p>To note matters for information and items for next meeting</p>	<ul style="list-style-type: none"> • RS has purchased a new MAP of the village from 1842 – it was considered and agreed to have this framed to hang with others in the village hall – cost of £160 Inc. VAT was agreed • A date should be considered for a village ‘litter pick’ in the new year – Proposed Saturday 21st Jan at 10AM- CS-L to communicate to village • A tree of PC choice has been donated by a resident to commemorate the Queen’s passing and The Kings ascension to the throne- It was agreed to plant this at the entrance to Legram Lane (leading to cemetery) on the current triangle of grass- e-mail to Highways regards any permissions along with highlighting current disrepair of the road and check for services. • A maintenance plan for the Cricket field needs to be actioned- It was considered and agreed that this needs to be an ongoing contract to maintain the Rabbit population and bring the outfield back to good form. Quotes to be found. • Resident email sent to request to add points to AOB <ul style="list-style-type: none"> ○ Standing water in the Copse at Townend Close ○ Traffic calming measures from B6285 to A168 <p>Email reply to resident</p> <p>Standing water in Copse has been discussed in previous meetings and this is an issue between resident and landowners both of which adjoin field and copse. Yorkshire Water also to be contacted.</p> <p>Email Highways to review speed management and potholes</p> <ul style="list-style-type: none"> • The refusal of change of use placed on Rougham Farm caravan park was raised and follow up is to be sent regards the progress as it appears nothing has happened. 	<p>RS</p> <p>CS-L</p> <p>JB</p> <p>JB</p>
<p>10. Date of Next Meeting</p>	<p>Date of the Next Meeting will be Thursday 2nd February at 7.30 PM at Marton memorial Hall Meeting concluded at 8.30PM</p>	

Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 2nd February 2023

Present: Mr R Shepherd (RS) Chair; Mr P Gill (PG) Vice Chair; Mr A Robinson (AR) Mrs C Sanderson-Lewis (CS-L) Mr T Cole (TC); District Cllr A Myatt (AM) Cllr Arnold Warneken (AW), Ms J Baldanza (JB) Clerk

Apologies None

Resident attendance 6

Agenda Point	Subject	Action
1. Note Apologies	None	
2. Declarations of interest	None	
3. Minutes Thursday 5th Jan 2023	Minutes confirmed and signed	
4. County and District Issues	<p>AM gave an update on Maltkin (The proposed new settlement at Cattal) Explaining that there was a delay on submitting planning permission due in part to a landowner pulling out of the project. Currently not all information is available although one issue was that there was no local plan and information had not been updated. She added that this was too big a project to be rushed through at local planning level and that it would be submitted to the new unitary.</p> <p>AW gave an overview to a 2-day meeting he is to attend on the combined unitary which will cover finance and the constitution and the rights and wrongs of proposals. In regards to Planning he explained the breakdown in percentage that each of the areas make up, for example 11% of proposals are from those living in the Knaresborough area- AW sits on the committee and wants to ensure he represents McG at these meetings. He stated that he believes the 6year plan for NYCC to amalgamate all the district councils into one unitary was very ambitious due to the complexity and differences they all have.</p>	
5. Playing Fields/Woodland	<p>RS confirmed that the cutting back of all the brambles and other overgrown undergrowth had been done. In follow up to the 'Rabbit' issue at the playing fields a meeting has been scheduled for Saturday 11th Feb to meet one potential 'controller' and another person has also been recommended.</p> <p>Follow up at next meeting-</p>	
6. Village Shop	Nothing to add	
7. Village Hall	PG updated there had been a water leak in the kitchen and an unstable light fitting in the hall- both had been fixed	
8. Planning	<p>a) PARISH COUNCIL - DECISION NOTIFICATION</p> <p>APPLICATION NO: 6.71.207.E.FUL 22/03479/FUL PROPOSAL: Erection of one dwelling with solar panels to southern roof, garage with first floor office and solar panels to roof, detached sun room, various</p>	

	<p>landscaping works including drive and felling of trees, installation of ground source heat pump with associated pipework and stable/store on land to the south.</p> <p>LOCATION: Land Comprising Field West of Limebar Cottage Limebar Lane Marton Cum Grafton North Yorkshire</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHVYCWY0EK00</p> <p>REFUSED.</p> <p>This was discussed and PG gave an update on the email communication he had with Chris Keddle at HBC- he explained that HBC were looking for evidence of starting and establishing an existing use certificate- In conclusion to the discussions PG is to respond back to Chris Keddle keeping AW on copy.</p> <p>b) PROPOSAL: Creation of an energy distribution centre / new headquarters, including erection of office building, vehicle depot, provision of LPG and oil storage tanks, and formation of car park and new vehicular access from A168 LOCATION: Land Comprising OS Field 2161 Limebar Lane Marton Cum Grafton North Yorkshire APPLICANT: Northern Energy Harrogate Borough Council being the Local Planning Authority for the purposes of the application received on 9 March 2021 for Full Planning Permission, as described above, have resolved to GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS</p> <p>This was discussed and the PC made it clear their frustration and disappointment at the lack of communication and collaboration from HBC.</p> <p>RS stated how the PC had done a lot of work on this application when it first was proposed including sequential testing- The PC had found a suitable brown space alternative for this site and submitted this along with numerous comments on the portal- Residents have also left objector comments regards to the site.</p> <p>The PC have requested via phone and email numerous meetings with the planning officer all of which have been blatantly ignored- due to this lack of response the PC thought 'wrongly' as it turns out that this planning proposal had gone quiet.</p> <p>RS read from the 16-page document some key points- (full</p>	<p>PG</p>
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	<p>document attached)</p> <p>TC commented on this pointing out that this was a major application which is contrary to policies adding that the whole process had been dealt with appallingly by HBC and that the PC should have been consulted and if anything, this application should have gone to a committee.</p> <p>AM added that only 2% of planning applications ends at committee.</p> <p>RS added there was real concern over the lighting at the site and that there should be a specific lighting scheme put up so that comments can be put forward.</p> <p>Residents asked what could be done to appeal this decision, it was explained that the planning had been approved and the PC no longer have any influence. Both residents and PC shared their dismay at this and that costs to take it to high court would be out of reach.</p> <p>It was added again that the PC had received no dialogue or communication from HBC which wasn't acceptable due to the size of this application.</p> <p>AM interjected that some blame at following up this application laid with her as District Councillor.</p> <p>She agreed that the PC had cause for complaint and it was agreed that RS and TC will write a formal letter of complaint to the planning department at HBC-</p> <p>AW will also follow up separately to the planning officer in charge.</p> <p>Going forward all outstanding planning/actions to be added to agenda's till concluded</p> <p style="text-align: center;">c) TPO 60/2022 - Land Comprising Field At 441573 463077, Limebar Bank Road, Marton Cum Grafton</p> <p>RS read the current TPO applied</p>	<p>RS/TC</p> <p>AW</p> <p>JB</p>
<p>9 Financial Matters</p>	<p>Summary of recent finances were shared: full calendar month.</p> <p>Outgoings for the period 29th December 2022 -31st January 2023 were £263.99 Made up of Trade Waste collection, Clerk Salary, Bank Charges and Fees for village web site,</p> <p>Incomings for this period- £2768.34 this came from Compensation from PowerGrid for graveyard project, VAT from HMRC, Shop rent and Woodland grant from NYCC.</p> <p>Total monies held Inc. Savings - £50,478.28 Parish Council available funds are £10,097.08</p>	

	<ul style="list-style-type: none"> It was agreed that the PC will continue to cut the grass verges and greens during the 2023/24 period- payment from HBC will be £228.58 	
<p>Previous items from last meeting and to note matters of information next meeting</p>	<p>From Last Meeting</p> <ul style="list-style-type: none"> A tree of PC choice has been donated by a resident to commemorate the Queen's passing and The Kings ascension to the throne- It was agreed to plant this at the entrance to Legram Lane (leading to cemetery) on the current triangle of grass- <ul style="list-style-type: none"> Highways have responded and agreed the planting along with putting right the tracks – Resident requested the good side be made better and the other side to be filled in, this was considered and agreed - email to be sent back to highways to this effect. A maintenance plan for the Cricket field needs to be actioned- It was considered and agreed that this needs to be an ongoing contract to maintain the Rabbit population and bring the outfield back to good form. Quotes to be found. <ul style="list-style-type: none"> One potential 'Rabbit Man' meeting on Saturday 11th Feb others to be consulted Resident email sent to request to add points to AOB <ul style="list-style-type: none"> Standing water in the Copse at Townend Close Traffic calming measures from B6285 to A168 <ul style="list-style-type: none"> Resident spoke with highways and Yorkshire water and it has been confirmed by them that these issues lie between the Copse owner/Land Owner and residents- The PC have no influence. Road issues have been noted by Highways and ref numbers applied The refusal of change of use placed on Rougham Farm caravan park was raised and follow up is to be sent regards the progress as it appears nothing has happened. <ul style="list-style-type: none"> Email sent to HBC as of today no response – Further chase email and cc AW <p>Resident raised issue to the mess at the entrance to the New Kilngarth (Yew Tree development) and wanted to know what the PC were to do about it. It was concluded that there is a current dispute in place regards the verge between the Landowner and Brieley Homes) and that the PC have no responsibility over the land in question.</p> <p>AW agreed to take this up with Briely homes and RS agreed to take photos and list the issues and send on to him.</p> <p>AW wanted to add before close that there was a bit of 'bad press' floating about regarding councillors awarding themselves high salary increases and that this was 'Rubbish' the tax payer is to save</p>	<p>JB</p> <p>JB</p> <p>RS</p>

	around £700K a year and that councillors are expected to do more work for less pay.	
10. Date of Next Meeting	Date of the Next Meeting will be Thursday 2 nd March at 7.30 PM at Marton memorial Hall Meeting concluded at 8.34PM	

Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 2nd March 2023

Present: Mr R Shepherd (RS) Chair; Mr P Gill (PG) Vice Chair; Mr A Robinson (AR) Mrs C Sanderson-Lewis (CS-L) Mr T Cole (TC); District Cllr A Myatt (AM) Cllr Arnold Warneken (AW),

Ms J Baldanza (JB) Clerk

Apologies None

Resident attendance 4

Agenda Point	Subject	Action
1. Note Apologies	None	
2. Declarations of interest	None	
3. Minutes Thursday 2nd Feb 2023	Minutes confirmed and signed	
4. County and District Issues	<p>AM explained that there was a 'End of Term' feeling at HBC in regard to the changes to one unitary NYCC as of April. She confirmed that there was no change from the comments at the last meeting regarding Maltkin (The proposed new settlement at Cattal)</p> <p>Explaining that there was a delay on submitting planning permission due in part to a landowner pulling out of the project, they own a third of the land proposed. Caddick's the developers are not happy and she is unsure as to what and how this will progress.</p> <p>She updated the room on the movement of staff and that within the planning department most posts have been filled and people are moving over to fill positions within the new unitary.</p> <p>She advised that Chris Keddle would still continue to cover enforcement and added that there was currently a shortage of skills.</p> <p>AW gave an overview to a number of meetings he has attended covering budgets and the constitution and the rights and wrongs of proposals. He is to sit on various committees that have been set up- NY parks and travel to name two. The new authority begins April 1st and he explained there will be teething problems especially with the transition of facilities. Planning portals will merge over time and not be immediate- Business and properties are in the process of being handed over from HBC to NYCC.</p> <p>TC raised questions regards to the Yew Tree development and requested AW to help set up a meeting with the Chief Executive at Brierly Homes- TC explained that members on the PC have set up a management company and he is joint manager-</p>	TC/JB/A W

<p>5. Playing Fields/Woodland</p>	<p>TC also raised the issue on paving around the site and that he had walked the area with Tim from Highways. There are a number of snagging issues which need addressing and it would be good to have another meeting- <i>TC to email a list of snagging issues and AW will follow up</i></p> <p>The proposed Asphalt plant at Allerton Park was discussed and it was agreed that as a PC, collective comments should be gathered and have response ready for next month's meeting- AW added points to consider on traffic movements and materials on site: AW believes this application will go to committee.</p> <p>RS confirmed that the cutting back of all the brambles and other overgrown undergrowth had been done. RS said he had sent an email to the village group regards the playing fields explaining the plight of the Cricket team in the hope that this can be resurrected in the future.</p> <p>He added that himself and Rory would be having a handover with Stephen Marklew to manage the pavilion etc going forward.</p> <p>One of the 'terminators' for managing the rabbit population will be visiting in a couple of weeks and it was agreed that a regular visit/contract should be sourced to keep on top of them- An email to also be sent to Yorkshire Water.</p>	<p>RS</p>
<p>6. Village Shop</p>	<p>Windows have now been fixed</p>	
<p>7. Village Hall</p>	<p>Windows and floorboards have been fixed and quotes have been requested for painting and decoration.</p>	
<p>8. Planning</p>	<p>1. DECISION NOTIFICATION</p> <p>APPLICATION NO: 6.71.195.B.FUL 22/04287/FUL LOCATION: Wheatlands Marton Cum Grafton York North Yorkshire YO51 9QY</p> <p>2. APPLICATION NO: 6.71.187.C.PPV 23/00378/PPV LOCATION: Rabbit Hill Park Allerton Park North Yorkshire</p> <p>The above applications were read, Wheatlands approved with conditions and Rabbit Hill was information only AW confirmed this required no response to HBC.</p> <p><u>Planning action points -follow up from previous meeting</u></p> <p>1. Planning Refused at Limebar Lane - APPLICATION NO: 6.71.207.E.FUL 22/03479/FUL</p> <p>PG updated on this -he had spoken with Chris Keddle at HBC who informed him that he was still awaiting the developers to prove that work had started within the given time frames- CK was of the mind that it hadn't! The planning officer had visited the site in respect of the new application and took photos in December which show no work in progress. He also added</p>	

