

**Minutes of Hambleton Parish Council Meeting
held Thursday 8th JUNE 2017 At the Methodist Chapel School Room, 7pm**

109/17 Present and Apologies

Clrs Brown (Chair), Barnes (VC), Clarke, Senior and Turner were present, Cllr Mountford was present from 7.30pm.

Also in attendance:

Juvina Janik (Clerk), District Councillor Chris Pearson and the following residents: A. Whitham, I. Millington, E. Barik, P. Clarke, L. Soraine, B. Soraine

110/17 Declarations of Interest

None declared

111/17 Attendees comments on agenda items

a) The following comments were regarding Agenda Item 119/17 Planning b) 2017/0526/OUTM:

A.W: Concerns regarding the additional number of cars and traffic associated with such a large development and the potential rat – run created through the estate. Also the increase in traffic down Westcroft Lane and Old Lane past the Recreation Field – suggestion of a Condition to be requested that a footway be built down Old Lane to the Recreation Field due to the blind bend and number of accidents that are mostly unreported.

I.M: Concerns regarding the size of the school and the fact that it is already full and will not be able to accommodate the number of new children that will be in the village. Proposed access onto an already busy Chapel Street and a national speed limit highway on Mill Lane. Concerns the estate provides a rat-run. Stresses the fact that Selby District Council and all agencies involved need to take into account ALL the developments that have been built in Hambleton recently and not just look at this application as an individual case.

E.B: Concerns regarding the lack of amenities and facilities available to service a large addition to the village. Loss of small village, close community feeling.

b) Comments on other Agenda Items:

I.M: The Ginnel Path should have been adopted by NYCC as a Public Right of Way (117/17)

A.W. Mistaken information in the Newsletter - The Hough is PUBLIC AMENITY LAND not 'private land' as reported in the April/May Newsletter (120/17)

At this point it was agreed that Agenda Item 119/17 Planning b) would be discussed due to the interest of the attendees.

119/17b) 2017/0526/OUTM – Outline application for erection of up to 150 dwellings including access and the demolition of existing buildings

Cllr Clarke strongly opposes the development and reiterates the resolution to employ a professional to collate a strong case for an objection. Clerk has been in touch with a number of Planning Consultants who have declined to help but is awaiting a response from Robin Forrester who has represented villages in the area

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before on similar matters by producing observations of objection and presenting them at planning committee meetings. **Resolved:** To agree some basic objections to the application (see below) and to follow up with seeking professional representation.

Hambleton Parish Council strongly object to the above proposed development for the following reasons:

1. The proposal would lead to an unacceptable level of growth which would be inappropriate to the size and role of Hambleton as a 'Designated Service Village' and conflicts with the Spatial Development Strategy set out in Policy SP2A of the Selby District Core Strategy Plan. (Recently completed or going ahead: 22 Houses at Cherwell Croft, 8 at Wheatsheaf Court, 14 off Chapel St, approx. 6 houses off Richardson Court initiated by the Rural Housing Enabler and backed by the PC and 119+ at Land North of Main Road – there are a number of individual residences also under construction/already built).
2. Currently outside the 'Development Limits' of Hambleton, so contrary to the Development Plan – but the limits are under review as part of PLAN Selby – Hambleton has seen a large amount of development in recent years and they really shouldn't be able to justify moving the development boundaries when the sites within the boundaries are being utilised appropriately.
3. Flood zone 1 – drainage issues on the road already
4. Lack of space at Primary school, estimated further 1.5 class rooms needed
5. Traffic – increase in traffic at the junctions of Chapel Street/A63. Left fork of Chapel Street turning onto the A63 towards Leeds is a very tight corner already especially when shared with a working farm yard's main access and the associated agricultural machinery.
6. Traffic – safety concerns due to yet another access onto Chapel Street on the bend where there are already main access routes to Garth Drive and the new development as well as a number of individual houses' drives. Visitors to the Chapel also park on the road here as it has no car park.
7. Traffic - increase in traffic at Gateforth Lane/A63 junction, visibility is poor here but this is also where the children cross the road to get to and from school and PC has an ongoing issue with Highways regarding a pedestrian crossing.
8. Traffic – increased volume of traffic on Mill Lane, a narrow lane, national speed limit, with a blind corner (30mph starts once in the village and expires before the proposed access to this estate) – there have been a number of near misses between pedestrians/farm vehicles/cars here. The path is busy with children walking this route to school and will presumably only get busier if the development goes ahead. The plans show widening at the access road to the estate but no widening at the blind corner which is a serious safety concern. This is also a school bus route taking children to the local secondary schools in Selby, Brayton and Sherburn.
9. Traffic – increased volume of traffic along Westcroft and onto Old Lane, either to exit the village or visit the Recreation Field. Old Lane is a single track road with a tight blind corner to be negotiated en route to the recreation field. Recreation Field users/children/dog walkers/cyclists/agricultural vehicles/cars use this road and there have been several accidents here due to lack of visibility on this corner increased traffic (likely due to the Mill Lane access to the development) will heighten the risks here.
10. The internal roads/highways in the village are not suitable for the level of increased traffic this development will bring, particularly Chapel Street, Gateforth Lane and Mill Lane and associated junctions – they are also regularly used by agricultural vehicles
11. There is no employment available in the village
12. There is no GP Surgery, Post Office, ATM
13. Limited bus services available (and gradually being reduced)
14. Noise from construction and construction traffic will affect residents
15. Apparently the scheme will give larger gardens to those backing on to the new Cherwell Croft development but in the illustration the gardens are indicatively smaller than others in the development

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16. Concerns that the estate will become a 'rat run' for vehicles
17. Nesting Bats
18. Lack of Access for Waste Collection vehicles (as noted in SDC response to the previous application)
19. Only one area of play – There should not be a play area which combines an open policy for the Play Area to be used by all ages. NY police suggest LEAP for 4-8 y/o AND NEAP for 8+
20. Sewerage –is next to the public open space

At the conclusion of this discussion residents E. Barik, P. Clarke, L. Soraine, B. Soraine left the meeting and council continued through the agenda from item 112/17.

