

## SHERIFF HUTTON PARISH COUNCIL

### MINUTES OF THE MEETING HELD IN THE VILLAGE HALL SHERIF HUTTON ON FRIDAY 11<sup>TH</sup> MARCH 2022 AT 7.15PM

**PRESENT** Councillors: Penny Bean (Chairman) Marcus Oxendale, Martin Dodd, Dave Smith, Sally Wright, Sam Warriner

**ALSO PRESENT** County Councillor Caroline Goodrick, District Councillor Eric Hope  
36 members of public (30 part meeting only)

1 **APOLOGIES OF ABSENCE:** Louise Pink, Clerk

2 **DECLARATION OF INTEREST**  
None declared

3 **MINUTES**  
The council resolved the minutes of the meeting held on 11<sup>th</sup> February 2022 were agreed subject to the following amendments  
Item 3 – should read meeting held on Friday 14<sup>th</sup> January 2022  
Item 5 a) 3<sup>rd</sup> line – “the jubilee tree” deleted  
Item 5 a) 3<sup>rd</sup> Line – Should read “Castle Inn”

4 **PUBLIC FORUM**  
The vast majority of public came to express their objections to the planning application 22/00102/FUL – Land at Cornborough Road – Discussion took place during which several people expressed their views and notes were taken of points that were raised. See Appendix 1. It was pointed out that the Parish Council had persistently contacted Ryedale Council since July 2021 to ask for intervention by the Enforcement Officer without success, regarding development that was taking place on the site. County Councillor Goodrick explained the planning procedure and that once a planning application had been received the Enforcement Officer could not intervene. The general feeling was that the Ombudsman should be contacted with a complaint that the proper process had not been followed, resulting in the planning application now under discussion which should in fact be a retrospective application as work had continued on the site. It was also felt that the MP Kevin Hollinrake should be contacted.

To date 56 letters of objection had been posted on the Planning Portal and people were encouraged to write letters if they had not already done so.

#### **4A. EXCLUSION OF THE PUBLIC**

To consider excluding the public from the meeting prior to consideration and discussion of financial or necessary matters under Section 100a of the Local Government Act 1972.

#### **5 MATTERS ARISING FROM THE MINUTES**

Quotations had been received from Rogers Nurseries and Castle Howard Nurseries and it was agreed to buy the trees and associated equipment from Rogers. Councillor Smith to contact the Gardening Club re planting them. A meeting is to be organised with Mr M Easterby regarding siting of the proposed Jubilee Tree.

#### **6 CLERKS REPORT:**

a) It was agreed that as nomination papers for election of all Parish Councillors had to be in by 4<sup>th</sup> April not to co-opt a councillor to fill the present vacancy

b) Decision is still awaited from the House of Lords regarding the May elections but it was felt highly unlikely that this date would be changed. Nomination papers are available from Ryedale District Council and all Councillors were reminded to complete them as soon as possible

## 7 PLANNING

a. To consider the following new planning applications:-

22/00102/FUL Land At Cornborough Road, Sheriff Hutton  
Change of use of land to a gypsy/traveller site with 4no family pitches each with 1no static caravan, 1no touring caravan pitch and parking spaces, erection 1no. amenity building and installation of 1no bio-disc treatment plant with associated parking and landscaping.

Decision – Sheriff Hutton Parish Council OBJECT to the above planning application, on the following grounds:-

A previous application for domestic use of this site has previously been refused.

It is outside the Village Development Plan and the land is not allocated for development in the Ryedale Local Plan.

It is an inappropriate development in open countryside, highly visible from the Southern aspect from a great distance. The elevated site means the development will be seen for miles.

Under the planning policy for travellers sites Policy H Determining Planning Applications for travellers sites states that local planning authorities should strictly limit new traveller sites development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

PPE SP20 states development should respect the character of the area without material adverse impact on the amenity of present or future occupants, the uses or occupants of neighbouring land or buildings. This site would have a detrimental impact on the rural area. Part of the previous refusal was due to the harm of local landscape view, particularly detracting from the castle ruins.