	<p>that they are required to plant new trees in specified areas to replace the ones they felled without permission.</p> <p>2. Planning Approved for NE depot-</p> <p>RS updated the room and read through the letter which has been sent to CE at HBC and copied to CClr Tim Myatt (Copy attached) RS confirmed that as of today no response has been sent.</p> <p>This agreed application was discussed at length, resident asked if the letter of complaint couldn't be sent to a higher body to request investigation and a judicial appeal, that from the general public point of view it looks like malpractice- AM added that copy to be sent to customer services at HBC.</p> <p>RS updated on the 'Lighting' of this site and that this should be probed to ensure a positive outcome for the village- CS-L to investigate.</p> <p>It was considered and agreed to follow up for a response and also to cc Cllr Simon Myers.</p> <p>AW explained that he had followed this issue up and wrote to the developers, he added that they would be happy to come and meet with the PC and it is likely that construction will take years. AW to set up a meeting.</p> <p>3. Enforcement at Rougham Farm – Chased and Email Received stating that the planning decision hasn't been appealed and an enforcement notice will be served in due course.</p> <p>4. Garage Lease and Land Registry –</p> <p>PG has had several attempts with the solicitors to get accurate maps for land registry this is still in progress but thinks we may have now have gotten the correct garage footprint.</p>	<p>RS/CS-L</p> <p>AW</p> <p>PG</p>
<p>9 Financial Matters</p>	<p>Summary of recent finances were shared: full calendar month February 2023.</p> <p>Outgoings for the period 1/02/23 to 28th Feb 2023 were £894.80 Made up of Trade Waste collection, Clerk Salary, Bank Charges and woodland clearance</p> <p>There were Zero Incomings for this period</p> <p>Total monies held Inc. Savings - £49,604.29 Parish Council available funds are £9,223.09</p>	

Previous items from last meeting and to note matters of information next meeting	<p>From Last Meeting</p> <ul style="list-style-type: none"> • A tree of PC choice has been donated by a resident to commemorate the Queen's passing and The Kings ascension to the throne- It was agreed to plant this at the entrance to Legram Lane (leading to cemetery) on the current triangle <ul style="list-style-type: none"> ○ Resident confirmed this was an Oak and currently on route from Germany- he would organise marking out a planting spot. ○ Previously requested changes made to Highways to 'tidy' up this area would not interfere with the planting. 	
10. Date of Next Meeting	Date of the Next Meeting will be Thursday 6 th April 2023 at 7.30 PM at Marton memorial Hall Meeting concluded at 8.28 PM	

Signed:

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Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 6th April 2023

Present: Mr R Shepherd (RS) Chair; Mr P Gill (PG) Vice Chair; Mr A Robinson (AR) Mrs C Sanderson-Lewis (CS-L) Mr T Cole (TC); Cllr Arnold Warneken (AW), Ms J Baldanza (JB) Clerk

Apologies None

Resident attendance 7

Agenda Point	Subject	Action
1. Note Apologies	None	
2. Declarations of interest	None	
3. Minutes Thursday 2nd March 2023	Agreed and signed	
4. District Issues	<p>a) Update on meeting with Brierley Homes CE TC and AW updated the room on the meeting set up with the new Construction Manager of Brierley homes, Stuart Ede Overall, it was a positive meeting – Main call outs were</p> <ul style="list-style-type: none"> • Main contractor for the site, Hobson Porter, is leaving under mutual consent and completion of site is expected by end of May 2023 • The intended placing of tactile paving on the pavement by the Church (as indicated on the plans) was deemed inappropriate by the PC, however the revision of this will require the original plans to be altered and approval by Highways • Agreement that the large soil heap will not be spread about the construction site in order to avoid the spread of Himalayan Balsam • Hedge to be replanted on Church Lane • Further discussion necessary in regards to the ‘Communal Green area’ being gifted to the PC and new directors from Brierley Homes will need to be appointed – the previous Directors no longer work for the company – the company to take affect once all landscaping is complete • Mower store agreed – wooden structure with concrete floor and of sufficient robustness • On-going discussion regarding the correct siting of the new fencing at the entrance to the site between the landowner of the adjacent field and Brierley Homes. <p>A resident commented on the cracks that have appeared not only on the road but also his property at the entrance to Kiln Garth, this is believed due to the heavy plant and wagons used on this construction site - Brierley homes are dealing with this directly with the resident - Highways to be emailed</p>	

<p>5. Playing Fields/Woodland</p>	<p>The fencing at the main entrance was also raised as it is in the wrong place. Stuart Ede confirmed that Brierley Homes that it will deal directly with the land owner.</p> <p>AW provided an update on the new unitary authority which is now into day 4. The transition has been fairly straightforward with only a few challenges i.e. Councillors questioning the wording of the new constitution and concerns that fewer planning applications will be referred to committee level. Council meetings going forward should be shorter and the IT and website is much improved.</p> <p>AW covered points on waste collection and the change to street name not postcode when searching online. He commented that the officers at NYCC all seem very helpful and confirmed that housing and planning is within his portfolio.</p> <p>There will be a county wide scheme for allocating projects & finance, the levelling out of council tax bills between the former districts is ongoing but noted that Harrogate already had the highest council tax which should lessen the possibility of additional council tax increases within the Parish. The most contentious agenda point at recent meetings was Household Green Waste - mainly due to areas such as Selby now having to pay for this service.</p> <p>Village Playing fields/Woodlands</p> <p>a) Confer on Boroughbridge Lions email regards to funding for any Village projects</p> <p>This was discussed and an agreement made to look at putting in a request for maintaining the road/track to the playing fields – (3 quotes required) and also Daffodil/Bulbs to fill in any bulb gaps by the tennis courts – current photos of the area to be obtained to assist in future planting.</p> <p>The possibility of placing some form of turf mesh beneath the playground area was discussed, allowing the grass to grow but curtailing the rabbit damage to the site and reducing the burrow trip hazards. This could be a potential use of accumulated Section106 monies already allocated to the playground area.</p> <p>The mole man has also paid a visit to deal with mole hills in immediate proximity to the pavilion.</p> <p>It was also mentioned that the pavilion needed some roof and drainage issues to be addressed- Members to speak with RC.</p> <p>b) update on inspection points to do list – Nothing to report to date</p>	<p>RS</p>
<p>6. Village Shop</p>	<p>No Updates</p>	
<p>7. Village Hall</p>	<p>Decorator booked for May. Pub Quiz Night raised £720 for Hall funds</p>	
<p>8. Planning</p>	<p><u>Applications</u></p> <p>A) APPLICATION NO: 6.71.109.H.LB 23/01025/LB Dew House PROPOSAL: <u>Listed Building consent</u> for demolition of orangery and swimming pool to return to garden terrace. Glazed extension in courtyard and internal alterations to</p>	

existing house.

LOCATION: Dew House Marton Cum Grafton York North
Yorkshire YO51 9QY

Considered and agreed no issues

B) APPLICATION NO: 6.71.109.G.FUL 23/01024/FUL Dew

House PROPOSAL: Demolition of orangery and swimming pool to return to garden terrace. Glazed extension in courtyard and internal alterations to existing house.

LOCATION: Dew House Marton Cum Grafton York North
Yorkshire YO51 9QY

Considered and agreed no issues

C)APPLICATION NO:6.71.218.C.HEDGE 23/00961/HEDGE

NE plant PROPOSAL: Hedgerow Removal associated with Application 21/00728/FULMAJ LOCATION: Land Comprising OS Field 2161 Limebar Lane Marton Cum Grafton North Yorkshire GRID REF: E 440210 N 462628APPLICANT: Northern Energy PUBLIC

ACCESS:<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RR7252HY0EK00>

This was considered and it was felt that due to the fact that the whole site application was approved, including the following decision- there was little that could be said and this should be ignored.

CS-L commented that she was having a colleague look over everything to ensure there was nothing that had been missed in previous objective comments

DECISION

D)APPLICATION NO: 6.71.218.A.HSC 21/02212/HSC- NE

PROPOSAL: Hazardous Substances Consent for an LPG installation up to 200 tonnes. LOCATION: Land Comprising OS Field 2161 Limebar Lane Marton Cum Grafton North Yorkshire GRID REF: E 440210 N 462628 APPLICANT:

Northern LPG Supplies Limited PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTG9LHHY0IO00>

Planning action points -follow up from previous meeting

1. Planning Refused at Limebar Lane - APPLICATION NO:6.71.207.E.FUL 22/03479/FUL
PG updated the room explaining that Harmby Homes had put in a request for a certificate of lawfulness regarding the site. The Enforcement Officer had

	<p>stated that it was for the developers to prove work had started on site within the permitted time envelope and not for the council to disprove it - PG to follow up with NYCC on the seemingly inaccurate information supplied on the certificate –</p> <p>A meeting is to be requested with C. Keddle (Enforcement) as there are numerous other items needing to be discussed- PG to do and cc AW</p> <p>2. Enforcement at Rougham Farm – This has been chased but no further information- AW to chase – JB to forward e-mail to AW.</p> <p>3. Northern Energy distribution centre Application NO :21/00728/FULMAJ –</p> <p>RS updated the room reading from an email received in reply to the letter sent by the parish council – whereby HBC had the following to say</p> <p><i>I am sorry that you feel dissatisfied with the way this planning application was determined.</i></p> <p><i>In the opinion of the Executive Officer for Development Management and Building Control, the application was not considered to be significant, controversial or sensitive in nature. Although the application was recognised as representing a departure from the Development Plan and was recommended for approval. In this instance, the proposals were not considered to be a significant, or major departure. These criteria require subjective assessment and each case is considered on its merits.</i></p> <p><i>It is noted that a number of objections were received, however, the number of comments received does not necessarily result in an application having to go before the planning committee.</i></p> <p>4. Garage Lease and Land Registry – Currently ongoing with land registry –</p> <p>5. Asphalt Plant – comments to be collated and sent to Resident at Allerton</p> <p>The deadline for this is now end of May- 2 residents who are collating any feedback attended the meeting- Points such as Traffic/Air pollution/Dust/Noise surveys/chemicals/blast walls and the site at Barton were all discussed- It was agreed that the PC will put our comments/objections together and bring back to the next meeting</p> <p>6. Rabbit population and Yorkshire Water – Clerk updated that the Rabbit man had been but the main issue still lies within the Yorkshire water land which is</p>	<p>PG/AW</p> <p>JB</p> <p>Councillors</p> <p>JB</p>
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	fenced off- JB is awaiting a call from Yorkshire water and now has a ref number.	
9 Financial Matters	<p>Summary of recent finances were shared: full calendar month March 2023.</p> <p>Outgoings for the period 1/03/23 to 31st March 2023 were £1516.01 Made up of... Bank charges, Insurance, Payroll services, Village website, Trade waste, Joiner for Shop, Clerk Salary There were Zero Incomings for this period</p> <p>Total monies held Inc. Savings - £48,108.59 Parish Council available funds are £13,759.39</p> <p>Garage lease is paid</p>	
Previous items from last meeting and to note matters of information next meeting	<ul style="list-style-type: none"> • Tree Planting at Legram Lane – Thanks was given to John Richardson for the generous donation of a juvenile Beech Tree and metal tree guard which has now been planted on the triangle of grass at the exit of Legram Lane - and thanks also to John Watkinson for his assistance in this project. • The tree is to commemorate the death of the Queen and celebrate the ascension of the King. A specific Canopy Plaque or other signage to mark the occasion was considered but deemed unnecessary. • Enforcements to chase discussed, agreed that a meeting is required with C. Keddle to clarify all items for enforcement 	PG
10. Date of Next Meeting	Date of the Next Meeting will be Tuesday 9th May 2023 at 7.30 PM at Marton memorial Hall Meeting concluded at 8.20 PM	

Signed:

Dated:

Minutes of Marton Cum Grafton Parish Council Annual and Ordinary Meeting

Date Held: Tuesday 9th May 2023

Present: Mr R Shepherd (RS) Chair; Mr P Gill (PG) Vice Chair; Mr T Cole (TC);
Mrs C Sanderson-Lewis (CS-L) Ms J Baldanza (JB) Clerk, Cllr Arnold Warneken (AW)

Apologies: Mr A Robinson (AR)

Resident attendance 5

Agenda Point	Subject	Action
1 Elect Chairman	<u>Annual Meeting 2023</u> Robin Shepherd was nominated and voted in unanimously as Chairman for the ensuing year And signed his acceptance of office.	
2. Elect Vice Chairman	Paul Gill was subsequently nominated and voted in unanimously as Vice chair for the ensuing year. The following sub committees and officer nominated were agreed. Village Hall: Paul Gill Police and Crime liaison: Alex Robinson Internal Auditor: Miles Stanyard	
3. Chairmans Report 2022/23	RS read through his annual report (find attached) Closed: 7.46pm	
Ordinary Meeting Opened 7.50PM	<u>Ordinary Meeting May 2023</u>	
1. Note Apologies	Persons present as above for Annual Meeting and Ordinary Meeting- Cllr Arnold Warneken (AW) only present for Ordinary meeting.	
2. Declarations of interest	None to declare	
3.Minutes April 23	Minutes agreed and signed	
4. Area /District Issues	AW explained there was little to be updated on district wise but on a local note he shared that James Ryan the Highways Officer had agreed to come and meet with the council – he had mentioned Kerbing and the tactile paving concerns- AW agreed to organise. He added that Chris Kedde was appointed Enforcement officer and again he would set up a meeting with him- it is possible David Potts will replace Chris.	AW
5. Playing Fields and Woodlands	RS shared that, following the disbandment of the village Cricket Club he would set up a meeting with the ‘Young Dads’ of the village to find out what they want in terms of activities -regards to the playing fields/Pavilion	RS

