

Minutes of the Ordinary Meeting held at The Village Hall, Kirby Misperton on Tuesday 26 November 2013 at 7.45pm

Present Councillors K Sanders (Chairman), K Edmond and P Wicks

Clerk Miss S Brown and 1 member of the public

1. Apologies for absence were received and accepted from Cllr Corton
2. No Declarations of Interest in items on the agenda were received
3. Minutes and Matters arising:
 - a) The minutes of the Meeting held on 24 September 2013 were received and approved
 - b) Cllr Wicks asked if a definite date had been received for the connecting of NYnet broadband in the area. The Clerk confirmed that the projected date was 2014 but no accurate timings had been received since the last information
4. A member of the public made representation to the Council in respect of the planning application 13/01147/FUL reminding Council of previously expressed objections and additional areas of concern. The Council took these matters on witness and agreed to use them in the response to the application.

The member of the public also asked the Council to note the disappearance of a local footpath (Habton Road to Sugar Hill accessed via the old allotments). The Council requested that the Clerk look into this and report back at a later meeting

5. Planning

To consider planning applications received:

[13/01180/FUL](#) Installation of 6 banks of ground mounted solar panels (204 in total) creating a 50kw peak renewable energy system to generate electricity for the caravan site | Land At Ashfield Caravan Park Main Street Kirby Misperton Malton North Yorkshire

The Council had no specific objections to the already constructed installation but expressed concerns that the majority of the panels have been sited prior to the planning application process being fully completed

[13/01147/FUL](#) Erection of a four-bedroom dwelling with attached double garage (revised details to Plot 9 of approval 05/00549/REM dated 10.02.2006 following outline approval 02/00116/OUT dated 28.10.2003) | 6 Hardings Yard Kirbymisperton Malton North Yorkshire YO17 6XJ

The Council expressed serious concerns regarding this application given the number of amendments to the site over the previous years. They noted that

plans for further subdivision were withdrawn prior to consultation end and also certain earlier amendments refused on consultation advise.

The current plans cause formal objection as they indicate an overdevelopment of the area out with the Development Plan. In section 3 the village comes under the category of “other village” and the amendment to the property plan gives no benefit out with the Local Needs Occupancy condition as it is not part of the community right to build and does not protect or enhance the community facilities.

Within Section 4 SP2 again refers to the Local Needs Occupancy – the project although started has the conditional foot print for a 3 bedroom house and previous application for subdivision was turned down on consultee advice and resident objection.

The Council objects to the increase in occupancy and footprint given that such an increase may create a health and safety issue in regards to upper floor fire safety and escape routes and access/exit to the double garage given the lack of turning space requiring reversal of motor vehicle either on entry or exit given increased parking on approach roads and lack of private turning areas.

The amendment to the previously passed plan does not create “affordable housing” as identified by the York and North Yorkshire Strategic Housing assessment so again goes against the local guidelines of the Ryedale Plan recently accepted.

This development site since inception falls short of the guidance provision of 35% of new dwellings on developments of 5 or more properties should be designated “affordable”

The “property” is currently unoccupied as the main structure is yet to be built and no reference in the application suggests that a requirement within SP21 Local Needs is the reason for the change in plan.

The Council further expressed concerns that the property as now drafted could later be converted into a split residence further increasing the strain on water and sewage supplies and highway use.

The materials indicated in the plan eg vertical slate is not in keeping with the general appearance of the village both old and new developments.

Council also raised a query regarding the statement regarding change of vehicle access which is indicated as No but reviewing the plans submitted to Council this matter was unclear and concern regarding safe unimpeded

individual car access/exit was also recorded.

Concerns were also raised due to the noise impact from the double garage and the proximity to neighbouring properties. The manner of the open plan dining and kitchen area also raises concerns that future modification (out with planning legislation) may lead to partitioning and development of the garage or part thereof to a lounge or utility area thus increasing the parking strains further and noise impact

The Council felt that rather than creating a precedent of again changing the applied for 3 bedroom property to four, the existing development already meets any need for a four bed roomed housing and garage within the development, while the change in the plans would mean there would be no three bed roomed houses existing within the granted development site

6. No decisions by Ryedale District Council regarding previously received applications have been received since the previous meeting

7. To consider financial matters

a) The Council received financial statements in respect of the current year activity and projected expenditure to year end. Notice was made of the reserves which include a CIF payment to the Council which was received as a grant for Village Hall equipment Cllr Edmonds asked, on behalf of the Village Hall if the Clerk could contact Mrs Farey to ask if the grant could be spent on an alternative asset.

b) The Council discussed the precept request for the year 14/15 and resolved to keep the precept at £ 1,200 inclusive of the reduced grant of £ 21.02 from Ryedale District Council

c) The Council agreed payments in respect of the cheque list.

8. Staffing

The Council noted the hours worked by the clerk from 24 September 2013 to 25 November 2013 as 18 hours

9. Parish Plan

The Council discussed the draft questionnaire circulated by Councillor Wicks and Cllr Edmonds was asked to liaise with the Village Hall Committee in relation to the questions included regarding the Village Hall.

Cllr Wicks will forward the final copy of the Plan to Mrs Farey to arrange printing.

The Council agreed that the Plan would then be distributed in January 2014

10 Correspondence

The Clerk advised Council that a communication regarding an oil buying group set up by Ryedale and Scarborough District Councils had been received by herself and Cllr Sanders. After investigation it appears that this group is not being run on a voluntary basis. It was agreed that a question regarding the requirement for a group would be included within the Plan

11 Cllr Wicks reported that the development of the website was still ongoing.

Cllr Sanders reported her attendance at Parish Liaison

12 The Clerk reported that subsequent to the application for a grant for gritting equipment no response has yet been received.

13 There were no questions to the Chairman

14 The date of the next meeting was noted as 28 January 2013

Meeting closed 9:45pm