The parish council feel that there are many available places on existing travellers sites within the district of Ryedale and the wider area.

This is a retrospective application with 5 caravans having already been on site since July 2021. A considerable amount of work has already been completed over the last 12 months, much of it contrary to the terms of the previous approval for the use of dog breeding. To date, this site has not been used for the breeding of dogs so should not be classed as change of use.

The amenity of existing neighbouring properties will be severely affected by this application. Excessive noise from the site is already an issue for local neighbours, including car horns, barking and shouting. The site is only 30 metres from its nearest neighbour.

A large area of the land has recently been put down to hard-core with no adequate drainage or suds applied, contrary to planning rules. Also a large soil bund has been placed to the south of the site, as well as mixed rubble dumped.

4 static caravans plus 4 touring caravans mean 8 units of accommodation so even more people living on site. 12 car parking spaces mean a significant increase in car usage as no facilities are within walking distance from the site, with no roadside footpaths.

The amenity block is not needed as all the static caravans have bathroom and toilet facilities. The parish council believe, it is in fact, a bungalow with kitchen, bathroom and living facilities.

The Ryedale District Council Planning Enforcement Officer was first informed in July 2021 that work on the site had begun and was asked to investigate.

The parish council feel that the planning application contains a number of inaccuracies.

22/00170/HOUSE The Sycamores, North Garth Lane, Sheriff Hutton

Erection of an extension to existing garage on eastern gable end to form a hobby workshop and erection of a detached garage in the south eastern corner of the rear garden.

Deferment requested as further information needed regarding the detached garage before a decision could be made

22/00147/HOUSE Cherry Tree Cottage, Finkle Street, Sheriff Hutton

Works to dwelling to including raising of eaves and ridge height to allow formation of first floor living accommodation, installation of dormer windows to both front and rear elevations, installation of rooflights, erection of porch extension and rendering to front and part side elevations.

Decision – No Objection

Erection of an agricultural building to house livestock and formation of vehicular access to replace existing access.

Decision – More information required as it was felt the application was more like a storage building than an agricultural building to house livestock. Query also about the need for the car park area

- b. To hear results of applications decided:-  
No information available

## 8 VILLAGE REPAIRS

Councillors Oxendale and Smith both confirmed that the fitting for the damaged waste bin on York Road was beyond repair therefore a new bin and fitting is to be purchased.

The bus stop sign opposite the Post Office needs to be replaced as the concrete post is badly damaged.

Councillor Dodd reported that the lamppost at the junction of Terrington View and Cornborough Road needs to be replaced. The light also malfunctions.

## 9 FINANCIAL MATTERS

- a. The Clerk submitted the following accounts for payment by BACS

|                             |                     |         |
|-----------------------------|---------------------|---------|
| L Pink                      | Clerks Salary (Net) | £486.23 |
| L Pink                      | Expenses            | £74.76  |
| HMRC                        | Tax & NI            | £358.20 |
| Sheriff Hutton Village Hall | Room Hire           | £27.50  |
| Sheriff Hutton Village Hall | Room Hire           | £13.20  |

The accounts listed for payment were accepted. Clerk to make the payments via BACS using the online banking process.

- b. No payments were submitted by cheque  
c. The following income was received:-

|                |                    |          |
|----------------|--------------------|----------|
| Quintas Energy | Solar Farm payment | £3046.49 |
|----------------|--------------------|----------|

- d. The following invoices were received after the production of the agenda and after discussion were agreed for payment:-

|                              |                  |         |      |
|------------------------------|------------------|---------|------|
| Autela Payroll Services      | Payroll Services | £50.40  | BACS |
| RV Roger Nurseries           | Trees            | £127.10 | BACS |
| St Helen & Holy Cross Church | Donation         | £1,500  | BACS |

- e. The bank balances were noted  
f. The actuals vs. budget report was noted  
g. No other urgent request had been submitted to the meeting:-

- (i) John Oakley on behalf of St Helen and Holy Cross Church explained the grant application for work to remove various trees in the churchyard which were in danger of damaging the wall between the Churchyard and Peckitts Close. These will be replaced with more suitable small trees to be planted at a suitable distance to avoid any possible recurrence. It was agreed to make a grant of £1,500 to cover the cost and also partially fund grass cutting and upkeep of the Burial Ground.

