

KIRKBY OVERBLOW PARISH COUNCIL
Minutes of the Remote Meeting of the Parish Council held on
Monday 18 January 2021 via Zoom videoconferencing software

Present: Councillor D Yeadon (Chairman), Cllrs R Denwood, P Perry, J Cross, S Snowden and A Whiteley. In attendance: HBC Cllr A Paraskos, NYCC Cllr C Trotter, Mr M Richards (Clerk) and 4 residents.

1. Apologies for Absence

There were no apologies for absence as all councillors were present.

2. Members' Declaration of Interest

None, although Cllr Snowden confirmed he was the applicant with regard to item 6(a) ii)

3. To receive and if thought fit, approve the minutes of the meeting of the Council held on 16 November 2020

Resolved: That the minutes of the Meeting be approved as a correct record.

Proposed by Cllr Denwood, seconded by Cllr Perry. The Chairman then signed the minutes.

4. Matters arising from the Minutes of the Meeting

Dealt with as part of the agenda.

5. Questions from the Public

None.

6. Planning Matters

(a) PC responses (actioned by clerk after councillor consideration and decision)

(i) 20/04108/FUL – alteration of decking, Highgarth House, Kirkby Overblow

NO OBJECTION

(ii) 20/04559/FUL – change of use of agricultural building, Hawthorne House Farm, Weeton. Neither SUPPORT nor OBJECT

Cllr Snowden reported that discussions with HBC were ongoing. Cllrs noted.

(iii) 20/04696/PNA. Erection of agricultural storage building, field south east of Harefield House, Swindon Lane. REFUSED. Following some email correspondence the owner phoned the chairman to say he was going to re-submit and it was his intention to now farm the land himself. He was told the PC would need to see details of how the land was going to be farmed to justify a building.

(b) Applications received

(i) 20/04459/FUL. Erection of agricultural worker's dwelling with access and installation of package treatment plant. Moor End Farm, Dunkswick. The Chairman explained that he had spoken to the applicant to get background information to the application. After further discussion, Councillors agreed the following response be submitted:

"The Parish Council neither supports nor objects to the application. It is fully aware of the constraints which limit the applicant's ability to farm and appreciate his desire to keep the farm in the family. In order to make the farm viable again the livestock numbers will need to be increased to what they were previously which would then justify another full time worker and hence accommodation on the holding. Whilst the existing bungalow would have appeared to be a likely option this is not in the farm partnership and is therefore unavailable. The Parish Council would also

comment that the proposed dwelling does seem rather large for an agricultural worker. We would suggest HBC liaises with the applicant's agents, Lister Haigh, for further information".

(ii) 20/04222/FUL. Erection of Agricultural Storage Building, Healthwaite Hall, Weeton. Councillors discussed and were unsure of the background to this application. It was agreed that the response should be to neither object nor support the application and to add a comment that "the Parish Council understands the holding extends to only about 12 acres. It is not clear whether the applicants are running a small farming enterprise with livestock to justify a building. We suggest HBC contacts the applicant's agents FM Lister & Son for more information"

(c) **Other**

(i) Enforcement notice – Field at 431432 447440 Swindon Lane (The Stables) Councillors were pleased to note that HBC was at last taking action and agreed to await developments.

(ii) Low Snape Farm, Walton Head Lane – the Chairman had held a lengthy discussion with the new owner who had explained his plans for substantial additions and improvements to the property. The Chairman informed the owner that the Parish Council would consider the plans when the formal application had been made and would submit its views to the Planning Authority accordingly. Any comments would of course be based on accepted planning considerations.

7. Accounts & Services

(a) Councillors **approved** the receipts and payments statement covering the period 16 November to 15 January, with the bank reconciliation, circulated previously – see below.

M Richards Nov Salary	£198.96
HMRC – PAYE	£45.24
M Richards Dec salary	£198.96
HMRC – PAYE	£45.24
M Richards – print cartridge	£20.49
Craig Warren – notice board	£800.00

8. Parish Matters

(a) Parish notice board. The Chairman confirmed that the new notice board had now been installed and other councillors commented favourably on its quality. It was beneficial that there were now separate sections for the Parish Council, Church and KOSAF.

(b) Play equipment. A resident had remarked to the Chairman that the play equipment in the playground was in need of refurbishment. The Chairman has consequently examined the equipment and, in his view, considering its age, felt it was in reasonable condition. It was agreed however, that when possible, a small working group, possibly involving the School Head Teacher, should be established to consider any necessary improvements. It was noted that the playground is the responsibility of HBC, not the Parish Council.

(c) Star and Garter. The Chairman summarised the recent emails to and from the Residents' Group.

- A meeting had been held with the son of the owner of the S&G where he stated that it was the intention to submit a planning application for change of use, to convert the existing building into a 5 bedroom dwelling for himself and family;
- The property could be made available for sale to the village, but **only** at a price of £1m.
- The Residents' Group is still considering submitting an application for nomination of the S&G as an ACV. The Parish Council had advised against this in the light of the likely reaction of the owner;
- The Residents' Group had been active in pursuing various initiatives to support their objective, eg contact with the Plunkett Foundation, exploring the possibility of creating a Community Benefit Society. The Group has submitted to HBC a Pre-Planning Application, outlining its plans for community use of the building. It is hoped this will influence how the planners determine any subsequent planning application for change of use;
- Fundraising for potential purchase – In excess of £100,000 has already been identified, although it is recognised that significantly more will be needed.

The Residents' Group is to meet again tomorrow and issue an update to all interested residents. The Parish Council confirmed that it does support the Group and its intentions, but it must be recognised that the Parish Council represents the Parish as a whole and the responsibility that brings.

(d) Fencing – Swindon Lane. As reported previously, the owner is not prepared to remove the fence. Cllr Trotter has raised the issue again with NYCC Highways and a response is awaited.

9. **Any other business**

A resident reported that a number of trees in the Methodist graveyard were becoming unsafe. She wanted to make concerned residents aware that the matter was in hand and action will be taken to resolve the problem.

The meeting finished at 9.05pm.

Date of next meeting Monday 15 March 2021 - to be held remotely if restrictions are not relaxed, otherwise at Kirkby Overblow School, commencing at 8.00pm.

