

**MINUTES OF MEETING OF POTTO PARISH COUNCIL HELD ON
WEDNESDAY 17 MARCH 2021 AT 7.00 PM REMOTELY VIA TEAMS**

Parish Council Meeting

In line with Covid-19 related government legislation and NALC Guidelines regarding social distancing etc. the Parish Council Meeting will continue to be held remotely via TEAMS.

Any member of the public wishing to join the meeting remotely can contact the Clerk for an invitation.

Meeting open to the public

Jon Berry, HDC Chief Planning Officer was present together with two members of the public. A preliminary list of points had been sent to HDC planning for discussion.

1a. PPC were concerned that the comments provided by the parish council do not seem to have any meaning or weight, as decisions are sometimes completely opposite to the comments provided. Jon stated that comments from parish councils are very important, and that HDC planning were trying to build relationships and engage with more councils. Jon expressed concern about point 1a and hope to do something about it. Discussed material planning considerations and what would expect from councils. Useful for the council to get training sessions from HDC planning, he is hoping to set something up later in the year.

1b. Expiry dates, regarding major applications, minor applications or house extension, no default permission would be granted. Must have decision notice given by planning. In some circumstances relating to agricultural buildings, these could be granted by default, it is becoming more of an issue, but very localised for limited types of development. Planning is entitled to extend the timescale, unless applicant is able to appeal against planning if a non-determination decision has not been made within the date.

1c. Confidential comments versus open comments, confidential comments were not taken into consideration, relating to certain applications and also comments on the planning application at the traveller site near Prestons. Jon sympathises with people wishing to make confidential comments; however, applicants have a right to know who has objected. In hindsight, should have gone back to applicants, and asked if wished to keep comments confidential. If you wish to make an objection confidentially, and to be taken into consideration you should contact the ward member and ask to make the comment.

2a. Local Plan – It was agreed that this was going on too long, but they were making progress, Covid-19 has slowed the process. Discussed the traveller policy, which they are currently waiting to be issued. Moving onto main modifications, awaiting report back in the autumn. Want everyone to have a brand-new local plan, and it is hoped that this will be done within 30 months, but because Hambleton got white paper in early, they will get an additional 12 months. Cllr Griffin asked what they are currently using. Policies currently using are likely to become the policies in the new local plan, depends on which policy and if inspector suggests any amendments.

2b. Potto is currently classed as an unsustainable settlement. Development boundary was set-aside at the end of the last local plan. Discussed the original planning boundary around the village. HG5 in the new plan is designed to replace the interim policy. Windfall Policy, there has been a lot of scrutiny in the development of the plan. There is some uncertainty about how inspectors will implement this. Small-scale limited development in a measured way, but unable to say in which location. We will find out more in the autumn when the inspectors report is published.

2c. Class Q planning. Central government want to deliver more housing, and the latest consultation has planners concerned and authorities have sent a strong letter to government to highlight these issues. Planning needs to confirm buildings have been used for agricultural use and can be developed into residential use without much work.

1000

3a. General feeling is that this derelict building needs to have 'something done with it' via the class Q policy or general planning policy, rather than allowing it to continue deteriorating. Discussed the development close to Goulton Grange Farm. Discussed different rules for different applications and the feeling that class Q applications seems to just bypass the planning approval process.

3b. PPC had no concerns with the application for the "landscaped mound" but raised concerns over the change of use for the site and subsequent environmental issues from the site. The location is around 100m to closest house. There had been an enforcement visit, but no follow-up has been implemented. Discussed at length, Jon happy to visit the site when appropriate. Also discussed the frequent HGV traffic, debris and dirt on the road and the damage being caused on the road into the village. Local residents have reported to the issue to Environmental Health and taken recordings. Jon will look into this further and report back to us.

3c. Already discussed above. Jon will respond to them directly. However; discussed the requirements when considering planning. Discussed main and secondary windows, concerns about piling, which is more of a building control issue, but has recently had contact with that service.

3d. It was felt that the parish council was receiving mixed messages as this application was declined, queried why. Send any comments regarding planning to Jon Berry directly along with Planning dept. Discussed the possible noise from a balcony that overlooks other properties.

3d. Large red container opposite Rawcliffe, we were informed that this was not permitted without prior approval but there has been no follow up from planning enforcement. Jon will look into this and get back to us.

The members of the public wished to thank Potto Parish council for all their help and support. They would also like to thank Jon Berry form his help and knowledge with regards to their concerns.

The Councillors thanked Jon Berry for his time and helping us understand the processed and taking the time to address our concerns. We look forward to hearing back from Jon regarding the two enforcement cases.

1. Reminder by the Chairman of the Councils expectations for the audio or visual recording of this meeting

Two requests received from members of the public for PPC to record the meetings, contacted YLCA for guidance, there is no legislative provision that requires the council to record a meeting, Councillors unanimously agreed not to record Parish Council Meetings.

2. Apologies for Absence and approve reasons for absence

Present: Councillor Mr A Wilde (Chairman), Councillor Mr J Greco, Councillor Mr S Agar, Councillor Mr I Macpherson, Councillor Mrs E Griffin and County Councillor Mr D Hugill.