	Discussion was also had regards to the road leading to the area- it was agreed that the surface needing attention and could this now be properly tarmacked? 3 quotes would be sought and TC would look into the 106 monies – also pavilion accounts monies would be another contributory source of payment. RS to check.	
6- Village Shop	No issues	
9- Village Hall	PG shared the annual accounts of the Hall- Income generated for last Year included- hires, fund raising and open gardens which came to £5,900 – Expenses totalled £2,600 Boiler checks and Cleaning amongst the higher spends- This Year monies will be spent on decoration both inside and out.	
10- Planning	<p>a) Application APPLICATION NO: 6.71.98.R.FUL ZC23/01530/FUL PROPOSAL: Part demolition, alteration and extension of Sycamore House, with improved garden connections, erection of detached oak framed outbuilding, re-orientation of existing internal driveway, parking provision and hard/soft landscaping. (Revised scheme) LOCATION: Sycamore House Thorny Hill Lane Marton Cum Grafton York North Yorkshire YO51 9PP Considered and agreed no objections comment A</p> <p>b) Decision PROPOSAL: Hedgerow Removal associated with Application 21/00728/FULMAJ LOCATION: Land Comprising OS Field 2161 Limebar Lane Marton Cum Grafton North Yorkshire APPLICANT: Northern Energy North Yorkshire Council being the Local Planning Authority for the purposes of the Hedgerow Removal Notice received on 7 March 2023 to carryout works as described above, have determined that THE HEDGEROW MAY BE REMOVED</p>	JB
	<p><u>Planning Action points – follow up from previous meeting's</u> <u>PG updated</u></p> <ol style="list-style-type: none"> 1. Limebar Lane, PG confirmed conversation with Chris Kedde and that this has been refused. Discussed that there should be a request put in for ALL site effects be removed. 2. Rougham Farm – Letter of enforcement was being prepared and this should now have been sent - keep on follow up 3. Northern Energy- CS-L had sought outside professional aid to ensure the council had not 'missed' anything from the objections – further conversations were to be sought with regard to the lighting at this site – RS to investigate 	PG RS

	<p>4. Garge Land Registry – no update</p> <p>5. Asphalt Plant- TC read through the most pressing list of what could be objections, these were considered and it was agreed the PC would add these comments to portal and send to Allerton residents as support for their objections. For further information See attached notes.</p>	AR
9 Financial Matters	<p>Summary of recent finances were shared: Outgoings for the Month of April 2023 were £682.40 - Made up of Church (Graveyard project), YLCA annual membership, Clerk Salary, Bank Charges and Trade Waste collection Incomings were from Shop Garage Rent and Precept £4,938.50</p> <p>Parish Council available funds are £10,632.77</p> <p>It was raised that we should transfer some current account funds to the savings account to take advantage of current interest rates- EG: £10-15K</p>	JB
10. Any other items for business and next meeting	<p>A few other points had been raised regards to enforcement – The following are to be put to Chris Kettle at the proposed meeting with him.</p> <ul style="list-style-type: none"> • Happy Paws • Thorny Hill/Stockfield Lane – field entrance, Gate • Land on Gallabar Lane – possible resident use • Land back of Punch Bowl and left vehicles <p>Boroughbridge Lions funding will be updated at next meeting</p> <p><u>Other items raised</u> Growing concerns again in relation to Dog waste not been cleared up by owners- Resident e-mail to be sent</p> <p>Resident asked when Kiln Garth housing complex would be completed- this is unknown to the PC but could comment that it was approx. 9 months behind schedule.</p> <p>Date of next Meeting: Thursday 1st June 2023 at 7.30 in Memorial Hall Marton</p> <p>Meeting Closed at 20:25 PM</p>	JB

Signed: Dated:

Chairman's Annual Report
Marton cum Grafton Parish Council 2022/2023

Welcome everyone to the May meeting of the Parish Council and my Chairman's Annual Report.

My first task last year was to welcome our new North Yorkshire County Councillor, Arnold Warneken, to the Parish and the corresponding item for this year's report is to thank Arnold for the great support we have received from him across a whole range of issues. It can sometimes feel a Sisyphean task dealing with the bureaucracy of the local authority but Arnold has assisted us through the numerous departments and personnel, particularly as we move to the single Unitary Authority.

As ever the bulk of the Parish Council's efforts over the last 12 months has been dominated by planning, proposed development and enforcement issues both within the parish and on the periphery. This is despite the backdrop of a continuing fall in applications once tree works are excluded. Over the reporting period we have deliberated over 15 such planning applications, compared to 20 in the previous year and 46 in 2020/21.

The year has also been punctuated with an unprecedented number of Royal events, the first of which was the Queen's Platinum Jubilee celebrations in June where numerous small scale tea parties were held within the village, and 7 trees representing each decade of the Queen's reign, kindly donated by John Richardson and organised by John Watkinson, were planted in commemoration on Gallabar Lane.

The welcome return of the village Open Gardens event at the end of June following the multi-year Covid disruption was most welcome and blessed with some fine weather. As ever our thanks to the organising committee and the mass of volunteers who made it such a success.

In May we also held a 'Freshers' barbeque for all of those residents new to the village, this was a great event to meet & greet and hopefully some long lasting friendships will be formed as a result. It is very likely we will look to have a similar event once Kiln Garth is finally up and running.

In July we were alerted to a scoping document for a proposed Asphalt Plant in proximity to the Allerton Waste Recovery Plant beside the A168. Although technically out with the Parish it has the potential to impact our environment and as such we agreed to monitor any forthcoming proposal, liaise with neighbouring parishes and comment accordingly.

Closer to home, and despite the dry weather, there were numerous drainage issues raised regarding the seemingly never-ending Brierley Homes development at Yew Tree Farm, now known as Kiln Garth which have thankfully now been resolved.

Later in the year we were informed by Chrysalis Arts, a North Yorkshire based charitable arts group, that they had secured a 10 year lease from North Yorkshire County Council for the use of Marton Wood. At our September meeting they discussed their proposal which thankfully is very low key, doesn't require any additional infrastructure and crucially allows residents the right to walk through the woods. To date they have also arranged an ecologist walk through the woods, liaised with the school on educational programmes and held arts events in the village hall as part of their community engagement activities.

One of the ongoing concerns of the Parish Council is the increasing ribbon development aside the A168 that causes encroachment to the countryside landscape and is detrimental to

the character of the area. Hence our objection in November 2021 to the change of use at Rougham Farm from agricultural land to that used for the storage of caravans. We believed this was not an appropriate diversification but an inappropriate change of use in contravention to the Harrogate Local Plan. In September our local planning authority at Harrogate Borough Council agreed with us and, having asked for a retrospective application to be submitted, subsequently refused planning permission. The matter is now with Enforcement.

However we had a disappointing outcome to our objection to the establishment of the proposed oil & gas distribution centre, vehicle depot, workshop and new headquarters of Northern Energy.

Despite being a major application involving hazardous materials, allocated to a green field site and carrying a significant amount of objections whilst being contrary to the adopted policies of Harrogate Borough Council, planning permission was granted by delegated powers and didn't go to committee. This was despite the Parish Council identifying a suitable alternative brown field site for the proposal.

We did complain to the Chief Executive of Harrogate Borough Council, not least their total lack of engagement with the Parish Council, and the response we received should act as an example to the limitations we have in influencing such applications.

We were told that in the opinion of the Executive Officer for Development Management and Building Control, the application was not considered to be significant, controversial or sensitive in nature.

The other contentious planning application we received was for two self-build plots in Chapel Field, adjacent to Limebar Lane. The proposal from Bentley Properties was to gift the bulk of the field to the village should the application be approved. Although this was potentially a tempting proposition in that it would help preserve, in perpetuity, the green field gap between Marton & Grafton the planning authority deemed that our deliberations could only focus on the properties in question and not in conjunction with any gift of land. As both plots were out-with the development line we objected and the planning application was subsequently refused.

Perhaps where we add most value to our planning remit is by keeping a focus on the issues in our orbit and providing the decision makers in Harrogate with a detailed assessment on the more controversial cases, thereby ensuring they have the facts readily available and lessening the potential for oversight.

A case in point is the development activity, or rather the lack of it, in the field adjacent to Limebar Cottage.

In this case it was noted that the time constraints imposed on the previous planning permission had expired without any works having commenced, whilst the construction and groundworks undertaken post-expiry had not received approval. Furnished with our observations and evidence, the subsequent application for planning permission and Certificate of Lawful Development were both refused and action was taken to replace the trees felled during groundworks.

On a more positive note it was great to see the extension to the church progress from the drawing board and Tony Coles hard work and perseverance pay off. It is now nearing completion and I think all would agree it looks a fabulous structure, fitting in very well and providing a great new facility for the church - the first significant addition in nearly 150 years.

On the 1st April the new Unitary authority for North Yorkshire officially came into being and we said farewell and thank you to our Harrogate District Councillor, Ann Myatt, who has been an extremely valuable resource for the village over the last few years.

Our thanks once again to John Richardson for the kind donation of a fine Beech tree to commemorate the death of the Queen and the ascension of King Charles to the throne. This was planted within a handsome metal tree guard in the triangle of grass at the exit of Legrum Lane.

As Spring is upon us we have undertaken what we hope will be one of the final management consultations with Brierley Homes in respect to the Kiln Garth development as the project nears conclusion. As we speak the spoil is being removed from the new public green space and preparations are being made for the installation of new village mower hut.

To date a handful of the houses are occupied but that number is due to increase significantly. We are looking to deliver a 'Welcome to Marton cum Grafton' letter to each new household but please keep an eye out for new residents over the summer and offer them a warm welcome to the village.

One sound that will be missing from the village this summer is that of leather on willow - the village cricket team has finally run its course and disbanded. Our thanks to Stephen Marklew who has single handedly acted as organiser and groundsman for many years. We will have to collectively decide how best to manage the playing fields going forward and a meeting to discuss the options will be convened shortly.

Before I conclude I'd like to thank my fellow parish councillors and our excellent clerk for all the hard work they have put in over the course of the year and also for putting themselves up for re-election. The tasks they undertake from preparing the accounts, deliberating on planning matters, sourcing and allocating Section 106 monies, organising bin collections, litter picks, social events as well as the day-to-day administration matters & the seemingly never-ending stream of correspondence despite all having day jobs to attend to is admirable.

Finally to all those in the village who volunteer of their time to make life in Marton cum Grafton enjoyable and pleasant, thank you.

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 1st June 2023

Present: Mr P Gill (PG) Vice Chair; Mr T Cole (TC) Mrs C Sanderson-Lewis (CS-L) Ms J Baldanza (JB) Clerk,

Apologies: Mr R Shepherd (RS) Chair, Mr A Robinson (AR), Cllr Arnold Warneken (AW)

Resident attendance 4

Agenda Point	Subject	Action
1. Note Apologies	Mr R Shepherd (RS) Chair, Mr A Robinson (AR), Cllr Arnold Warneken (AW)	
2. Declarations of interest	None to declare	
3. Minutes May 9th	Minutes agreed and signed	
4. Area /District Issues	AW not present – nothing to share	
5. Playing Fields and Woodlands	RS to update on quotes and monies for possible tarmac road to playing fields at next meeting PG shared the content of the recent email from Chrysalis Arts regards to Marton Wood, this included an update on Moth Boxes and permissive walk ways. It was considered and agreed that an email be sent to advise the arts team that they could use the website and village e-mail group to communicate directly with residents.	RS JB
6- Village Shop	Nothing to share	
9- Village Hall	Nothing to share	
10- Planning	<p><u>Applications</u> A: <u>APPLICATION NO: 6.71.213.H.FUL ZC23/01773/FUL</u> PROPOSAL: Erection of temporary cabin for farmworker to live in during pheasant rearing season LOCATION: Priestcarr Lodge Farm Legram Road Marton Cum Grafton York North Yorkshire YO51 9QF GRID REF: E 441275 N 461799 PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUDTTRHY0EK00</p> <p>Two residents shared points to this application- 1. That the grid reference referred to his address and not the application, this is not the first time HBC have got this wrong. 2. That there were inaccuracies to the application due to the whole bird incubation of eggs and rearing time frames and shooting season. The application was considered and agreed to OBJECT- based on the following comments</p> <ol style="list-style-type: none"> 1. The public notice is misleading. The application is not only for a temporary cabin but also for a steel portal frame shed and an increase of rearing pens from 12 to 22, with an intensification of 21,000 to 39,600 birds. As per the previous retrospective planning approval, these pens and shed also 	JB

