

KIRKBY OVERBLOW PARISH COUNCIL
Minutes of the Meeting of the Parish Council held on
Monday 17 January 2022 at All Saints Church, Kirkby Overblow

Present: Councillor D Yeadon (Chairman), Cllrs R Denwood, P Perry, J Cross, and S Snowden. In attendance: Mr M Richards (Clerk), Cllr C Trotter (NYCC), Cllr A Paraskos (HBC) and 3 residents, plus 2 individuals regarding item 6 (c)

1. Apologies for Absence

There were no apologies for absence as all councillors were present

2. Members' Declaration of Interest - None

3. To receive and if thought fit, approve the minutes of the meeting of the Council held on 22 November 2021

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

Applications

(a) 21/04015/FUL - Erection of agricultural workers dwelling and installation of package treatment plant. Dunkeswick Lodge, Dunkeswick Lane, Weeton. The Chairman ran through the requirements for the provision of an agricultural worker's dwelling and the circumstances of this farm. He felt all conditions had been met and proposed the Parish Council submit a "NO OBJECTIONS" response. Councillors discussed and it was suggested a more appropriate response would be to "SUPPORT" and this was the agreed response.

(b) 21/05399/FUL - Erection of single storey rear extension. The Old Forge, Weeton Lane, Weeton.

Councillors noted that this property had last been extended some 20 years ago and this was the addition of a fourth bedroom. There was no loss of visual amenity to Weeton Lane and no significant impact on the neighbouring property. Councillors resolved therefore to submit a "NO OBJECTIONS" response.

(c) 21/05301/FULMAJ: Erection of a net zero/carbon negative replacement farmhouse with solar panels, ground source heat pump, mechanical ventilation with heat recovery and battery storage; Demolition of 2 no. barns; Conversion of 1 no. Barn to domestic accommodation; Installation of new orchard; Landscaping and habitat creation: Swindon Bank Farm, Swindon Lane, Pannal.

The applicant and her architect gave a detailed explanation of the proposals which were basically to convert a dilapidated site into a modernised but traditionally designed dwelling. Councillors had a number questions seeking clarification on such items as the demolishing of the two barns and their replacement structures and further details of the design. Councillors indicated their satisfaction with the applicant's responses and agreed to submit a "NO OBJECTIONS" response.

(d) 21/05299/FUL: Partial change of use of paddock to holiday

accommodation with the siting of two holiday huts and the erection of one storage building: Shoulder of Mutton Inn, Follifoot Lane.

The Chairman explained the background and the content of this application which was basically the creation of a “glamping” site with 2 “glamping” units plus associated facilities. He then invited the owners of the two neighbouring properties to comment on any issues of concern they may have. Both residents set out their concerns which were:

- i) Close proximity of the units to their properties
- ii) Loss of privacy
- iii) Noise and disturbance (potentially unsocial hours usage)
- iv) Overshadowing/loss of outlook
- v) Negative effect on the Green Belt/conservation area

In view of these concerns, the Chairman suggested that he and one of the residents should meet with the applicant and her architect, to explore possible solutions. The clerk was instructed to seek an extension to the Parish Council’s response deadline, until after the above meeting had been held.

(e) 21/05493/FUL: Erection of additional agricultural buildings - Swindon Lodge, Swindon Lane.

The Chairman explained the reasoning behind this application which, in summary, is to create a small unit for cattle handling and a larger storage facility for the proposed growing of oilseed crops, to be harvested from additional (as yet unconfirmed) land. He could not see a compelling need, based on the assertions given, for an increased storage facility of this size. Councillors discussed further and agreed that residents should be made aware of the application and urged to submit their views to HBC. It was also agreed that whilst the proposed smaller building with cattle handling facilities could be supported, there was no justification for the larger storage facility, and the Council’s submission would therefore be to OBJECT to the application.

Decisions

(f) 21/03619/FUL - Retrospective application for the construction of two new dwellings and one annexe: Kirkby Meadows, Jasper Lane

GRANTED

Councillors were disappointed with the decision and further representations had been made to HBC. The response however intimated that the decision would not be changed even though a resident had submitted further evidence against the development. Having registered complete disagreement with the development, councillors reluctantly accepted that nothing further could be done.

(g) 21/04234/PBR - Prior notification for conversion of agricultural buildings to form 3 dwellings. Lane End Farm, Dunkeswick Lane, Weeton.

REFUSED

(h) 21/04673/CLEUD - Alterations to a wall, incorporating the raising of the height of a section of that wall. All Saints Meadow, Swindon Lane.

