

**MINUTES OF MEETING OF POTTO PARISH COUNCIL HELD ON
WEDNESDAY 30 JUNE 2021 AT 7.30 PM AT POTTO VILLAGE HALL**

Meeting open to the Public

8 members of the public were present to discuss the following planning applications: 21/01457/OUT. Application for outline planning permission with all matters reserved for the construction of two detached dwellings. Land to the west of 50 and 52 Cooper Lane.

Objections have been raised by a number of residents to Hambleton DC regarding this application. Residents provided their views on the application;

- That it is established that the village is considered an “unsustainable settlement”, although it has also been designated a “cluster village”, it does not have the facilities to support development of this scale
- That the development was not in keeping with built form and character of the village.
- That the site is an important part of the open countryside to the west of the village.
- That it provides an important link, via the public right of way (PRoW), to the footpath networks around the village and that this PRoW may be threatened by this development and that incongruous fencing could damage the openness of this part of the village.
- That the existing farm track that will provide access to the development is inadequate, badly maintained and does not comply with accepted standards at the junction with Cooper Lane. Also that, with additional traffic, could seriously affect safety at this junction.
- That the proposed access into the site would cut across the PRoW.
- That the application was sadly lacking in any detail relating to ecology and the impact of the development on the natural environment. Also that there was no evidence provided on how the site would be serviced, particularly with regards to drainage.
- Concerns were raised that approval of this proposal could be the “thin end of the wedge” and could set a precedent for further speculative development around the village.
- Reference was also made to 3 previous planning applications for development of the land behind Rawcliffe have been declined within the past few years.

Councillor Wilde discussed the view of Potto as a cluster village, and that, to keep the village “alive”, small scale development in the right place should be considered.

Reference was also made to the compound opposite Rawcliffe which has been there 8 months now, John Berry has been contacted at Hambleton regarding this, it is currently sited on the land of this planning application. Requested the Parish Council chase Hambleton.

It was noted that PPC has a history with planning and our interests not being taken into account e.g., gypsy site near Preston’s of Potto. County Councillor David Hugill discussed planning applications within the county. Interim policy guidance and officers report from previous application on neighbouring site, scale was important.

Discussed 21/01028/CLP the Certificate of Lawfulness application for a caravan at Potto Village Hall.

Residents urged the Parish Council to support the residents objections on this application.

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

No requests to record the meeting have been received.

The chairman reminded councillors of the Covid-19 risk assessment for the meeting as well as meeting procedures.

2. Apologies for Absence and approve reasons for absence

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

3. Minutes of May's Meeting

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

4. Matters Arising from last month's meeting

4.1 Covid-19 – following a high court ruling, the power to hold remote meetings ceased on the 6th May 2021. The Parish Council is currently no longer allowed to operate remotely, however the situation remains in flux and will be monitored accordingly.

4.2 Police Report – PCSO Donald emailed the May Police report which had been circulated to Councillors. Nothing to report. The local PCSO has been invited to attend a PPC meeting when they are available.

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. The work is well under way and the new bridge is being installed. Contractors have been very professional, in their approach to the project, maintain a tidy and well managed site. Discussed contacting D&S to publicise the project and take photos when finished.

Mr Dawson has been contacted regarding uneven footpath and many thistles along the path. Jem has been requested to trim the footpaths in the parish. Andrew Hutchinson will be contacted regarding the roadside grass cutting as becoming dangerous. Discussed removal of hedgerow an apology has now been received by Councillor Wilde from Hambleton.

4.4 Annual Returns – Discussed the objections to the Annual returns. Approved the revised AGAR submission.

4.5 Internal Audit – This has now been completed by Mr Roger Brisley – Letter read out to the Council. Thanks, given to Mr Brisley. Approved to submit to PKF LittleJohn and display for period of public rights.

4.6 Potto Parish Plan – Nothing to update – activities ongoing.

4.7 Traffic Calming – meeting with Crathorne, Potto and Seamer councils was held with NYCC highways, Seamer has put in more money so we can purchase a second speed sign. Darren Griffiths correspondence noted that there will be an annual cost of £10 per year for electricity to power them.

4.8 Potto Village Hall –The annual village BBQ has been moved to 29 August 2021 due to covid regulations.

4.9 IT systems – Compliance with legislation regarding government websites, WACG 2.1, the impact on the parish council websites will be looked into, speak with Mr Whitlock who currently administers our website.

4.10 Planning – Already discussed.

5. Report from County and District Councillors

County Councillor Hugill had left the meeting.

6. Planning Applications to consider and decide upon

6.1 Ref. No: 21/01457/OUT – Application for outline planning permission with all matters reserved for the construction of two detached dwellings. Land to the west of 50 and 52 Cooper Lane, Potto.

The Council have listened to the concerns of the residents. Councillor Agar has declared an

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interest as an immediate neighbour and did not take part in the consideration of this application. Discussed the points made, look back on previous comments. Documents put together by a member of the public was excellent. Access on driveway is a problem and has previous planning has been knocked back because of it. Councillor Griffin expressed her concerns regarding Planning and the Parish Council not being heard regarding planning recommendations. Unanimously recommended refusal for the application.

- 6.2 Ref. No: 21/01402/FUL - Loft Conversion with Dormer and Ground Floor Modifications. 40 Cooper Lane, Potto - PPC recommended approval - Comments sent as closing date 29/06/21
- 6.3 Ref. No: 21/01028/CLP - Certificate of Lawfulness (Proposed) for the siting of a caravan for incidental and/or ancillary use. The Hall, Potto Hall, Black Horse Lane, Potto. - PPC objected - Comments sent as closing date 15/06/21

7. Planning Decisions of Hambleton District Councils

- 7.1 Ref. 21/00993/FUL – Single storey side extension, rendering of existing house, reroofing of existing house and recovering of existing dormers. 62 Cooper Lane, Potto. **Planning Granted**
- 7.2 Ref. No: 17/01766/DCN - Discharge of conditions to previously approved appeal APP/G2713/W/18/3206681- construction of a dwelling. 10 Cooper Lane, Potto. **Planning Granted**
- 7.3 Container land adjacent to Rawcliffe Cooper Lane. No Update – Approached by members of the public for information. **Chase Planning.**
- 7.4 Ref. No: 21/00613/FUL - Alterations at Goulton Beck Holiday Park to form an additional 12 Static Pitches. Goulton Beck Caravan Site Goulton Lane Potto. Comments sent to Hambleton as closing date was before next Parish Council meeting. **No Update.**

8. Matters requested by Councillors

- 8.1 Diamond Jubilee and grants available for trees and hedges. Butcher's Lane and Black Horse Lane. It was agreed to find out more information on scheme

9. Finance

- 9.1 To note the following payments previously authorised.

Internal Audit – Agreed	£120.00	- Agreed
Potto Village Hall hire	£225.00	- Query Invoice

- 9.2 To receive bank reconciliation and budget comparison to April 2021.

Community Account	£ 10,453.69
Business Saver Account	£ 10,001.23

- 9.3 Budget review – Current finances OK

10. Correspondence

The following correspondence were discussed and actioned;

- Email from a member of the public regarding weeds on footpath. Footpath has since been strimmed.
- YLCA - Agreed to training and audit.

11. Any Other business

Gold Hill Loop Road surface has many bad potholes. Report to NYCC/Highways. Dangerous to cyclists and motorists.

12. Next Meeting

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

The Chairman declared the meeting closed at 8.45 pm