	<p>require planning consent as per the attached Heart of England farms appeal, Clause 8 “It is clear from a previous decision in respect of other developments at this farm, the definition of agriculture in Section 336 of the Act and from the House of Lords case of Earl of Normanton & Another v Giles [1980] that the rearing of game birds for the gun is not an agricultural activity.”</p> <ol style="list-style-type: none"> 2. The current use of the field for pheasant sheds does not have a valid approval as there is no record of Condition 7 for the retrospective approval 20/01180/FUL having been met. Namely: A Management Plan shall be submitted to and agreed in writing with the Planning Authority prior to the next transfer of any pheasants to the site. The plan shall cover (but not be limited to): <ul style="list-style-type: none"> o How waste will be stored on site so as to not give rise to an odour & dust nuisance or attract vermin o What mitigation measures will be put in place to discourage airborne nitrates and to prevent any contamination of adjacent land arising from the site. o What measures will be put in place, including chemical insecticidal treatment, to prevent the breeding of flies or other insects. o What measures will be put in place to prevent vermin (rats & mice). There shall be no burning or stockpiling of waste on site, when waste is transferred to another individual/business for removal it should only be given to an authorised individual/business and waste transfer documentation sought and retained for 2 years. The measures agreed as part of the Management Plan shall thereafter be implemented in accordance with the approved plan. 3. Such an intensive non-agricultural activity adjoining existing residential properties would be inappropriate. In particular: 4. Odour from the pens would cause significant harm – this has not been addressed. 5. Noise from both the additional pens and hatching shed has not been assessed. 6. The applicants Design & Access Statement for the retrospective planning application stated in Clause 5.30 “There is a risk of localised surface water flooding on the eastern portion of the site, rendering it unsuitable for the siting of buildings etc”. This application extends into this area. In addition, pheasant pens need to be rotated onto new plots every 3 years to prevent disease. The current proposal does not allow for this. 7. The applicant states that the residential accommodation is required between February and October. However, the birds hatch in April/May and are all removed when 20 weeks old. As such, a large 2 bed structure such as this is not required. 8. We do not agree with the assessment of standard man days submitted by the applicant. In the design and access statement submitted as part of the retrospective application the applicant stated that “Highways 5.27 It will be appreciated that the majority of visits to the site will be by a single domestic vehicle by an employee of the business. This will take place daily during the 8–10-week rearing period, but is likely to be weekly or less during the remainder of the year.” However, they now state that the current operation results in a need for 3.72 full time workers (8,184 hours per year!). This seems wildly excessive, and we would want to see evidence of it before taking the proposed man hours (and therefore justification for accommodation) seriously. 	
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	<p><u>B: APPLICATION NO:6.71.222.B.PBR ZC23/01588/PBR</u></p> <p>PROPOSAL: Application to determine if prior approved is required for the change of use of an agricultural building to 1 dwelling house (Class C3) and for building operations reasonably necessary for the conversion.</p> <p>LOCATION: Agricultural Store Building Limebar Bank Road Marton Cum Grafton North Yorkshire</p> <p>GRID REF: E 441429 N 463026</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTM KH4HYLTB00</p> <p>This was shared and agreed it is not for the PC to comment.</p> <p><u>C: APPLICATION NO: 6.71. 194.B. FULMAJ ZC23/01888/FULMAJ</u></p> <p>PROPOSAL: Change of use from pasture to provide 4 No high-quality timber holiday lodges.</p> <p>LOCATION: Limebar Field Limebar Bank Road Marton Cum Grafton North Yorkshire</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUT5 STHYMB800</p> <p>This was considered and agreed to OBJECT, based on the application being out with HBC development line with no alternative sites within the boundary and that an ecology report had both been submitted.</p>	
	<p><u>Planning Action points – follow up from previous meeting’s PG updated</u></p> <ol style="list-style-type: none"> 1. Planning Refused at Limebar Lane - APPLICATION NO: 6.71.207.E.FUL 22/03479/FUL Any updates removal of site plant etc PG PG updated that the enforcement officer has been on annual leave and so he had no further updates- he was expecting to hear from him soon and would discuss all the pointed items and hopefully share outcomes at the next meeting. PG also hoped to have a date for the officer to meet with the PC 2. Enforcement at Rougham Farm – 3. Northern Energy distribution centre Application NO :21/00728/FULMAJ – CS-L added no update as yet on lighting at this site 4. Garage Lease and Land Registry – answers expected in a number of months <p>Enforcement: Updates on going- All the below points are to be reported to enforcement – it was considered and agreed to remove the Thorny hill lane point and PG read through an anonymous letter received on Gallabar Lane point.</p> <ul style="list-style-type: none"> • Happy Paws • Thorny Hill/Stockfield Lane – field entrance, Gate • Land on Gallabar Lane – possible resident use 	<p>PG</p> <p>CS-L</p> <p>PG</p>

	<ul style="list-style-type: none"> Land back of Punch Bowl and left vehicles 	
9 Financial Matters	<p>Summary of recent finances were shared: Outgoings for the Month of May 2023 were £18,661 – This was made up of: Transfer of £18,000 from current act to savings account to take advantage of the current beneficial interest rates, Clerk Salary, Bank Charges, Trade Waste collection, mole man, Picture framing, HMRC VAT and Fuel for mower.</p> <p>No Incomings for this month</p> <p>Parish Council available funds are £9884.26</p> <p>The combined total of holdings is £51, 757.08</p>	
10. Any other items for business and next meeting	<p>points raised regards to enforcement – The following are to be put to Chris Keddle at the proposed meeting with him following his annual leave</p> <ul style="list-style-type: none"> Happy Paws Land on Gallabar Lane – possible resident use Land back of Punch Bowl and left vehicles <p>• Boroughbridge Lions funding will be updated at next meeting</p> <p><u>Other items raised</u> Growing concerns again in relation to Dog waste not been cleared up by owners- Resident e-mail to be sent- Update from JB that Dog warden had been contacted and date to meet has been set Resident brought up the matter of the recent crash at the Crossroads at Priestcarr Lane, to be considered if there should be a STOP sign to replace the GIVEWAY sign and what could be done about visibility. The damaged sign has been reported TC agreed that this would be added to the list for conversation with Highways at the upcoming meeting in the village.</p> <p>For Next Meeting</p> <ul style="list-style-type: none"> Graveyard Extension – AGAR forms and completion of financial accounts <p>Date of next Meeting: Thursday 6th July 2023 at 7.30 in Memorial Hall Marton – Meeting closed 8.16PM</p>	<p>PG</p> <p>RS</p> <p>TC</p>

Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 6th July 2023

Present: Mr R Shepherd (RS) Chair, Mr P Gill (PG) Vice Chair; Mr T Cole (TC) Mrs C Sanderson-Lewis (CS-L) Ms J Baldanza (JB) Clerk,

Apologies: Mr A Robinson (AR), Cllr Arnold Warneken (AW)

Resident attendance 10

Agenda Point	Subject	Action
1. Note Apologies	Mr A Robinson (AR), Cllr Arnold Warneken (AW)	
2. Declarations of interest	Mr T Cole (TC) for action point 8 D	
3. Minutes June 1st 2023	Minutes agreed and signed	
4. Area /District Issues	<ul style="list-style-type: none"> • Updates and follow up of recent meetings with Highways and Enforcement officer <p>TC shared that a Highways engineer had visited the village to discuss the issues the PC had raised, the concern of the Yellow tactile paving on the entrances to Yew Tree farm development was agreed to be fitted with a more subtle grey. Unfortunately, the engineer could only discuss/agree the paving issues raised and therefore all other matters have to be re raised with Area 6 and await another meeting. Email to be sent.</p> <p>Matters that were raised:</p> <ol style="list-style-type: none"> 1. Tactile paving opposite church and entrance to public open space 2. Road condition near Townend Close. 3. Flooding on Back Lane. 4. Granite setts (do we still want more of these? – very expensive) 5. Townend Close Road signs – replace with simple black/white and reduce number of them as per rest of conservation area (the conservation officer supported this but it could only be done once the road was adopted – has this been done? – do we still want this?) 6. Crossroads out of Marton – recent crash – people driving straight across not realising that they need to stop. Place a stop sign rather than give way and a solid white line – vision splays? 	JB
5. Playing Fields and Woodlands	RS gave an update on the current management of the playing fields and Cricket pitch area. It was pleasing to see a number of residents keeping the cricket square, 5 a side football area and outfield maintained.	RS

	<p>Rabbits still remain the main issue. An area of the fields has been marked out for a football pitch and the players recently organised a dump of top soil so that rabbit holes can be filled in.</p> <p>It was mentioned to request this on a regular basis for all the field area especially near the play equipment. RS to have a meeting with the committee.</p> <p>Also grass seed for sandy soil to be sourced.</p> <p>The road entrance was discussed and monies that could be utilised: 3 quotes are to be sourced for next meeting.</p>	
6- Village Shop	Nothing to share	
9- Village Hall	All external decorating is now complete and new blinds have been fitted inside- the internal decorating is to be completed by year end.	
10- Planning	<p><u>Applications</u></p> <p>A. APPLICATION NO: 6.71.213.I.FUL ZC23/01774/FUL</p> <p>PROPOSAL: Erection of pheasant rearing pens LOCATION: Priestcarr Lodge Farm Legram Road Marton Cum Grafton York North Yorkshire YO51 9QF</p> <p>GRID REF: E 441275 N 461799</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUDTXZHY0EK00</p> <p>This application was objected on and the OJECTION had been sent prior to the meeting, due to the application timing and previous discussions and agreements. See below:</p> <p>Resident also raised the issue of this application and nitrogen production, produced by waste- the village is in a Nitrate vulnerable area and there was a recommendation to raise this with DEFRA- it was concluded that the resident with the most knowledge of this should raise this point.</p> <p>1. The current use of the field for pheasant sheds does not have a valid approval as there is no record of Condition 7 for the retrospective approval 20/01180/FUL having been met. Namely: A Management Plan shall be submitted to and agreed in writing with the Planning Authority prior to the next transfer of any pheasants to the site. The plan shall cover (but not be limited to):</p> <ul style="list-style-type: none"> o How waste will be stored on site so as to not give rise to an odour & dust nuisance or attract vermin o What mitigation measures will be put in place to discourage airborne nitrates and to prevent any contamination of adjacent land arising from the site. o What measures will be put in place, including chemical insecticidal treatment, to prevent the breeding of flies or other insects. o What measures will be put in place to prevent vermin (rats & mice). There shall be no burning or stockpiling of waste on site, when waste is transferred to another individual/business for removal it should only be given to an authorised individual/business and waste transfer documentation sought and retained for 2 years. The measures agreed as part of the Management Plan shall thereafter be implemented in accordance with the approved plan. As such, a further intensification of this use on the site should be refused. 	

2. Such an intensive non-agricultural activity adjoining existing residential properties would be inappropriate. In particular:
3. Odour from the pens would cause significant harm – this has not been addressed.
4. Noise from both the additional pens and hatching shed has not been assessed.
5. The applicants Design & Access Statement for the retrospective planning application stated in Clause 5.30 “There is a risk of localised surface water flooding on the eastern portion of the site, rendering it unsuitable for the siting of buildings etc”. This application extends into this area. In addition, pheasant pens need to be rotated onto new plots every 3 years to prevent disease. The current proposal does not allow for this.
6. The Business Appraisal submitted by the applicant is the same as that for their submitted application Ref. No: ZC23/01773/FUL and does not address the issues raised above specifically relating to an increase in the number of the existing pens, despite the current pens not being compliant.

The following Decisions were shared.

A. **DECISION NOTIFICATION**

APPLICATION NO: 6.71.222.B.PBR ZC23/01588/PBR
 PROPOSAL: Prior Notification for the change of use of an agricultural building to 1 dwelling house (Class C3) and for building operations reasonably necessary for the conversion.

LOCATION: Agricultural Store Building Limebar Bank Road
 Marton Cum Grafton
 North Yorkshire

GRID REF: E 441429 N 4630

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTMKH4HYLTB00>

APPROVED

B. **DECISION NOTIFICATION**

PROPOSAL: Part demolition, alteration and extension of Sycamore House, with improved garden connections, erection of detached oak framed outbuilding, re-orientation of existing internal driveway, parking provision and hard/soft landscaping. (Revised scheme)

LOCATION: Sycamore House Thorny Hill Lane Marton Cum Grafton York North
 Yorkshire YO51 9PP

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 19 April 2023 for Full Planning Permission, as described above, have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

	<p><u>Mr T Cole (TC) leaves the room 19.44PM</u></p> <p>The following application was read out, RS shared that a few neighbouring property owners had contacted him with regards the application and their feelings were aired- it was considered and agreed that the PC would object on the grounds that the alterations and balcony would be in direct sight line to other properties and therefore restrict privacy.</p> <p><u>D: NEW Application</u></p> <p>APPLICATION NO: 6.71.210.C.DVCON ZC23/02043/DVCON PROPOSAL: Variation of condition 2 (Approved plans) to allow a larger first floor rear balcony and alterations to fenestration of planning permission 21/02087/DVCON and planning permission 17/01757/FUL - Erection of detached dwelling with detached garage.</p> <p>LOCATION: Stockfield Manor Stockfield Lane Marton Cum Grafton York North Yorkshire YO51 9RA</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVIXM7HYMN600</p> <p>TC returns to the meeting 19.51PM</p>	JB
	<p><u>Planning Action points – follow up from previous meeting’s</u></p> <p>PG shared that he had been in contact with enforcement following the officers annual leave – his responses were shared written here in blue.</p> <ol style="list-style-type: none"> 1. Planning Refused at Limebar Lane - APPLICATION NO:6.71.207.E.FUL 22/03479/FUL Requests to revert to a grass field, remove the office and container- This is still a live case, I understand an appeal is to be submitted, if no appeal is submitted or the appeal is dismissed then an enforcement notice will be considered stating the land should be returned to a grass paddock, I’m still waiting for a tree replacement specification. 2. Enforcement at Rougham Farm – Request dates of notice and timeline of removal of caravans/M Homes- I’m just waiting for the associated plans to be sent to me with this case then everything will be sent to our legal team. <p>Email AW to request support in speeding this up</p> <ol style="list-style-type: none"> 3. Northern Energy distribution centre Application NO :21/00728/FULMAJ – RS and CS-L gave a brief on the Lighting scheme that will be submitted for this application, RS to follow up and CS-L to communicate with Ecologist at HBC 4. Garage Lease and Land Registry: Nothing to report 	JB RS CS-L