REFUSED

Councillors noted the above decisions.

7. Accounts & Services

(a) Councillors **approved** the receipts and payments statement covering the period 20 November to 17 January, with the bank reconciliation, circulated

previously – 8 payments below approved.

M Richards Nov Salary	£198.96
HMRC – PAYE	£45.24
M Richards Dec salary	£198.96
HMRC – PAYE	£45.24
KO PCC – church hire	£20.00
M Richards – print cartridges	£50.98
Walton’s – planning advice	£384.00
Bank charges	£5.00

(b) 2022-23 Precept. The clerk confirmed that the precept demand for 2022-23 of £9,000 had been submitted and agreed by HBC.

(c) Banking arrangements. The clerk had discovered that other parish councils were using the Unity Trust Bank which did offer specific parish council services (although at a small cost). He was concerned however, that there would be no local access to banking services and preferred the option of a local High Street bank. Accordingly, he suggested that Lloyds Bank be approached to ascertain the available services for parish councils. Councillors agreed with the suggestion.

8. Parish Matters

(a) Star and Garter update. The Star and Garter Working Group has now been set up as a Charitable Incorporated Organisation (CIO) and will be registered with the Charity Commission and will be known as The Kirkby Overblow Community Hub. The Charity will be governed by trustees, one of whom is the Parish Council Chairman, and run by a management committee. This group will negotiate with the owner of the Star and Garter in due course but, before any action can be taken, a fundraising process will need to be initiated. To this end, an appeal document has been drawn up to be circulated to all residents in the parish inviting pledges, to add to the £370,000 already received.

(b) Playground/play equipment. It is understood that the grant of £70,000 has been secured and the 10% village contribution is virtually assured, with the “contribution in kind” (construction works) to be provided by a local contractor. Progress to be reported at the next Parish Council meeting.

(c) Swindon Lane flooding – the new Highways Officer at NYCC has been very helpful and proactive and, following the action taken, which included a camera survey, the problem has been identified. Unfortunately however, due to funding difficulties, it is unlikely that repair work will be possible in the near future.

(d) Barrowby Lane grass area. A local resident had suggested that the area be cut less often to allow “nature to take its course” creating a better environment for birds and other wildlife, as well as allowing wildflowers etc to flourish. Cllr Perry undertook to get the views of local residents and the Chairman will review the matter when the grass cutting contract is renewed.

(e) Speed concerns Barrowby Lane and Main Street. A councillor had suggested that the “Community Speedwatch” (CSW) initiative be undertaken to monitor the speed of traffic at these locations. The clerk explained that CSW involved a small number of volunteers, after training by NY Police, using radar guns to capture traffic speeds. Motorists recorded travelling at above

the speed limit are contacted by the Police via a warning letter indicating that any further transgression would result in the issue of a penalty notice. Councillors discussed but did not feel that this exercise would produce any more useful data than that collected by the “speed pipes” last year. Other measures, such as more road signage and (possibly) speed bumps will be considered in the future.

(f) Annual Village Litter Pick. The Chairman suggested a date be set in March for this activity, before grass and vegetation grows too much. A Sunday in March will be selected to fit in with Church services. The clerk will arrange with HBC for the supply of equipment etc.

9. Dunkeswick Matters

(a) Cllr Snowden reported that a complaint had again been made about trees blocking out the light to the Stables (on Weeton Lane) The owner of the trees on Old Road, off Weeton Lane, is thought to be responsible. He has reported the matter to Cllr Paraskos.

(b) Cllr Snowden indicated that he had twice reported the blocked gulley on Weeton Lane to NYCC and although the drain had been cleared, the problem was not resolved. He believes that a blocked culvert further down the road is the problem and this needs to be cleared. Cllr Trotter agreed to liaise with Cllr Snowden to initiate action.

10. School matters

Cllr Denwood indicated that there were no current matters to report but she would be contacting the School Headteacher regarding co-ordination of the Platinum Jubilee event, the Annual Litter Pick and the School’s involvement with the “Welcome to the Village” pack. (Cllr Cross reported that he now had the first draft of the pack available, which he would circulate for councillor comment)

Councillors noted the above.

11. Village events

Platinum Jubilee celebrations – the Chairman and Cllr Denwood agreed to liaise and establish a small working group to agree the form and content of events during the extended Bank Holiday weekend of 2-5 June 2022.

There being no other business, the meeting finished at 10.10pm.

Date of next meeting Monday 21 March

2022, at All Saints’ Church, commencing at 8.00pm.