112/17 Approve and sign the minutes of Parish Council meeting held Thursday 11th MAY 2017

Resolved: An alteration to minute number 97/17 was made to record '...in place by August 2018...' The minutes were then accepted as a true record and signed by the chair.

113/17 Clerk Report

The clerk had spent the time of time on preparing the documents associated with the large planning application and contacting Planning Consultants to ask for advice. The issues raised by residents by telephone and email have been put on the agenda for discussion by council.

114/17 Finance:

- a) Approve and sign the financial report provided for MAY 2017

MAY 17 RECONCILIATION	
Cash Book balance 31ST March	£ 43,857.99
Receipts	£ 128.00
Payments	£ 2,013.89
Cash Book balance 31st MAY 2017	£ 41,972.10
STATEMENT Balance 31st MAY 2017	£ 41,979.60
add cheques not presented	£ -
minus income not cleared	£ 7.50
Therefore	£ 41,972.10

Resolved: The reconciliation was approved and signed by the chair.

- b) Approve and sign invoices and cheques for JUNE 2017 Payments

Cheque No.	To	Details	TOTAL	VAT
	Brought forward		£ 2,013.89	£ 20.49
2307	J.Janik	Clerk Salary MAY 2017	£	£ -
2308	Streetscape	Repairs to Swing Frame	£ 360.00	£ 60.00
2309	Selby District AVS	Newsletter 830	£ 304.30	
2310	A Bosmans	Internal Audit for Y/E 2016-17	£ 150.00	
2311	Mr Jiggins	Monthly Maintenance Duties	£ 140.00	
2312	J.M.Brown	Padlock for Rec Field Container -	£ 15.00	£ 2.50
2313	HVHMC	April Room Hire	£ 27.00	
TOTAL SPEND JUNE			£ 1,476.96	£ 62.50
TOTAL ANNUAL SPEND			£ 3,490.85	£ 82.99

Resolved: Invoices were checked against the written cheques and totals, approved and signed.

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c) Internal Auditor Report and update on Annual Return Process

The report from the Internal Auditor highlighted no issues and the auditor was happy with the way the finances were kept. Mr Bosmans had signed the appropriate Annual Return documentation and submitted a report to Hambleton Parish Council, which the clerk read through. The Annual Return has been sent to PKF with the necessary supporting documents.

115/17 Discuss the Container wall erected, Gateforth Lane – resident complaint

Resolved: This is a Selby District Council issue. If a planning application is submitted the parish council will discuss and make observations at that time.

116/17 Discuss request from NYCC to cut back shrubs on path connecting Garth Drive and Garth View

Resolved: Clarify the maintenance agreed. Cllrs Brown and Senior to investigate the option of removal.

117/17 Updates from Cllr Chris Pearson on ginnel ownership and permissions needed for a crossing

Cllr Pearson reported the issue was being looked into by the planners and solicitor Barbara Scargill. It was suggested the authority that erected the No Cycling sign at the end of the ginnel has shown responsibility for the ownership of the path. The matter is ongoing. **Resolved:** Cllr Barnes to email Cllr Pearson a copy of the map referred to last meeting.

118/17 Discuss plans for Merchant Navy Day

The council were invite to fly the appropriate flag. One opinion was that there would be more appropriate occasions to fly flags for. **Resolved:** Cllr Brown would look into the details.

119/17 Planning

- a) 2017/0378/FUL – Demolish storage building and erect lean-to machinery store - White House Farm
Resolved: No Observations
- b) 2017/0526/OUTM – Outline application for erection of up to 150 dwellings including access and the demolition of existing buildings. **Resolved:** As discussed earlier in the meeting
- c) Notices of decision: none

120/17 Items for the Newsletter

Matter as raised by resident 111/17 b.

121/17 Village Maintenance

- a) Matters to report
 - i) Elderberry tree blocking sight out of junction of Common Lane onto Main Road - **Resolved:** Clerk to email highways
 - ii) Strimming around Dog Bins and Benches in village is required – **Resolved:** Clerk to contact Tru Green
 - iii) Yorkshire Water Pumping Station is over grown – **Resolved:** Clerk to contact Yorkshire Water
 - iv) Litter on the Recreation field – possible need for another bin – **Resolved:** Agenda item for next meeting
 - v) Portakabins have had people climbing on top of them, need to be painted with Anti Vandal paint as soon as possible – **Resolved:** Clerk to contact HRAA regarding their offer of painting and also look into the price of 2 x A2 size signs for the Recreation Field 'DO NOT CLIMB'

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122/17 Confirm the date and time of the next meeting

Resolved: The next ordinary Parish Council meeting will be held on Thursday 13th July 2017, 7pm, at Hambleton Village Hall and will be preceded by a Finance Committee meeting at 6.30pm

123/17 Meeting Closed 9.10pm

Signed: _____ Date: _____