	<p>Enforcement: Updates on going- Raised with Enforcement officer</p> <ul style="list-style-type: none"> • Happy Paws- This was raised a few years ago - An application was requested, however I don't think a valid application was ever received, after discussing the case with colleagues it was determined that no harmful breach had taken place due to the remote nature of the site and therefore it wasn't expedient to take enforcement action PC concluded that they agree and that this is now closed • Land on Gallabar Lane – Raised possible resident use Happy to look into this, I'll get a case set up • Land back of Punch Bowl and left vehicles- Issue raised no commercial permissions of this field for storage of cars- This case is ongoing, I have written to who I believe to be the owners a couple of times and the number of cars had reduced, I'm in fact heading out there tomorrow to have another look and hopefully speak with the owners of the pub, although I don't believe the pub owns that land or the cars. <p>PG to continue with open communication</p>	PG
<p>9 Financial Matters</p>	<p>9) Financial matters:</p> <ul style="list-style-type: none"> a) Summary of recent payments/receipts, current financial position b) Annual PC financial accounts c) AGAR Forms to complete <p>a) Summary of recent finances were shared: Outgoings for the Month of June 2023 were £821.71 – This was made up of: Bank Charges, Trade Waste collection, Fuel for mower, Payroll services, Clerk Salary and T Cole for Marton green bench (2022)</p> <p>Incomings for June- £228.58 NYCC grass cutting.</p> <p>The combined total of holdings is £51,214.25 - Interest into the new Savings account total was £50.30 and Parish Funds available are - £9504.30</p> <ul style="list-style-type: none"> b) PG read the Annual accounts – All agreed c) AGAR questions read, All agreed - signed by JB and RS 	
<p>10. Any other items for business and next meeting</p>	<p>10) Any Other Business, Items for next Meeting and on-going items</p> <ul style="list-style-type: none"> • Boroughbridge Lions Funding- RS to give update at next meeting • Graveyard Extension- TC updated the room on the current logistics of the cemetery and that capacity would most likely be reached within the next four years. The church committee have been in discussions with regard to buying additional land to extend the graveyard, this needs to be obtained and agreed by the parish council as section 106 monies would be utilized. Due to archeological grounds and logic the field to the left-hand side is the most appropriate source. The owner has agreed to sell a small section. 	<p>RS</p> <p>TC</p>

	<p>TC will now obtain costs for the project- including Land, solicitors fees, planning fees and share, if possible, at the next meeting.</p> <ul style="list-style-type: none"> • Appeal for planning Chapel Fields- RS read through the appeal that has been raised following the PC's objection to this application. <p>Points raised by residents:</p> <ul style="list-style-type: none"> • Could the minutes to the meetings go out sooner? <i>This was considered and agreed that going forward this would be the case ideally within two weeks.</i> • Could the PC not send separate reminder emails to the village regards applications EG recent application for Holiday chalets? As a recent resident had done. <i>All applications are on agendas and posted within both villages, along with village email- previous, well within time frames, previous pushing of applications still meets with very few comments added from residents to the HBC/NYCC portal.</i> • Could PC not send weekly reminder emails to the enforcement officer till he deals with the issues raised- <i>A reminder was given that the PC have involved AW to help chase issues, and that sending weekly e-mails may not get the desired outcome- A resident wished that it was minuted that he totally disagreed with this.</i> • Resident raised concern that monies had not yet been spent on the granite sets previously agreed by the PC and that edging of verges had further deteriorated- <i>It was explained that the full monies weren't yet available due to the 'not yet completed' development at Yew Tree farm/Kiln Garth, this was now nearly 18 months over schedule- as a reminder it was shared that previously it was agreed that once the monies were available, all areas of the village would be considered and the worst of areas would be dealt with- this is mainly down to the high cost of granite sets.</i> • TC confirmed that CEO to Yew Tree Development/Kiln Garth had confirmed that he had sent the completed forms for the Kiln Garth management company set up to manage the village open space gained from this development. <p>Date of next Meeting: Thursday 7th September 2023 at 7.30 in Memorial Hall Marton – Meeting closed 20.32PM</p>	
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Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 3rd August 2023

Planning specific

Present: Mr R Shepherd (RS) Chair, Mr P Gill (PG) Vice Chair; Mr T Cole (TC) Mrs C Sanderson-Lewis (CS-L) Ms J Baldanza (JB) Clerk,

Apologies: Mr A Robinson (AR), Cllr Arnold Warneken (AW)

Resident attendance 7

Agenda Point	Subject	Action
1. Note Apologies	Mr A Robinson (AR), Cllr Arnold Warneken (AW)	
2. Declarations of interest	None	
3. Minutes of last Meeting	To be signed at next meeting Sept 7 th 2023	
<u>4. Planning: New notifications</u>	<p><u>Applications</u></p> <p>A: APPLICATION NO: 6.71.36.C.FUL ZC23/01734/FUL PROPOSAL: Change of use of double garage into granny flat, including external alterations. LOCATION: 3 Ornhams Cottages Boroughbridge York North Yorkshire YO51 9JW GRID REF: E 439979 N 463458 PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RU4OZKHY0EK00</p> <p>Note: Prior to this meeting an extension was sort but refused Considered and agreed NO OBJECTIONS</p> <p>B: APPLICATION NO: 6.71.225.FUL ZC23/02668/FUL PROPOSAL: Change of use of Unit 4A from storage and distribution (B8) to MOT testing/car servicing (B2) LOCATION: Earlswood Construction Unit 4A Rabbit Hill Park Allerton Park Knaresborough North Yorkshire HG5 0FF GRID REF: E 440293 N 461233 APPLICANT: Rabbit (Holdings) Ltd PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXXII GHYG1300</p> <p>Considered and agreed NO OBJECTIONS</p> <p>C: APPLICATION NO: 6.71.72.H.PDAS ZC23/02641/PDAS PROPOSAL: Prior Notification for the removal of existing roof structure to main part of existing dwelling, construction of first floor with</p>	JB

	<p>pitched roof. Previously approved extensions are shown for clarity.</p> <p>LOCATION: Limebar House Limebar Lane Marton Cum Grafton York North Yorkshire YO51 9QH</p> <p>GRID REF: E 441155 N 463156</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXQEO7HYFZB00</p> <p>Considered and agreed NO OBJECTIONS</p> <p>D: APPLICATION NO: 6.71.213.J.FUL ZC23/02706/FUL</p> <p>PROPOSAL: Erection of Agricultural building to be used as general dry storage & incubator</p> <p>LOCATION: Land to The South Of Priestcarr Lodge Farm Legram Road Marton Cum Grafton York North Yorkshire YO51 9QF</p> <p>GRID REF: E 441275 N 461799</p> <p>PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY1M3PHY0EK00</p> <p>This application has been on going, changes made, and subsequent approvals given (see DECSIONS below) - Resident came armed with information regards to the approvals and rules that some of this contravenes EG: this application should not be in close proximity to livestock which it clearly is- requests for an investigation are to be done and at time of writing HBC internal questions have been raised to the planning dept- in regards to DEFRA and non-agricultural (follow up will happen at Sept meeting) Requests also for CCllr AW to support All points were considered and the PC will object based on previous conditions not been met- see below: It was also agreed to report to enforcement with regards to approval conditions not been met- also below</p> <p><i>Marton cum Grafton Parish Council OBJECTS to the above application on the following grounds:</i></p> <ol style="list-style-type: none"> <i>The business appraisal submitted by the applicant indicates that a full-time worker needs to be on site 24 hours a day for incubation/hatching between February and November. However, under a recent planning approval for the site ZC23/01773/FUL Condition 3 states:</i> <p><i>'The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.'</i></p> <p><i>As was previously accepted by Harrogate Borough Council (hence the need for 20/01180/FUL retrospective planning approval for pheasant rearing on the site), the rearing of pheasants is not an agricultural use and the proposed dwelling cannot be used for this purpose. This is demonstrated in:</i></p> <p><i>Appeal Decision Inquiry held on 30 June, 1 and 2 July 2010 Site visit made on 30 June and 2 July 2010</i> <i>by F M Cherington DipURP MRTPI MRICS MBEEng</i> <i>an Inspector appointed by the Secretary of State</i></p>	<p>JB</p> <p>TC/JB/ AW</p>
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for Communities and Local Government
Appeal Ref: APP/J3720/C/10/2120437 Land at Heart of England Farms, Henley Road, Claverdon, Warwickshire, CV35 8PS
'The Appeal on Ground (c) 8. The issue to be determined here is whether or not there has been a breach of planning control. It was initially argued that this development fell within the definition of agriculture but this was not pursued at the inquiry. It is clear from **a previous appeal decision in respect of other developments at this farm, the definition of agriculture in Section 336 of the Act and from the House of Lords case of Earl of Normanton & Another v Giles [1980] that the rearing of game birds for the gun is not an agricultural activity and that this argument is not sustainable.'**

2. The current use of the field for pheasant sheds does not have a valid approval as there is no record of **Condition 7** for the retrospective approval **20/01180/FUL** having been met. Namely: A Management Plan shall be submitted to and agreed in writing with the Planning Authority prior to the next transfer of any pheasants to the site. The plan shall cover (but not be limited to): 1. How waste will be stored on site so as to not give rise to an odour & dust nuisance or attract vermin. 2. What mitigation measures will be put in place to discourage airborne nitrates and to prevent any contamination of adjacent land arising from the site. 3. What measures will be put in place, including chemical insecticidal treatment, to prevent the breeding of flies or other insects. 4. What measures will be put in place to prevent vermin (rats & mice). There shall be no burning or stockpiling of waste on site, when waste is transferred to another individual/business for removal it should only be given to an authorised individual/business and waste transfer documentation sought and retained for 2 years. The measures agreed as part of the Management Plan shall thereafter be implemented in accordance with the approved plan. As such, a further intensification of this use on the site should be refused.
3. The adjoining property (Priestcarr Lodge) falls within an area the Secretary of State for Environment, Food and Rural Affairs has designated as a Nitrate Vulnerable Zone. As such, the absence of compliance with **Condition 7, point 2** above gives rise to an unacceptable nuisance. No mitigation measures have been submitted as part of this application and a conditional approval is not appropriate if previous conditions have not been adhered to.
4. **Hatching/Rearing Good Practice:** The British Game Assurance the Game Bird Producer Assurance Scheme Hatching For eggs and chicks up to 24 hrs old Version 1 published: 04 February 2022 Applicable from: 03 April 20225 states within 'Incubation and Hatching Standard Guidance 5.1' – 'The hatchery facilities must be physically and operationally separate from any rearing facilities. Measures must be taken to minimise the risk of disease entry into the hatchery and avoid cross contamination. These must be: ● Documented in the Biosecurity Plan ● Clearly signed on site. ● Staff induction/training must include biosecurity measures.

The location of the proposed incubation/hatchery shed near to bird pens is contrary to this.

The above point is reiterated in the DEFRA 'Code of Practice for the Welfare of Gamebirds Reared for Sporting Purposes'

In addition, AI hatchery designation means that [APHA/DEFRA](#) are happy that a certain level of biosecurity is in place to prevent the spread of AI via/through a hatchery if it were to fall within a bird flu controlled zone (either the 3km PZ of the 10km SZ). The following conditions must be met:

- The hatchery should be a separate epidemiological operation with separate access.
- The hatchery staff should be dedicated to the hatchery only and not working with live poultry.
- All equipment used in the hatchery should be for hatchery use only and never used on the main rearing/laying farm.
- There should be no livestock within an approximate 150-200m distance.

The application fails conditions b,c and d with livestock on the adjoining farm being within 150m of the proposed hatchery.

To report to enforcement

Original application Planning reference 20/01181/FUL They have not satisfied condition 7 as detailed below

A Management Plan shall be submitted to and agreed in writing with the Planning Authority prior to the next transfer of any pheasants to the site. The plan shall cover (but not be limited to):

- How waste will be stored on site so as to not give rise to an odour & dust nuisance or attract vermin
- What mitigation measures will be put in place to discourage airborne nitrates and to prevent any contamination of adjacent land arising from the site.
- What measures will be put in place, including chemical insecticidal treatment, to prevent the breeding of flies or other insects.
- What measures will be put in place to prevent vermin (rats & mice).

There shall be no burning or stockpiling of waste on site, When waste is transferred to another individual/business for removal it should only be given to an authorised individual/business and waste transfer documentation sought and retained for 2 years.

The measures agreed as part of the Management Plan shall thereafter be implemented in accordance with the approved plan

Planning Notification of Appeal

A: TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

APPEAL BY: Harmby Homes Ltd
SITE AT: Land Comprising Field West of Limebar Cottage
 Limebar Lane Marton Cum Grafton North
 Yorkshire
PROPOSAL: Erection of one dwelling with solar panels to southern roof, garage with first floor office and solar panels to roof, detached sun room, various landscaping works including drive and felling of trees, installation of ground source heat pump with associated pipework and stable/store on land to the south.
COUNCIL REF: 23/00051/NREFPP
APPEAL REF: APP/E2734/W/23/3325978
START DATE: 24 July 2023

JB

This appeal was shared with the room and noted that the additional application below- which came in and was shared to the village pre the meeting – would be discussed and considered in AOB.