No apologies.

3. Minutes of February Meeting

The minutes of February's meeting were discussed, proposed, seconded and resolved.

4. Matters Arising from last month's meeting

- 4.1 Covid-19 – Parish Council can either cancel meetings or use available technology to hold meetings remotely. The Parish Council is committed to continue to provide as normal a service as possible to the residents of the parish during these difficult times. YLCA and NALC current recommendations are to continue meeting virtually.

1001

- 4.2 Police Report – PC Jones emailed the March Police report which had been circulated to Councillors. Nothing to report.
- 4.3 Working together with Swainby Parish Council, Hambleton District Council and NYCC, Potto Parish Council have secured funding to replace and widen the bridge on the bridleway over Swainby Ellers. Invoices have been received from NYCC and paid; work is expected to start shortly.

Thanked County Councillor Hugill for his donation towards the bridleway.

New kissing gate has been installed, lots of work has been completed along the bridleway to tidy up the hedges. Looking forward to installing more gates in the summer months. Cllr Greco has also trimmed the hedges at his end of the bridleway.

- 4.4 Annual Returns – Councillor Wilde and Councillor Griffin had a TEAMS meeting with PKF LittleJohn to discuss their request for information in the ongoing investigation into the objections raised by a single member of the public. The Parish Council is concerned about the on-going activities of this single member of the public who continues to raise objections to the external auditor for each annual return incurring costs which have to be met by the Parish Council. The current investigations cover the periods from 2016/17 to 2019/20 and the cumulative audit fees surrounding the objections are around £16,000 these audit fees will be discussed with PKF LittleJohn as this situation is whole inappropriate and unsustainable for Potto Parish Council. The Parish Council will seek advice on this situation and work with the auditors to bring this to a resolution.
- 4.5 Parish Plan – Nothing to update.
- 4.6 Traffic Calming – Grant has arrived from Police Commissioner fund for speed sign, working with Crathorne and Seamer councils
- 4.7 Potto Village Hall –The minutes of the Potto Village Hall committee meeting have been circulated.
- 4.8 IT systems – Nothing to update. Check with NYCC if policy in place to recycle old tablet for this purpose.

5. Report from County and District Councillors

County Councillor Mr D Hugill had left to attend another meeting so was unable to provide an update.

6. Planning Applications to consider and decide upon

- 6.1 Ref. No: 21/00001/REFUSE Appeal -
Proposed landscaped mound and additional screen planting. Land and Farm Buildings North of The Old Orchard, Potto. Re-send previous comments, it was noted that PPC were **not** objecting to the proposed mound; they were concerned about the ongoing noise, and heavy traffic created from the site and legality of the use of the site. We did not receive an appropriate response from Hambleton Planning regarding our initial concerns of materials being burned and crushed on the site. Discussed in public meeting with Jon Berry.
- 6.2 Ref. No: 20/02738/MBN – Land and buildings West of Rawcliffe, 46 Cooper Lane, Potto. Amendment Plan put in to HDC on 10 February and received this week by PPC. Councillor Wilde and Councillor Agar have declared an interest in the application as they are neighbours, Cllr Macpherson noted that he was acquainted with the applicant and Cllr Greco has

1002

previously done some work for the applicant. Discussed the application of the 'Class Q' status. Now changed from two dwellings to one. Comments have already been submitted. Discussed in public meeting with Jon Berry.

7. Planning Decisions of Hambleton District Councils

None.

8. Matters requested by Councillors

Internal Audit – Roger Brisley has agreed to undertake the internal audit again this year.

9. Finance

9.1 To note the following payments previously authorised.

| | |
|-----------------------------|---------|
| Jem Beadle – Footpath works | £240.00 |
|-----------------------------|---------|

9.2 To receive bank reconciliation and budget comparison to March 2021.

| | |
|------------------------|-------------|
| Community Account | £ 7,774.77 |
| Business Saver Account | £ 10,000.98 |

9.3 Budget review – spending planned on community projects.

10. Correspondence

10.1 Correspondence from a member of the public, Published Records.
The correspondence was reviewed and a response will be provided.

10.2 Correspondence from a member of the public, Information Queries.
The correspondence was reviewed and a response will be provided.

10.3 Correspondence received from YLCA.

10.4 FOI Request
The correspondence was reviewed, and a response will be provided.

10.5 Formal Request
The correspondence was reviewed, and a response will be provided

11. Any Other business

Complaint against the Clerk. Chairman read out the complaint. Following discussions, it was agreed that there was no foundation to the complaint and that this constituted a continuing harassment of the Clerk. It was agreed that the Clerk should contact the Society for Local council Clerks for advice for further legal advice. The Parish Council acknowledged that it has a duty of care towards the Clerk and apologised to Clerk for this bullying behaviour. Discussions were held around how this behaviour can be addressed.

12. Next Meeting

Current meetings will be held via video conference until such time as restrictions are lifted.

Any member of the public can request an invite to the meeting from the Clerk.

Next month's meeting date Wednesday 21 April 2021 at 7.00pm

The Chairman declared the meeting closed at 9.15pm