

SHERIFF HUTTON PARISH COUNCIL

**MINUTES OF THE MEETING HELD IN THE MISS WARD ROOM, METHODIST CHURCH,
SHERIFF HUTTON ON THURSDAY 8th FEBRUARY 2024 AT 7.30PM**

PRESENT: Councillors: Marcus Oxendale (Acting Chair), Sally Wright, Philip Lazenby, Sam Warriner, Dave Smith & Ed Stephenson.

ALSO PRESENT Louise Pink – Clerk. 4 members of the public (part meeting only).

1. APOLOGIES OF ABSENCE

Cllr Penny Bean.

2. DECLARATION OF INTERESTS

None declared.

3. MINUTES

The council resolved that the minutes of the meeting held on the Thursday 11th January 2024 were agreed and were signed by the Chairman.

4. PUBLIC FORUM

Four members of the public were present at the meeting.

All members of the public present spoke of planning application ZE24/00049/73A - Spring Cottage, East End, Sheriff Hutton.

5A. EXCLUSION OF THE PUBLIC

Not Required.

5. MATTERS ARISING FROM THE MINUTES

The clerk advised that she is still awaiting costs from NYC for a larger dog bin for Main Street.

The clerk spoke of the response from Voneous Broadband following the parish councils email to them about damaged grass verges in the village. Voneous Broadband advised that they believe the damage has not been caused by their vehicles. After discussion, it was agreed that as the parish council do not have photographs of Voneous Broadband vehicles parked on the grass verges there is nothing further the parish council can do.

6. CLERK'S REPORT

Nothing noted.

7. MATTERS ARISING

(a) Community Payback - The areas of work for forwarding to the community payback team were agreed as:-

Trimming back of growth on the pavements on York Road down to the Lodge and Main Street.
Trimming back of grass verges on North Garth Lane.
Washing of the white railings on Main Street, East End Road and around the Green.

Clerk to send over the list to the community payback co-ordinator. Welfare facilities to be provided by the church.

Approved Chairman

(b) To discuss any update on volunteers for the Neighbourhood Plan - It was noted that seven residents have now volunteered. To be discussed fully at the March meeting with a view to how to take this forward.

8. PLANNING

a. The following new planning applications were received this month:-

ZE24/00049/73A Spring Cottage, East End, Sheriff Hutton

Variation of condition 02 of planning approval 22/00504/HOUSE dated 17.07.2022 to allow variation from the approved drawings (retrospective application).

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

The street scene view clearly shows a wall separate to the extension wall which is the original party wall separating the two properties. This has been removed in the actual build and the extension wall has become the dividing line. This is a clear breach of the original plan.

The plans show no resemblance to the ones originally passed so it has not been built in accordance with the original planning application.

As such, the window, instead of being shielded by the dividing party wall, has now a full view into the neighbour's property.

The extension is not in keeping with the housing in the area, especially within a conservation area.

ZE23/00437/FUL Land At Cornborough Road, Sheriff Hutton

Change of use of former agricultural building for use as (small breeds) dog breeding kennel and domestic storage together with an extension to the building to provide toilets and external alterations, including the installation of insulated acoustic sheeting to the exterior of the building (part retrospective) and the change of use of agricultural land to dog exercise area.

Decision – Sheriff Hutton Parish Council object to the above planning application on the same grounds as those issued previously, plus additional concerns:-

Planning permission for the dog breeding kennels expired on the 21st of January 2023, as no part of the planning permission has been started on site or any of the conditions adhered to, this planning application must be fully resubmitted. This is not a retrospective application.

Not all neighbours have been consulted on this application by North Yorkshire Council.

On the planning application, it states there is no parking. However, a huge area of hard-core has already been put down covering approximately an acre of land which could easily park a large number of vehicles.

Partly due to this new area that has been stoned over there are drainage issues that is an increase of run-off to the fields below. The applicant states that the run-off goes into the gutter. However, this is above the site and therefore run-off cannot go into it. They also state that any run-off goes into a soak away, where is this soak away and when was it put in and did it follow any building regulations?

When the kennels were given permission, it was on the proviso that there was no residential element to the site. This is no longer true as the applicant has lived on site over a year.

The planning application states that there are no employees on site. However, the whole family has been living on site for over a year now.

The planning application states that the opening hours are irrelevant. However, one of the conditions when planning permission as granted was that there were stricter hours in particular for the dog walking area. There are no details given for the times of use.

Is there any containment/fencing planned? There are no details given about how the dogs will be contained. Dogs are often roaming free into the nearby fields.

The application states that it cannot be seen from the road or public footpath. However, a public footpath runs right through the centre of the site. Therefore the site can be fully seen by the public.