APPLICATION NO: 6.71.207.G.CLOPUD
ZC23/02511/CLOPUD
PROPOSAL: Certificate of lawfulness for the erection of one detached dwelling, car port, formation of parking area and creation of domestic curtilage in accordance with planning permission ref. 19/03390/FUL.
LOCATION: Land Comprising Field West of Limebar Cottage Limebar Lane Marton Cum Grafton North Yorkshire
GRID REF: E 441581 N 463219
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX81M9HYFQI00>

Planning Decisions

A: PROPOSAL: Erection of temporary cabin for farmworker to live in during pheasant rearing season

LOCATION: Land to The South of Priestcarr Lodge Farm Legram Road Marton
Cum Grafton York North Yorkshire YO51 9QF

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 9 May 2023 for Full Planning Permission, as described above, have resolved to
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

B: PROPOSAL: Erection of pheasant rearing pens

LOCATION: Land to The South of Priestcarr Lodge Farm Legram Road Marton
Cum Grafton York North Yorkshire YO51 9QF

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 5 June 2023 for Full Planning Permission, as described above, have resolved to
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

The above decisions shared and discussed regards to the resident evidence.

9) Any Other Business, Items for next Meeting and on-going items

JB

	<p>The new application APPLICATION NO: 6.71.207.G.CLOPUD ZC23/02511/CLOPUD</p> <p>Certificate of Lawfulness</p> <p>Was considered and discussed- a resident had done a lot of extensive work to look into this and shared that the content of testimony had been retraced from the public domain by HBC and he was unable to get sight of it-</p> <p>It was considered and agreed to re send the PC objections and evidence that no works were started within the given time frame-</p> <p>A time of press this application REF has been retracted and a new REF DCPARLDC 6.71.207.H.CLEUD ZC23/02934/CLEUD – therefore further information will be shared and discussed at the next meeting.</p> <p>Question was raised as to why had the wooden fencing been removed on Braimber Lane and replaced with black reflective posts? Email Highways</p> <p>Date of Next Meeting: –Thursday 7th September 2023 7.30PM in the memorial Hall, Marton</p> <p>Meeting concluded 20.02</p>	
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Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 7th September 2023

Present: Mr P Gill (PG) Vice Chair; Mrs C Sanderson-Lewis (CS-L) Mr A Robinson (AR),
Cllr Arnold Warneken (AW), Ms J Baldanza (JB) Clerk

Apologies: Mr R Shepherd (RS) Chair, Mr T Cole (TC)

Resident attendance 10

Agenda Point	Subject	Action
1. Note Apologies	Mr R Shepherd (RS) Chair, Mr T Cole (TC)	
2. Declarations of interest	None	
3. Minutes 6 th July and 8 th August 2023	Minutes agreed and signed	
4. Area /District Issues	<p><u>4. District</u></p> <p>a. Highways- Update on recent concerns and meetings</p> <p>b. Bus Route #23 to Ripon</p> <p>a. Councillors remarked that the verges on Church Lane had been cleared as per request to Highways and that a great job had been done- Message of thanks should be sent to Highways.</p> <p>AW shared that all was really quiet with general District due to annual holidays. He requested PG to email him with a copy of the email correspondence with Chris Kettle at enforcement so he could offer support in getting action to the current list that the Parish Council has compiled.</p> <p>He added that on a recent visit he had spotted a breach of access to The Northern Energy site and explained that it has now been acted upon.</p> <p>AW updated the room on his 'surgeries' he holds at close by villages he explained that at his recent one in Ouseburn 13 residents attended and that 3 of these were residents from McG. They raised an issue with Peacocks- they had risen arguments on change of use to the property and sited criminal damage- He has taken this issue on and will follow up. However, he suggested that it would be good to hold one of these meetings in McG and that a venue (possibly the memorial hall) and that a Friday morning is most likely.</p> <p>It was agreed that AW should have access to the village email and FB page to post his comments and have open dialogue with residents.</p> <p>PG to speak with Phil regards Facebook.</p> <p>JB to email Tim regards village email.</p> <p>AW further mentioned he was progressing with the gate and shed at for the public space exchange from the new development (previously Yew Tree Farm)</p> <p>Cllr Warneken sits on various committees and local planning is one, he discussed his frustration at some meetings held recently regards to approving applications and that a quorum of three members could actually decide on a development of up to 400 houses- he added that he believed there was something drastically wrong with the systems and that he was to have a meeting with the head of planning to discuss the matter.</p> <p>b. Bus Route #23</p>	<p>JB</p> <p>PG/JB</p>

<p>5. Playing Fields and Woodlands</p>	<p>AW shared that he had spoken with NYCC and that he would gain better traction if the residents concerned e-mailed him individually regards their requests. A couple of residents impacted were at the meeting and shared the questions and agreed to e-mail AW as well as get the others concerned to do the same. AW to follow up.</p> <p><u>5. Playing Fields and Woodlands (Inc Marton Wood)</u></p> <ul style="list-style-type: none"> a. Update following annual meeting of McG Sports and Recreation Association b. Maintenance ideas for future discussion and consideration including <ul style="list-style-type: none"> a. Road track maintenance b. Maintaining the fields and Play area <p>It was agreed to leave the updates till RS returned at the next meeting</p> <ul style="list-style-type: none"> c. An oak branch which had snapped and sat directly above the outdoor classroom was agreed to be removed- completed. <p>Due to the location this had been agreed to pay for the removal and had been completed between meetings.</p>	<p>AW</p> <p>RS</p>
<p>6- Village Shop</p>	<p>Nothing to share</p>	
<p>7- Village Hall</p>	<p>Nothing to share</p>	
<p>8- Planning</p>	<p>The following planning decisions were read and noted, other comments raised in blue.</p> <ul style="list-style-type: none"> a. <u>Decision Notification</u> APPLICATION NO: 6.71.218.DISCON ZC23/01648/DISCON PROPOSAL: Details submitted to discharge Conditions 6 (Road Safety Audit), 23 (Noise) and 29 (Construction Ecology Management Plan) of Application 21/00728/FULMAJ LOCATION: Land Comprising OS Field 2161 Limebar Lane Marton Cum Grafton North Yorkshire APPLICANT: Northern Energy PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTS7HR HYLWK00 b. <u>Decision Number 23/01025/LB</u> PROPOSAL: Listed Building consent for demolition of orangery and swimming pool to return to garden terrace. Glazed extension in courtyard and internal alterations to existing house. LOCATION: <u>Dew House Marton Cum Grafton</u> York North Yorkshire YO51 9QY North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 20 March 2023 for Listed Building Consent, as described above, 	

have resolved to
GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS.

c. Decision Number 23/01024/FUL

PROPOSAL: Demolition of orangery and swimming pool to return to garden terrace.

Glazed extension in courtyard and internal alterations to existing house.

LOCATION: **Dew House Marton Cum Grafton** York North Yorkshire YO51 9QY

North Yorkshire Council being the Local Planning Authority for the purposes of the

application received on 20 March 2023 for Full Planning Permission, as described

above, have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

d. Decision Number ZC23/01734/FUL

PROPOSAL: Change of use of double garage into granny flat, including external alterations.

LOCATION: 3 Ornhams Cottages Boroughbridge York North Yorkshire YO51 9JW

North Yorkshire Council being the Local Planning Authority for the purposes of the

application received on 27 June 2023 for Full Planning Permission, as described above,

have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

e. Decision Number ZC23/02668/FUL

PROPOSAL: Change of use of Unit 4A from storage and distribution (B8) to MOT testing/car servicing (B2)

LOCATION: Unit 4A Rabbit Hill Park Allerton Park Knaresborough North Yorkshire HG5 0FF

North Yorkshire Council being the Local Planning Authority for the purposes of the

application received on 17 July 2023 for Full Planning Permission, as described above,

have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITION

f. PARISH COUNCIL - DECISION NOTIFICATION

APPLICATION NO: 6.71.218.DISCON 23/01053/DISCON

PROPOSAL: Details submitted to discharge part condition 10 (Detailed Drainage

Scheme) , 11 (Flow rate) , 12 (Suds maintenance) 13 (Surface Water

Treatment) , 14 (Exceedance Flow Plan and 16 (Phase II Ground investigation) of planning consent 21/00728/FULMAJ Creation of an

energy distribution centre / new headquarters, including erection of office

building, vehicle depot, provision of LPG and oil storage tanks, and formation of car park and new vehicular access from A168
LOCATION: Land Comprising OS Field 2161 Limebar Lane
Marton Cum Grafton
North Yorkshire
APPLICANT: **Northern Energy**
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKVG400>
HYKW400
CONFIRMATION of discharge of condition
The lighting has already been approved and appears to have no hour restrictions.

T.P.O's

- a. **TPO 43/2023 (HAR) - Grafton Manor, Limebar Lane, Marton Cum Grafton, York, YO51 9QJ**

This is for 2 trees

Updates

- 1. **Limebar Cottage - Update**

APPLICATION NO: 6.71.207.H.CLEUD ZC23/02934/CLEUD
PROPOSAL: **Certificate of lawfulness** for the erection of one detached dwelling, car port, formation of parking area and creation of domestic curtilage in accordance with planning permission ref. 19/03390/FUL.
LOCATION: Land Comprising Field West of Limebar Cottage Limebar Lane Marton Cum Grafton North Yorkshire
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYV7OLHY0GA00>

The parish council objections were sent to planning following the last meeting and we are currently awaiting an outcome from the inspector.

- 1. **Appeal for planning Chapel Fields- Update**

APPEAL BY: J N Bentley Properties Ltd
SITE AT: Chapel Field Marton Cum Grafton North Yorkshire
PROPOSAL: Erection of two self-build residential dwellings (Use Class C3) with detached garages, associated access, parking and landscaping. (0.67ha)
COUNCIL REF: 23/00040/NREFPP
APPEAL REF: APP/E2734/W/23/3323742
START DATE: 23 June 2023

Two residents attended the recent appeal meeting in Harrogate, one updated the room on the day which ran from 10AM to 5.45PM! The parish councillors thanked the residents for attending what was obviously a laborious task.
The outcome of the meeting was that another meeting will be held on 23rd November 2023 and a site meeting was held today (7th Sept) changes to plans have been made and Harrogate council have marked a veteran Tree on site which has to be taken into the plans.
Further update at next meeting.

	<p><u>Planning action points -follow up from previous meeting</u></p> <ol style="list-style-type: none"> 1. Enforcement at Rougham Farm – Chris Keddle has been emailed no response as yet 2. Northern Energy distribution centre Application NO :21/00728/FULMAJ - Updates Lighting noted earlier 3. Garage Lease and Land Registry – any Update PG still in process <p>Enforcement: Updates on going</p> <ul style="list-style-type: none"> • Land on Gallabar Lane – possible resident use • Land back of Punch Bowl and left vehicles • Priestcarr Lodge- Pheasant Sheds <p>As noted previously PG will copy in AW to gain additional traction in gaining outcomes from Chris Keddle.</p>	PG/AW
<p>9 Financial Matters</p>	<p>9) Financial matters:</p> <p>a) Summary of recent payments/receipts, current financial position</p> <p>Summary of recent finances were shared for the months of July and August: Combined outgoings totalled £1278.34 made up of Bank Charges x 2, Trade waste collections x 2, VAT payment to HMRC, car damage payment to resident (mower accident), Clerk salary x 2, Fuel for mower and removal of fallen tree to JCTrees. Incomings from shop rent of £1421- leaving a current act balance of £9,433.79 Savings account interest for two months came to £115.12 leaving a balance of £42,038.24</p> <p>Combined total of accounts = £51,410.66 Parish funds available = £8,801.86</p>	
<p>10. Any other items for business and next meeting</p>	<p>10) Any Other Business, Items for next Meeting and on-going items</p> <ul style="list-style-type: none"> • Boroughbridge Lions Funding- RS to give update at next meeting • Graveyard Extension- TC to give update at next meeting • AR updated on the question of disbanding the Neighbourhood watch- That the village e-mail system works extremely well for similar issues. Question was raised over the signage and a resident said that the national watch programme would need to be informed. AW added that £75 was in the kitty. AW will consult further and follow up at next meeting the conclusion. <p>Points raised by residents:</p> <ul style="list-style-type: none"> • Resident raised a question as to when the development at Kiln Garth will be finished and what was happening about the large hole at the entrance- AW responded that landscaping was now under way and so completion should be imminent but would look into it along with the hole, although it was commented that the hole could be part of an ongoing dispute with the tenant owner of the adjoining land. 	<p>RS</p> <p>TC</p> <p>AR</p> <p>AW</p>

	<ul style="list-style-type: none"> Resident raised concern to AW on the bottle neck of traffic that occurs on the A168 at the A59 roundabout Allerton Park, whenever there is an accident on the A1M- this is mainly caused by wagons filtering off at previous junctions and not aware that you can travel towards Boroughbridge to rejoin the motorways. Possibly caused by sat nav instructions. AW requested that the resident email him in the first instance and he will raise it with highways at his next meeting with them. Resident remarked on a Chestnut Tree that is overhanging on Limebar Lane and is clearly diseased, that it needs reporting to request it is felled. CS-L added she would go and review it and report. Resident asked about the railings which were replaced by plastic bollards on Braimber lane. JB explained that highways had responded to an email and that this had been removed due to the height, a fatal accident had occurred with similar railings in another area and it was deemed unsafe to leave them in situ. <p>Date of next Meeting: Thursday 5th October 2023 at 7.30PM in Memorial Hall Marton – Meeting closed 20.35PM</p>	<p>AW</p> <p>CS-L</p>
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Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 5th October 2023