## 10 CORRESPONDENCE

Letter of objection to Planning application 22/00102/FUL to be forwarded to Ryedale Council Planning Dept.

**11 REPORT FROM COUNTY COUNCILLOR**

County Councillor Goodrick gave an update on the closure of Goose Track Lane at Lilling. Taking into account the amount of heavy traffic that uses the road major work is required to replace the damaged culvert to avoid any recurrence of the problem. Work will be carried out in the near future and although road closure announcement states closure until August 2023 it will be completed within a much shorter time scale..

**12 REPORT FROM DISTRICT COUNCILLOR**

District Councillor Eric Hope apologised for not attending previous PC meetings but this was due to illness.

**13 REPORTS FROM PARISH COUNCILLORS**

Councillor Dodd confirmed that he is working on the Local Emergency Plan

**14 MATTERS FOR INCLUSION IN VILLAGE NEWS**

Reminder about nominations for Parish Council Elections to be in to Ryedale Council by 4<sup>th</sup> April

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A reminder that reports of potholes can be made on line on the North Yorkshire Highways site

**15 MATTERS FOR INCLUSION ON NEXT AGENDA**

Update on Trees.  
Traveller Site

**16 DATE AND TIME OF NEXT MEETING**

Friday 8<sup>th</sup> April 2022 in Sheriff Hutton Village Hall @ **7.30pm**.

The Meeting closed at 8.50pm

**APPENDIX 1**

**POINTS RAISED BY MEMBERS OF THE PUBLIC UNDER ITEM 4  
REGARDING PLANNING APPLICATION**

**22/00102/FUL**

**Land At Cornborough Road, Sheriff Hutton**

36 Members of the Public attended and the majority indicated their objection to the application

- 1 This is a planning matter and should be treated as so, not a people matter  
There had been previous planning issues whereby it had been decided it should not be used for permanent housing or facilities – do we want to go through that again?  
Do we want to extend the village boundaries?

- 2 Unsatisfactory approach as activity had been going on for a year already  
Previously deemed "not suitable for residential land" This is a back door situation – Breach of planning law – notices should have been served
- 3 This is retrospective planning application as unacceptable changes have already been made
- 4 Comments can be made on the online planning portal
- 5 PC has been asking for updates from Enforcement Officer without success
- 6 Disregard of due diligence to planning MP should be involved
- 7 Looks like several utility pods – further informed that these are hen huts
- 8 In the Ryedale Plan RDC have a duty to provide sites for travellers
- 9 Will it go to full planning – we should be lobbying planning committee as there are so many objectors
- 10 Confirmed that it will go to full planning meeting if enough objections are received (currently 56) -  
There will be an officers report issued . There is already adequate provision in Ryedale for the Travelling Community
- 11 4 caravans on site on Thursday 10<sup>th</sup> 5 on site on Friday 11<sup>th</sup>
- 13 The existing shed has been clad in green plastic contravening previous planning approval for puppy farm
- 14 Sewerage treatment plant is already on site
- 15 PC confirmed photos had been sent to RDC Enforcement Officer – PC advised to wait for a planning application
- 16 RDC in breach for not enforcing sooner
- 17 Ombudsman can be contacted regarding Non action of Enforcement Officer
- 18 Land changed ownership prior to Covid
- 19 Will previous planning applications and decisions be taken into account during the process–
- 20 A Previous application had been refused and enforcement order raised for removal of lodge
- 21 Application goes against all government policy about what should be included on a traveller site
- 22 Application for 4 units plus dayroom etc plus sites for 4 further units –Potential for more families
- 23 Residents urged to contact Ombudsman and MP and all Councillors on the Planning Committee
- 22 PC requested to contact Ombudsman and MP
- 23 Request for extension of consultation period – if granted asked for details to be put in the Village News