Prior to planning permission, a noise survey was carried out. However, this has now been ruled invalid by the changes to the design of the barn with a large new opening fitted with a roller door, which has no soundproofing whatsoever.

The site is not being used for dog breeding. All dogs on site are kept in wooden kennels outside. The shed only appears to be used for storage for the number of businesses running from the site

Planning permission for the barn was granted on the proviso that no new openings were made again.

Approved Chairman

This has not been adhered to.

How can this shed be made into a dog breeding centre when there is not a single window for natural light within the barn are the dogs to live in darkness, their whole lives?

Why is there a need for four toilets? If this is simply to be used for anyone visiting the site surely this is excessive at present a portaloos is used on site if this works now why is there a need for a further extension?

The parish council query what is the need for a domestic storage when the site should have no domestic usage.

Since the first application there are thousands more dogs that require re homing. Therefore, the parish council query why there is even a requirement for a puppy farm.

There are constant noise issues on site with dog's barking at all hours with no effort made to stop them. NYC has been made aware of this but no action has been taken.

Previous surveys have been used when the building is now materially different. An example being, the door that has been installed is not sound proofed and cannot be.

This application seems to be an effort to legitimise the illegal use of the site for domestic usage.

b. To note results of applications decided:-

23/00288/FUL Land Rear Of Park View, Finkle Street, Sheriff Hutton
Erection of 2no. detached dwellings with detached double garages and associated parking, landscaping and formation of vehicular access.
APPROVED.

ZE23/01550/MFUL Southern Unit, Cornborough Road, Sheriff Hutton
Erection of an agricultural building for the handling of cattle and attached feed store following demolition of existing building.
APPROVED.

ZE23/06942/HOUSE Catesby House, 23A The Croft, Sheriff Hutton
Erection of entrance porch to the north elevation and single storey orangery to the rear following removal of existing conservatory.
APPROVED.

9. VILLAGE REPAIRS

Cllr Wright reported that the streetlight on Mill View is still off. Clerk to investigate. Update: This streetlight requires a new part that has been reported and as such, will be repaired as soon as it is possible to do so.

It was reported that a lorry has taken out a kerb stone outside Wellington House. Clerk to report.

It was reported that the York Meadows sign on the York Road junction has one post missing that needs replacing. Clerk to report.

It was reported that one of the stakes has snapped off one of the newly planted trees on Daskett Hill. Cllr Smith to investigate and repair.

The clerk was asked to speak to Highways to enquire as to whether they can investigate kerbing the none kerbed side of Coble Lane as buses are having to drive up the bank to get passed parked cars.

A water burst outside Middleton house was reported. Clerk to report.

A water burst at the top of Daskett Hill was reported, near the layby. This was fixed approx. 2 months

Approved Chairman

ago but has now happened again. Clerk to report.

A pothole at the bottom of Daskett Hill was reported. Clerk to report.

It was reported that the hedge at Daskett Hill needs cutting back. Clerk to report.

Potholes between 9-11 Caste View were reported. Clerk to report.

10. FINANCAL MATTERS

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

| | | |
|-----------------|---------------------------|---------|
| L Pink | Clerks Salary (Net) | £606.30 |
| L Pink | Expenses | £27.50 |
| Marcus Oxendale | Gift for Christmas lights | £19.00 |

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. No income was received.
d. The following invoices was received after the production of the agenda and after discussion was agreed for payment:-

| | | | |
|---------------------------------|------|--------|------|
| Sheriff Hutton Methodist Church | Rent | £45.00 | BACS |
|---------------------------------|------|--------|------|

- e. The bank balances were noted from January 2024.
f. The actual vs. budget figures were noted.
g. Any other urgent request submitted to the meeting:-

- (a) The letter received from NYC regarding the urban grass cutting payment in 2024/25 was discussed. After discussion, it was agreed that the parish council wish to continue with the parish carrying out the urban grass cutting in 2024/25. Clerk to respond to NYC.

10. CORRESPONDENCE

A list of correspondence since the last meeting was issued to all Councillors.

11. REPORT FROM COUNTY COUNCILLOR

Not present at the meeting.

12. REPORTS FROM PARISH COUNCILLORS

Nothing noted.

13. MATTERS FOR INCLUSION IN THE VILLAGE NEWS

Neighbourhood Plan - Thanks for volunteers and next steps.
Note re not parking on grass verges.

14. MATTERS FOR INCLUSION ON THE NEXT AGENDA

Neighbourhood Plan.

15 DATE AND TIME OF NEXT MEETING

The next parish council meeting is to be held on Thursday 14th March 2024 @ 7.30pm in

Approved Chairman

the Miss Ward Room, Methodist Church, Sheriff Hutton.

The meeting closed at 8.15pm

Approved Chairman