Present: Mr R Shepherd (RS) Chair, Mr P Gill (PG) Vice Chair; Mrs C Sanderson-Lewis (CS-L) Cllr Arnold Warneken (AW) Ms J Baldanza (JB) Clerk,

Apologies Mr T Cole (TC) Mr A Robinson (AR),

Resident attendance 7

Agenda Point	Subject	Action
1. Note Apologies	Mr A Robinson (AR), Mr T Cole (TC)	
2. Declarations of interest	None	
3. Minutes 7th Sept 2023	Minutes agreed and signed	
4. Area /District Issues	<p><u>4. District</u></p> <p>RS thanked AW for his intervention and successful out come at getting the Bus route #23 diverted into the village Mon-Fri to pick up school students. <u>AW updated on the agenda points</u></p> <p>b. McG surgery- Having been added to the village email group AW said he had received many emails which will take time to work through. He would still like to be added to the FB page (RS to action) He is still working on the complaints regards the Peacock. A possible remedy may be through environmental health legislation. However the situation is a 'marmite' one, with many divided on the issue.</p> <p>c. AW explained that having spoken to the enforcement officer, some delays in taking action were due to staffing issues and in particular a lack of solicitors in the department, with three full time and one part time vacancies delaying proceedings.</p> <p>d. With regards to the build-up of traffic at the A59 roundabout he had written to highways on the topic. This is a joint issue between NYCC and national highways- he advised the resident who broached the concern to write to Highways and also Andrew Jones MP – AW will continue to pursue however, as he has other issues to challenge them with- mainly the parking of wagons from the Allerton waste site on the A168. A resident also highlighted the amount of rubbish which is building up in the hedgerows along from this site.</p> <p>On District news, AW explained the levelling up process was allowing monies to be released and that there were key target areas, one example is Village Halls and the provision of funding to help make these eco-friendlier. EG: solar panels - PG added that this was something that the village had previously looked into, but due to the small amount of power being used versus the cost of installing them, it had not been deemed cost effective, even when allowing for grants. However, it could be reviewed – AW to send PG the link.</p> <p>AW said he would be attending a committee this next week to review the direct release of sewage into our river systems, stating the discharge from Yorkshire Water is huge. He was hopeful of getting a motion passed to address this issue.</p>	<p>RS</p> <p>AW</p> <p>PG</p>

<p>5. Playing Fields and Woodlands</p>	<p>A resident requested an update on the Kiln Garth development, mainly the hole at the entrance to the site and the for-sale sign which has been in place for months. AW explained that he believed this would all be actioned by end of October, however he would speak with Brierly homes and request the sign be taken down as soon as possible.</p> <p><u>5. Playing Fields and Woodlands (Inc Marton Wood)</u></p> <p>a- RS shared the update from the recent meeting of the Sports and Recreation Association. Notably that a table tennis table has been purchased for use in the pavilion, that the cricket square is being maintained and various exterminators are in place for tackling the rabbit population. RS to look into a visitor information board for the car park area.</p> <p>b- It was advised that Brierly homes had been approached to tarmac the lower section of track leading to the playing fields parking area as a goodwill gesture. However this hasn't transpired despite being chased up on numerous occasions. Hence three quotes will now be sought to surface the track entrance to the first set of speed bumps. Maintenance of the main field area is being managed by the 5-aside football team and another resident is managing the nets and square. RS spoke of wrought iron 'estate' type rabbit fencing which is highly costly but maybe an option with regards to keeping rabbits at bay for the long term. He will look into this further and explore funding options in the new year.</p> <p>The annual inspections for the play parks had been paid and it was noted that the usual maintenance issues would be reported. Going forward it would be more prudent to pay an expert to fix the issues, PG to look into companies.</p> <p>The recent email regards village walking routes/public footpaths was briefly discussed and residents pointed out that the majority of the walks are easy enough to navigate with obvious routes through the vegetation.</p> <p>Committed sums monies that could be used for maintenance were discussed.</p>	<p>RS</p> <p>ALL</p> <p>PG</p>
<p>6- Village Shop</p>	<p>Nothing to share</p>	
<p>7- Village Hall</p>	<p>PG to obtain new defibrillator pads as the current ones are about to lapse.</p>	
<p>8- Planning</p>	<p>The following planning applications and decisions were read and noted, other comments raised in blue.</p> <p><u>Applications</u></p> <p>1. APPLICATION NO: 6.71.218.D.DVCM AJ ZC23/03087/DVCM AJ (Extension Requested)</p> <p>PROPOSAL: Substitution of plans approved under Condition 2 of Application Number: 21/00728/FULMAJ</p>	

to allow for amended Pumping Station, Wash station and electricity substation, revised kerbing and detention basin.

LOCATION: Land Comprising OS Field 2161 Limebar Lane Marton Cum Grafton North Yorkshire

GRID REF: E 440210 N 462628

APPLICANT: Northern Energy

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZQBNXHYGUS00>

The date for comments had elapsed however requests for an extension had not been recognised- No objection was concluded

2. APPLICATION NO: 6.71.91.T.TPO ZC23/03399/TPO

PROPOSAL: Removal of 1 no. purple Beech tree within Tree Preservation Order 53/2009 (HAR).

LOCATION: Beech House Grafton Lane Marton Cum Grafton York North Yorkshire YO51 9QJ

GRID REF: E 441625 N 463346

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0Z316HYHFE00>

Discussed and no complaints or objections were agreed

Decisions

1. Decision No ZC23/02706/FUL

PROPOSAL: Erection of Agricultural building to be used as general dry storage & incubator

LOCATION: Land To the South of Priestcarr Lodge Farm Legram Road Marton

Cum Grafton York North Yorkshire YO51 9QF

North Yorkshire Council being the Local Planning Authority for the purposes of the

application received on 19 July 2023 for Full Planning Permission, as described above,

have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

2. Decision No ZC23/02934/CLEUD (not received by McG PC)

PROPOSAL: Certificate of lawfulness for the erection of one detached dwelling, car

port, formation of parking area and creation of domestic curtilage in

accordance with planning permission ref. 19/03390/FUL.

LOCATION: Land Comprising Field West Of Limebar Cottage Limebar Lane Marton

Cum Grafton North Yorkshire

North Yorkshire Council hereby certify that on 4 August 2023 the use/operations/matter

described in the First Schedule to this certificate in respect of the land specified in the

Second Schedule to this certificate and edged red on the plan

	<p>attached to this certificate, would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):</p> <p>1 On the balance of probability, the evidence provided is sufficient to prove that development according with Section 56 of the Town and Country Planning Act 1990 commenced prior to the expiration of planning permission 19/03390/FUL. Section 191 of the Town and Country Planning Act 1990 has therefore been fulfilled sufficiently to grant a lawful certificate</p> <p>3. <u>Decision No ZC23/02932/FUL</u></p> <p>PROPOSAL: Alterations and extensions to include replacement windows, proposed front and rear bay windows, proposed roof windows, rendering of rear elevation, erection of single storey side and rear extension with hipped roof and associated external landscaping works. LOCATION: Thorncrest Thorny Hill Lane Marton Cum Grafton York North Yorkshire YO51 9QJ North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 4 August 2023 for Full Planning Permission, as described above, have resolved to GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS</p> <p><u>Planning action points -follow up from previous meeting</u></p> <ol style="list-style-type: none"> 1. Garage Lease and Land Registry – any Update PG On going still with land registry 2. Appeal for planning at Chapel Fields – <p>There is a further meeting planned for November 23rd and updates will follow.</p> <p>Enforcement: Updates on going</p> <ul style="list-style-type: none"> • Land on Gallabar Lane – possible resident use • Land back of Punch Bowl and left vehicles • Priestcarr Lodge- Pheasant Sheds • Rougham Farm <p>These outstanding enforcement issues were discussed with AW and PG who informed the meeting that a lack of staff & solicitors in the council (see previous comments) is holding up proceedings. DEFRA are, we understand, looking into Priestcarr Lodge and the pheasant sheds from an environmental/farming regulatory perspective.</p>	AW/PG
<p>9) Financial Matters</p>	<p>9) Financial matters:</p> <ol style="list-style-type: none"> a) Summary of recent payments/receipts, current financial position <p>Summary of recent finances were shared for the Month of September 2023</p>	

	<p>Outgoings totalled £418.87 made up of Bank Charges, Trade waste collections, Clerk salary, Fuel for mower, Annual inspection Fee for play parks, Administration fees for Kiln Garth management company. Incomings came from Precept 2nd instalment- £3,360.50 Interest on the Savings account was £65.97 leaving a balance of £42,104.21</p> <p>Combined total of accounts = £54,479.63 Parish funds available = £11,834.23</p>	
<p>10) Other business</p>	<p>Any Other Business, Items for next Meeting and on-going items</p> <ul style="list-style-type: none"> • Boroughbridge Lions Funding- RS has sent an email and is awaiting response to discuss • Graveyard Extension- TC to give update at next meeting • Neighbourhood watch- AR to update at next meeting • Chestnut Tree at Limebar- it was noted that this is showing signs of disease but not an immediate threat to falling • 2024-6th June 80th Celebration of D Day – agreed that a village e-mail was to be sent, to see if anyone wishes to take up the challenge of organizing • RS – advised that JB has handed in her notice as Parish Clerk and therefore the role is now in situations vacant <p>Points raised by residents and other business.</p> <ul style="list-style-type: none"> • Resident raised the concerns over the proposed Asphalt Plant at Allerton Park and that objections should be sent in ASAP. New leaflets have been circulated. • PG requested agreement for £1000 be transferred into the new Mower fund (previously used to pay for grass cutting to a third party) Approved by all councillors. • Resident raised the question of having one or two Christmas trees within the village this year – possibly on the green? This was met with enthusiasm, and it was agreed that the most cost-effective solution would be to look into lights or laser displays to light up current large tree/s in the vicinity of the greens. <p>Date of next Meeting: Thursday 2nd November 2023 at 7.30PM in Memorial Hall Marton – Meeting closed 20.29PM</p>	<p>RS</p> <p>TC AR</p> <p>JB</p>

Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Thursday 2nd November 2023

Present: Mr R Shepherd (RS) Chair, Mr P Gill (PG) Vice Chair; Mrs C Sanderson-Lewis (CS-L) Mr T Cole (TC), Cllr Arnold Warneken (AW), Ms J Baldanza (JB) Clerk,

Apologies Mr A Robinson (AR),

Resident attendance 9

Agenda Point	Subject	Action
1. Note Apologies	Mr A Robinson (AR)	
2. Declarations of interest	None	
3. Minutes 5th Oct 2023	Minutes agreed and signed	
4. Area /District Issues	<p><u>4. District</u> AW shared recent information regarding the district budget process and that the deficit has now risen to circ £34Million- In part due to an unsecured loan of around £9M which involves a tourist attraction in Scarborough. He mentioned that he had discussions with the Highways dept regarding issues raised by parish councils including ours and was hopeful of a meeting with someone high up in the department i.e.: Melissa Burnham. He shared information on a 'Legue table' which involved over 90 councilors and that it was prudent to learn that only 4% have 100% attendance at their meetings – AW is proudly one of the 4%. On matters of enforcement, there are still vacancies within the legal dept which is slowing up proceedings. He mentioned however that he had re raised the ongoing issue at Priestcarr Lodge and the Pheasant sheds- where the owners are in breach of contract. This has now been picked up by NYCC but is still un resolved.</p> <p>RS thanked AW for his action at getting the road markings at Braimber lane crossroads re painted. On other points...</p> <ul style="list-style-type: none"> • AW had followed up on the issues at Kiln Garth, the for-sale sign and hole... still in process – He will speak with Brieley homes again. • Points that had been actioned were – refilling of the grit bins., rubbish on A168. <p><u>Asphalt Plant</u></p> <p>A resident spoke alongside AW on the recent meeting, the main points of the meeting and discussion are:</p> <p>The application is difficult to find on the portal and he would send a link to JB for resident email.</p> <p>They had now gained 700 objections which should ensure that this application goes to strategic committee for consideration. The committee should have around 10 memebres.TC asked for a list of committee members so as to write to them individually. There will be an evening meeting at Great Ouseburn village hall to continue to gain more traction at increasing the number of objections.</p>	<p style="text-align: right;">AW</p> <p style="text-align: right;">JB</p> <p style="text-align: right;">AW/TC/ RS</p>

