MINUTES OF THE MONTHLY MEETING OF POTTO PARISH COUNCIL HELD ON TUESDAY 20 JANUARY 2026 AT 7.15 PM AT POTTO VILLAGE HALL

1. Meeting Open to the public

Thirteen members of the public were present, to discuss planning application REF: ZB25/02112/FUL - Construction of a single self-build dwelling. Land To Rear Of 50 And 52 Cooper Lane, Potto. Two members of the public spoke, one in support and one objector. For the objectors a letter sent to Parish Council was read out by a member of the public. Many points were discussed including Call for sites, planning application, planning processes. Representation on behalf of supporters discussed self-build single dwelling application, nature of proposed development and current local council and government planning guidelines. Discussed call for sites and possibility of much larger scale planning applications. Discussed highways issues and the previous and current village boundaries. It was noted that North Yorkshire planning now controls planning, not Hambleton and a small planning team making decisions for the whole county.

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

No requests received.

3. Apologies for absence and approve reasons for absence

Present: Councillor Mr A Wilde (Chairman), Councillor Mrs E Griffin, Councillor R Walker and Unitary Councillor D Hugill.

Apologies: Councillor Mr S March and Councillor Mr I Macpherson.

4. Minutes of the December's meeting

The minutes of December's meeting were discussed and agreed as a true record and resolved.

5. Matters Arising from last month's meeting

5.1 Police Report - 1 Report of Burglary - Residential - theft from a holiday lodge.
1 Report of theft - possible civil dispute.

5.2 Footpaths, Bridges and Stiles – Stell system walk will be completed shortly.
Discussed email from a resident sent to NYC regarding public right of way violations. Including JCB cutting across footpath.

5.3 Annual Returns - Ongoing

5.4 Traffic Calming - Speed sign is currently in Potto. Turned around to face corner in village.

5.5 ICO - Freedom of information requests and reviews, the following cases were discussed:

- EA-2024-0028
- FT/EA-2025-0228
- FT/EA/2025/0154

Carried out a review from a non-resident for his freedom of information request. It was agreed that appropriate responses had been provided as required.

5.6 Parish Plan - To be reviewed at next meeting.

5.7 Community Governance Review - Discussed email from CGR Team. It was noted that the consultation process finished on the 22nd December and that the results of the consultation were awaited. Discuss at February meeting

5.8 Website - Layout of website was discussed at last month's meeting. Clerk contacted Mr Whitlock who is our webmaster and he is able to amend the layout to be similar to Hutton Rudby's at no cost to the Parish Council. Discussions on layout were held. Agreed.

6. Report from Unitary Councillor

Call for Sites - Discussed North Yorkshire Councils calls for sites. Discussed sites at Hutton Rudby and Crathorne. Discussed site in Potto, which has been unsuccessful in obtaining planning approval previously. Clarified that calls for sites are not for hundreds of homes i.e. a farmer putting in whole farm, but not necessarily wanting this, is looking more for a small part in the far future.

Budget - North Yorkshire Council is £24 million worse off since settlement from central government. If don't put up 4.99% then they will say next year that we don't need all this money and we will be worse off. Discussed Local government reorganisation. Budget due to be set on the 13th of February.

Boundary Review – the boundary review for new electoral areas has now been completed and the report published. Potto will now come under the combined Hutton Rudby & Appleton Wiske area. The parish council asked for clarification on their request for information on becoming a Parish Meeting, contacted by other local parish councils, who have been approached to ask if they would 'absorb' Potto Parish Council, without us being informed. We are awaiting the results of the recent consultation.

7. Planning Applications to consider and decide upon

7.1 REF: ZB25/02112/FUL - Construction of a single self-build dwelling. Land To Rear Of 50 And 52 Cooper Lane, Potto. There were many issued raised by residents during the public session. Concerns were raised about the timings of planning notifications by NTC planning department. Outlined timeline of NYC publishing information on the planning application.

Discussed 'Call for sites' leaflet relating to the plot of land to Rear of 50 And 52 Cooper Lane, Potto. Looked at information on NYC planning portal. Discussed small development on plot of land, not 2/3 houses as previous applications which was a better option, Discussed objections to the planning application. Discussed the comments of those who live within the parish, it was noted that some objectors live outside the parish. Change response to "The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below" and add comments from parishioners.

8. Planning Decisions of Hambleton District Councils

8.1 REF: ZB25/01883/FUL - Application for a New Detached Building to incorporate a car port on the ground floor and an annex above as ancillary accommodation to the main house. Moor House Farm, Goulton Lane, Potto. Awaiting *Decision*

8.2 REF: ZB25/01281/OUT - Proposed agricultural workers' dwelling. Goulton Grange Farm, Potto. Comments regarding concerns of '4+ bedrooms' recommended no more than 3 bedrooms. Awaiting *Decision*

8.3 Ref: ZB25/00332/MRC - Application for the removal of Condition 6 (occupancy) on two holiday lets. Potto Fields Farm, Black Horse Lane, Potto. *Awaiting Decision*

8.4 Ref: ZB25/00332/MRC - Application for removal of Condition 4 (Occupancy) and 8 (access) for previously approved application 08/03395/FUL. Potto Fields Farm, Black Horse Lane, Potto. *Awaiting Decision*

8.5 Ref: 22/00984/FUL - Change of use of land for the siting of 3 holiday chalets. Land to the south of Butcher Lane, Potto. *Awaiting Decision*

9. Matters requested by Councillors.

9.1 Pam Fanthorpe Bench - Discussed email received from Pam Fanthorpe's daughter and offer of a new bench in memorial to her. Agreed Pam's daughter can choose and purchase a bench and PPC would arrange instalment, Councillor Walker is corresponding with Pam's daughter.

9.2 Stell Inspection - Date to be arranged.

9.3 Residents contacted parish council regarding state of road leading out of Potto northbound including bricks, mud and deep rut at side of road which holds large amount of water. Some of the holes have been patched.

9.4 Thanks, from the village given to Jake and Mrs Preston for the donation of the Christmas tree to the village.

10. Finance

10.1 To receive bank reconciliation and budget comparison to 20 January 2026.

Community Account	£ 12,854.40	
Business Premium Account	£ 5,208.19	
Invoices received:		
Village Hall Rental	£165.00	Agreed
Printer Paper	£ 6.99	Agreed
YLCA Planning Training	£27.40	Agreed

10.2 Budget - The current budget and expected expenditure were discussed.

10.3 2026-27 Precept - Discussed the precept request submitted to North Yorkshire Council.

10.4 Clerks Salary - Agreed.

10.5 Barclays Bank - Issues with bank ongoing.

11. Correspondence

To note correspondence received not specifically dealt with on this agenda.

11.1 Review of correspondence.

Appropriate responses to be provided as required.

12. Any Other business

None

13. To confirm date & time of next meeting

Next meeting date Tuesday 17 February 2026 at 7.00pm.

The Chairman declared the meeting closed at 8.50 pm.