<p>5. Playing Fields and Woodlands</p>	<p>There may be a possible extension for objections to be sent in but he was unsure of a deadline. The resident shared information regarding other plants and environmental concerns and EIA (Environment Impact Assessment) which he mentioned was pretty complicated. TC pointed out there is a technical side to the application too. JB to share with resident the objections from McG Parish Council. RS thanked both for their diligence and support in this matter.</p> <p>A recent inspection of the play park and equipment had been completed and there were no major issues , similar concerns to last year – i.e., Rabbit holes! amd two of the skate boards are needing replacing. PG is to gain some quotes from local firms who specialise in maintaining these areas- for next meeting.</p> <p>Road/Track maintenance to fields- as shared at previous meeting this was to be done by Briely homes who had agreed to tarmac it; however, this is clearly not going to now happen.Two quotes were given to RS and a third is to be sourced before considering and agreeing the way forward. Boroughbridge Lions may contribute up to £2K and AW mentioned a local fund which RS will request a contribution from. To be agreed at Next meeting In the meantime, it was raised and agreed that RS will order 'plannings' from Shire aggregates and the Parish Council will complete a DIY maintenance.</p>	<p>JB</p> <p>RS/ALL</p>
<p>6- Village Shop</p>	<p>Nothing to share</p>	
<p>7- Village Hall</p>	<p>Inside Decorating is currently in process, the need to find a roofer to replace a few tiles is needed. defibrillator pads have been replaced with new ones.</p>	<p>PG</p>
<p>8- Planning</p>	<p>The following planning applications and decisions were read and noted, other comments raised in blue.</p> <p><u>Decision No ZC23/03399/TPO</u> PROPOSAL: Removal of 1 no. purple Beech tree within Tree Preservation Order 53/2009 (HAR). LOCATION: Beech House Grafton Lane Marton Cum Grafton York North Yorkshire YO51 9QJ North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 14 September 2023 for consent to carryout tree works, as described above, have resolved to REFUSE CONSENT</p> <p>APPLICATION NO: 6.71.72.I.FUL ZC23/03915/FUL PROPOSAL: Proposed extensions and replacement garage LOCATION: Limebar House Limebar Lane Marton Cum Grafton York North Yorkshire YO51 9QH GRID REF: E 441155 N 463156 PUBLIC ACCESS: https://uniformonline.harrogate.gov.uk/online/applications/applicationDetails.do?activeTab=summary&keyVal=S335UNHYI9T00</p> <p>No objection was concluded <u>Planning action points -follow up from previous meeting</u></p>	

	<ol style="list-style-type: none"> 1. Garage Lease and Land Registry – No updates on going 2. Appeal for planning at Chapel Fields – Meeting to be held end of November <p>Enforcement: Updates on going</p> <ul style="list-style-type: none"> • Land on Gallabar Lane – possible resident use- on going • Land back of Punch Bowl and left vehicles- on going • Priestcarr Lodge- Pheasant Sheds- Breach of condition 7 ongoing • Rougham Farm- AW to try and help get this back on NYCC radar, however it was noted the level of profit the owner is clearly making! And fines would most likely not be an concern. 	AW
<p>9) Financial Matters</p>	<p>Financial matters:</p> <ol style="list-style-type: none"> a) Summary of recent payments/receipts, current financial position b) Discuss and agree Precept for 2024/2025 <p>a) Summary of recent finances were shared for the Month of October 2023</p> <p>Outgoings totalled £388.61 made up of Bank Charges, Trade waste collections, Clerk salary, Fuel for mower, Administration fees payroll, GDPR annual fee and Annual fee for Parish on line.</p> <p>Incomings came from the shop £1591, Quarterly rent and insurance contribution.</p> <p>Interest on the Savings account was £67.14 leaving a balance of £42,171.35</p> <p>Combined total of accounts = £55,749.16</p> <p>Parish funds available = £ £11,716.79</p> <p>b) It was agreed that precept would remain unchanged for the next year therefore no increase due. To be completed beginning Dec.</p>	JB
<p>9) Other business</p>	<p>Any Other Business, Items for next Meeting and on-going items</p> <ul style="list-style-type: none"> • Boroughbridge Lions Funding- Possible contribution of £2K towards the field track • Graveyard Extension- TC shared that agreement was there in principle from the neighboring land owner, currently gaining quotes for the legal work • Neighbourhood watch- AR to update at next meeting • Clerk Role vacancy – All enquires to RS or JB • Lighting up trees for Christmas- RS has sourced a spare from a resident and will light up one of his trees on advent dates it was proposed and agreed that lights could be sourced for a tree in Grafton! <p>Points raised by residents and other business.</p> <ul style="list-style-type: none"> • PG raised a proposal for servicing the village mower cost £249 inc. VAT this was agreed • TC raised points on the Kiln Garth management company, the public space has still to be agreed and currently the KGC Ltd does not have a space to manage yet is incurring financial commitments. AW to be brought into correspondence to help • Resident raised concerns over dog walkers leaving full poo bags on the bench halfway between the villages, other residents raised that they have recently been found in the grit bins as well as at the roadside, - JB to send email. 	<p>RS</p> <p>TC</p> <p>AR</p> <p>PG</p> <p>PG</p> <p>TC/AW</p> <p>JB</p>

	<ul style="list-style-type: none"> Resident raised the issue regards flooding at beck corner Grafton, although highways do action this when called, it is still a major issue and possibly more needs to be done. CLS to email AW with the exact location so he can have input. <p>Date of next Meeting: Tuesday 12th December 2023 at 7.15PM in Memorial Hall Marton – Meeting closed 20.26PM</p>	CL-S /AW

Signed: Dated:

Minutes of Marton Cum Grafton Parish Council Ordinary Meeting

Date Held: Tuesday 12th December 2023

Present: Mr R Shepherd (RS) Chair, Mr P Gill (PG) Vice Chair; Mrs C Sanderson-Lewis (CS-L) Mr T Cole (TC), Mr A Robinson (AR), Cllr Arnold Warneken (AW), Ms J Baldanza (JB) Clerk,

Apologies: None

Resident attendance 9

Agenda Point	Subject	Action
1. Note Apologies	None	
2. Declarations of interest	None	
3. Minutes 2 nd Nov 2023	Minutes agreed and signed	
4. Area /District Issues	<p><u>4. District</u></p> <p>AW shared the controversial news that NYCC intend to buy the land via a compulsory Purchase order relating to the Maltkin planning project at Cattal. This represents 46% of the land needed for the development and early this year it was suspected that the landowner pulled out of the project however it now transpires it was the developers. The project cannot happen until all the land is secured and as it stands it still needs to go to the inspector-AW stated it was all a bit of a mess.</p> <p>He had attended meetings on road safety schemes and there was an intention to make the area around 9 schools in Harrogate 20MPH.</p> <p>.</p> <p><u>Other points</u></p> <ul style="list-style-type: none"> • Kiln Garth Hole and signs Signs were removed as of the 12th Dec • The hole on the verge, AW advised Groundworkers on site attending to all 278 works now and will be complete mid Jan • Kiln Garth management company This is the company set up by our councillors to maintain the common land a part of the Kiln Garth new house development! He shared that all works and completion of POS areas will be mid Jan, legals are in place and expected handover to the management company will be end of Jan, there is have a few coordination points to clarify with Parish in respect of areas under POS control but that will be picked up with the Parish directly • No progress had been made with the erection of gates to the footpath through the POS or the repair to the wall next to the site for the gates. <p>He advised he had had discussions with Highways regards to the flooding in the village following an email sent to them from the clerk. Highways officer is in process of assessing the issues around the village</p> <p>AW had no further updates on the Asphalt plant, RS advised that a resident would be attending the meeting in Jan to share and discuss certain crowd funding to help with the objection. There were monies left from previous planning objections on a Sugar Beet factory and the</p>	

<p>5. Playing Fields and Woodlands</p>	<p>Parish council are awaiting a formal request for this from the objection group. It has also been requested that the group use the PC bank account to deposit donations until they open their own. Discussions in more detail at the next meeting.</p> <p>AW also added that he had followed up on a resident's concern of congestion on the A168 and that NYCC although previously denying redundancies would be made following the new unitary, this is not going to be the case.</p> <p>a) PG advised that he had been in contact with a maintenance and inspection company regards the playground equipment. The company had advised that an inspection would be more fortuitous done quarterly and he shared the quote given for this and ongoing maintenance. There was essential works needed which came up on the annual report earlier this year and it was agreed that the essential maintenance should be done first. PG is to gain other quotes and this would be discussed and considered at the meeting in Jan 2024.</p> <p>b) RS shared that the PC team had laid 8 bags of plannings on the road track to the fields – it was discussed and agreed that a groundworks company should be sort to complete a proper track- 2 quotes have been sought and CS-L will obtain another. These will be considered in Jan 2024.</p> <p>AW offered up some funds and asked an email be sent to him to request it.</p>	<p>PG</p> <p>CS-L</p> <p>JB</p>
<p>6- Village Shop</p>	<p>Nothing to share</p>	
<p>7- Village Hall</p>	<p>Inside Decorating has been completed, quotes were sought and agreed and the roof issues will be done next week. A new clock has also been put up!</p>	

8- Planning

The following planning applications and appeal were read and noted, other comments raised in blue.

8 Planning: New notifications and on-going action points

Applications

a) APPLICATION NO: 6.71.59.F.FUL ZC23/04280/FUL

PROPOSAL: Erection of timber outbuilding.

LOCATION: Land Comprising Field At 441716

**462728 Marton Cum Grafton
North Yorkshire**

GRID REF: E 441716 N 462728

APPLICANT: Brierley Homes Ltd

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4MN21HYIV100>

This was considered and agreed to support this application.

b) APPLICATION NO: 6.71.59.G.DVCMAJ
ZC23/04288/DVCMAJ

**PROPOSAL: Variation of Condition Number 2 of
Application 20/01033/DVCMAJ to
allow for the consideration of
revised plans**

LOCATION: Land Comprising Field At

**441716462728 Marton Cum
Grafton North Yorkshire**

GRID REF: E 441716 N 462728

APPLICANT: Brierley Homes Ltd

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4MYDSHYI000>

Considered and agreed No Objections

c) APPLICATION NO: 6.71.96.C.TPO ZC23/03961/TPO

PROPOSAL: 4no. Beech Trees (G1) fell and remove. 6no. Beech Trees (G2) fell and remove. Crown lift 1no. Beech Tree (G3) to 4.5m. Crown lift 1no. Beech Tree (G3) to 3m. 1no. Beech Tree (G3) fell and remove. Crown lift 1no. Sycamore Tree (G4) to 5m. 2no. Sycamore Trees (G4) fell and remove. Crown lift 1no. Beech Tree (G5) to 4m. Crown lift 1no. Sycamore Tree (G5) to 3.5m. Crown lift 1no. Sycamore Tree (G5) to 4.5m. 3no. Sycamore Trees (G5) fell and remove. Remove lowest 2no.

branches to 1no. Sycamore Tree (G6). 4no. Sycamore Trees (G6) fell and remove. Prune branch at 4m to 1no. Sycamore Tree (G6). 1no. Larch Tree (G6) fell and remove. 3no. Sycamore Trees (G7) fell and remove. 1no. Sycamore Tree (G7) cut ivy and basal shoots, crown lift on west, remove the 2no. branches above the lowest branch, lateral reduction by 2-3 metres. 4no. Beech Trees (G8) fell and remove. 1no. Larch Tree (G8) fell and remove. 1no. Ash Tree (G8) fell and remove, within Tree Preservation Order 21/2018.

LOCATION: Prospect Farm Thorny Hill Lane Marton Cum Grafton York North Yorkshire YO51 9QJ

GRID REF: E 441964 N 463350

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3CHT2HYICS00>

Considered and agreed No Objections

Appeals

a) **APPEAL REF:** APP/TPO/E2734/9584

SITE AT: Beech House Grafton Lane Marton Cum Grafton YO51 9QJ

PROPOSAL: Felling of 1no. Copper Beech tree (T1) of Tree Preservation Order 53/2009.

COUNCIL REF: 22/00100/REFTPO

APPEAL START DATE: 16 November 2023

Considered and agreed that an email be sent to support this appeal and original application.

Planning action points -follow up from previous meeting

1. Garage Lease and Land Registry – No updates on going
2. Appeal for planning at Chapel Fields – RS shared he had been in touch with Bently Homes and that so far there was nothing to report- A resident confirmed that this was still with the inspectors considering which plans they are to work on.

Enforcement: Updates on going

- Land on Gallabar Lane – possible resident use- on going
- Land back of Punch Bowl and left vehicles- on going – owner has been contacted
- Priestcarr Lodge- Pheasant Sheds- Breach of condition 7 enforcement has been sent,
- Rougham Farm- on going

<p>9) Financial Matters</p>	<p>Financial matters:</p> <p>a) Summary of recent finances were shared for the Month of November 2023</p> <p>Outgoings totalled £1,910.46 made up of Bank Charges, Trade waste collections, Clerk salary, Fuel for mower, HMRC VAT payment, Pads for the defibrillator, VAT payment for playground inspection and p plannings for road track.</p> <p>There was also a transfer in and out of £1,000 to the mower fund from grass cutting fund.</p> <p>Interest on the Savings account was £69.48 leaving a balance of £42,240.83</p> <p>Combined total of accounts = £54,908.18</p> <p>Parish funds available = £ 9,901.55</p>	
<p>9) Other business</p>	<p>Any Other Business, Items for next Meeting and on-going items</p> <ul style="list-style-type: none"> • Boroughbridge Lions Funding- Possible contribution of £2K towards the field track, RS to confirm at next meeting • Graveyard Extension- TC shared that agreement was in place from the neighboring land owner and that Mr. A Caygill had sold this to the church for £1- A noted thanks from the parish council was given. TC currently gaining quotes for the legal work • Neighbourhood watch- AR will follow up to residents via email but due to social media platforms which can be used to share concerns and receive alerts from the police in real time the NW scheme as such will disband. • Clerk Role vacancy – All enquires to RS or JB • Lighting up tress for Christmas- The pub has supplied a lit a tree <p>Points raised by residents and other business.</p> <ul style="list-style-type: none"> • CS-L requested that RS send an email to the school headmistress requesting parents park elsewhere as the greens around the shop and Church Lane area are becoming trashed! • PG shared his news that he would be resigning after 7 years on the council – his written resignation was given and accepted, thanks for his service was given by the chairman RS. <p>Date of next Meeting: Tuesday 4th January 2024 at 7.30PM in Memorial Hall Marton – Meeting closed 19.40PM</p>	<p>RS</p> <p>TC</p> <p>AR</p> <p>RS</p> <p>JB</p>

Signed: Dated: