

FELLISCLIFFE PARISH COUNCIL
MINUTES OF FELLISCLIFFE PARISH COUNCIL MEETING HELD
ON THURSDAY 11th JANUARY 2024
AT KETTLESING VILLAGE HALL AT 7.00 PM

83-23/24 Present Cllrs. Ian Thompson (Chair), John Lazenby, Jeff Swindells, co-opted Cllr Andrew Jackson and C Cllr Nathan Hull.

84-23/24 Apologies and reasons for absence: Cllr Andrew Brown - away.

85-23/24 Declaration of Interest in Items on the Agenda:

85.1 To receive any declarations of interest – Cllr Lazenby declared an interest in Item 90-23/24 e].

85.2 To receive, consider and decide upon any applications for dispensation.

86-23/24 Minutes of Meeting held on 09.11.2023 - to confirm as a true and correct record. Proposed as a true record by Cllr. J Lazenby and seconded by Cllr Jeff Swindells.

87-23/24 Interval for Public Statements or Questions (Members of the public will adhere to the rules set by the Council for this session).

88-23/24 Co-option of Parish Councillor to fill one Casual Vacancy: There were two candidates for co-option and Cllrs voted in favour of Andrew Philip Jackson to fill the vacancy.

89-23/24 Report from North Yorkshire Councillor C Cllr Hull reported that a new Local District Plan is under consideration, and that he is a member of the committee. Three new family houses per village have been suggested with the hope that they will support numbers at local schools. He reported that there was still £1,000 available in this year's Locality Fund to apply for parish projects. Cllr Hull had carried out site visits following reports of contamination in local watercourses.

90-23/24 Planning Applications: To receive information on responses sent by Clerk, under Delegated Powers, in consultation with Councillors, and to comment on any recent applications.

a] 6.99.6.M.FUL ZC23/04292/FUL

PROPOSAL: Proposed Extensions. Alterations to Existing Detached Dwelling. Addition of rooflight to existing outbuilding. Demolition of existing porches.

LOCATION: Greenacres Swincliffe Lane Hampsthwaite Harrogate North Yorkshire HG3 2HX

GRID REF: E 425023 N 458168

The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

- 1 The work must be carried out strictly in accordance with the submitted plans.
- 2 The Parish Council wishes to be consulted in the event of there being any amendments.
- 3 Councillors queried whether the scale of the proposed extensions and annexe might be disproportionately large in relation to the host building.

b] APPLICATION NO: 6.99.163.E.FUL ZC23/04374/FUL

PROPOSAL: Erection of Agricultural Worker's Dwelling

LOCATION: Greystone Plain Farm Grayston Plain Lane Felliscliffe Harrogate North Yorkshire HG3 2LY

GRID REF: E 424926 N 457244

The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

- 1 The work must be carried out strictly in accordance with the submitted plans.
- 2 The Parish Council wishes to be consulted in the event of there being any amendments.

c] APPLICATION NO: 6.99.78.F.FUL ZC23/04539/FUL

PROPOSAL: First floor extension, new window openings, enclosed entrance and alterations to existing openings.

LOCATION: Highfield Farm Cote Hill Road Felliscliffe Harrogate North Yorkshire HG3 2LN

GRID REF: E 421779 N 457171

The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

- 1 The work must be carried out strictly in accordance with the submitted plans.
- 2 The Parish Council wishes to be consulted in the event of there being any amendments.

d] APPLICATION NO: 6.99.24.V.DVCMAJ ZC23/03793/DVCMAJ

PROPOSAL: Variation of Condition 2 (Approved Plans) and removal of Conditions 3, 4, 5, 6 (Land Contamination and Remediation), 28 and 29 (BREEAM) of Planning Permission 20/05163/FULMAJ (Development of five buildings for employment use (Use Classes E(g), B2/B8), extension of the existing car park with associated yard space, car parking, ancillary structures and landscaping).

LOCATION: Springfield Farm Business Park Cold Cotes Road Felliscliffe Harrogate North Yorkshire HG3 2SG GRID REF: E 421872 N 456572

The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

- 1 The work must be carried out strictly in accordance with the submitted plans.
- 2 The Parish Council wishes to be consulted in the event of there being any amendments.

e] APPLICATION NO: 6.99.34.J.DVCON ZC23/04540/DVCON

PROPOSAL: Variation of Condition 2 (approved plans) of planning application 22/01275/DVCON Variation of condition 2 (approved drawings) of permission 21/02571/FUL to allow extension of lower ground floor

LOCATION: Site Of Greystones Kettleling North Yorkshire

GRID REF: E 422460 N 456640

1. The PC objects to the proposal to extend the lower ground floor and to the installation of any glazed or other windows or doors within it, on the grounds of its size and impact within the AONB
2. The PC objects to the adverse effect that varying the condition would have on the character and appearance of the area and the adverse effect it would have on neighbouring properties from which it is readily visible. The cumulative scale, bulk and massing of the proposal creates a replacement dwelling that is visually larger in scale, more significant and more dominant than the original dwelling. What has been built is a large three storey house.
3. Harrogate Borough Council refused permission for extension of the lower ground floor; Decision 22/01275/DVCON on 16/06/2022 on the grounds of Policy HS7 of the Harrogate District Local Plan. The refusal was overturned at Appeal 22/00053/NRVCO 15/11/2022, on the grounds that the proposed enlarged area of the lower ground floor will be completely subterranean have no visual impact. This is not the case on site.

The proposed amendments do have a visual impact on the development.

4. The PC considers that the current application should be viewed in the context of application 21/02571/FUL of which it is a request to vary a condition. The Parish Council objects to the building under construction on site on the grounds of its size and impact within the AONB. Many planning amendments and adjustments have been made over a period of time and the result has been the construction of a building which is both out of proportion with the size of the site it occupies, and which dominates other properties in the neighbourhood. The new house generally bears no resemblance to the bungalow which existed on the site previously nor to its style, despite the impression given by drawings in Application 21/02571/FUL (Existing and Proposed Details Drawing Package 7305462.pdf).

5. The building in course of construction on the site appears at odds with Policy HS7, Item B. 'The new dwelling is not materially larger than the existing dwelling', and Item D. 'The new

dwelling is of a design which in terms of scale, mass, materials and architectural details is sympathetic to the landscape character of the local vernacular’.

6. Two independent communications have been made to Planning Enforcement regarding potential non-accordance with approved plans: Case 22/00433/BRPC15 on 24/11/22, and Case 23/00211/BRPC15 on 05/07/2023, evidencing the concerns of local residents about the scale of the development and its impact. These concerns have also been reported to the Parish Council. David Potts' response of date 15/09/23 was that he visited the site and spoke to the contractor in charge who told him, “The ground conditions have resulted in considerably more material being removed than was hoped, and this has left the structure appearing more exposed. Soil is piled to the rear of the building works ready to be replaced.” Subsequently, County Cllr. Nathan Hull has attended on site (21/09/23) in order to make his own inspection and to hear the views and concerns of neighbours.

7. The Parish Council comments on the ‘Supporting Information’ as follows:

By including a glass door and with the addition of extensive plate glass fenestration, the building visually has become a three storey building irrespective of the heaping up of soil on either side of the glass door. The glazed door is readily visible in the landscape and particularly from adjoining properties. The Parish council in response to the original application 21/02571/FUL, recommended that the work be carried out in accordance with the submitted plans, and asked to be consulted in the event of there being any amendments. The building now on site is visually significantly larger than that proposed in the submitted plans.

f] APPLICATION NO: 6.91.288.DVCMAJ ZC23/04569/DVCMAJ

PROPOSAL: Variation of condition 2 of planning permission 20/03381/FULMAJ to allow for varied scheme of landscaping and reduction in the number of parking bays. Planning permission 20/03381/FUMAJ permitted the Creation of a new junction with the public highway and associated modifications to the existing highway, construction of front gate vehicle control canopy and new gate house.

LOCATION: RAF Menwith Hill Main Street Menwith Hill Camp Harrogate North Yorkshire HG3 2RF

GRID REF: E 420515 N 456989

The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

1 The work must be carried out strictly in accordance with the submitted plans.

2 The Parish Council wishes to be consulted in the event of there being any amendments.

91-23/24 Planning Decisions To receive planning/decision information:

a] PROPOSAL: Variation of Condition 2 (approved plans) of planning application 22/01275/DVCON Variation of condition 2 (approved drawings) of permission 21/02571/FUL to allow extension of lower ground floor. LOCATION: Site Of Greystones Kettleasing North Yorkshire – refused.

b] PROPOSAL: Temporary change of use (for up to two years) from a residential centre (use class C2) to short term residential let. LOCATION: Horizon Life Training Bramall House Skipton Road Kettleasing Harrogate North Yorkshire HG3 2LP – permission granted with conditions.

c] PROPOSAL: Variation of Condition 2 (Approved Plans) and removal of Conditions 3, 4, 5, 6 (Land Contamination and Remediation), 28 and 29 (BREEAM) of Planning Permission 20/05163/FULMAJ (Development of five buildings for employment use (Use Classes E(g), B2/B8), extension of the existing car park with associated yard space, car parking, ancillary structures and landscaping). LOCATION: Springfield Farm Business Park Development Cold Cotes Road Felliscliffe Harrogate North Yorkshire HG3 2LN – refused owing to insufficient information.

d] PROPOSAL: Proposed additional MOT and Service Building to serve existing Auto Services Business including removal of existing overflow car park LOCATION: Grayston Plain Farm Grayston Plain Lane Felliscliffe Harrogate North Yorkshire HG3 2LY – permitted with conditions.

92-23/24 Planning Enforcements/Appeals/Withdrawn To receive information from North Yorkshire Council. To consider any reported alleged breaches and whether to inform the Enforcement Officer – none notified.

93-23/24 Highways To receive reports and information on highways issues and decide further action where necessary. To be reported to Highways: Dangerous erosion of road edges on White Wall Lane Felliscliffe, and broken manhole cover on Cold Cotes Road.

94-23/24 No Dog Fouling Signs on Highway Verges: Commuted Sums grant to be followed up.

95-23/24 Timing of Verge Grass Cutting for Spring/Summer 2024 It was resolved to request NYC that verges at corners of junctions be cut earlier than last year for safety reasons, but other roadside verges be cut later than last year to allow wildflowers to seed and for the benefit of wildlife.

96-23/24 Camping and Glamping Activity adjacent to Domestic Properties The PC acknowledged concerns raised by local residents, particularly about noise and invasion of privacy. The PC noted that a site that operates by exemption licence granted by a camping club, is exempt from NYC Planning Control. Complaints from residents should therefore be addressed directly to the camping club which granted the licence, or be reported to NYC Environment and Neighbourhoods.

97-23/24 Annual Review of Standing Orders and Documents All documents were reviewed and confirmed for a further year, with the addition of procedures for a Casual Vacancy to be included in Standing Orders. The Assets Register to be updated.

98-23/24 Monthly Cash Flow and Budget to March 31st 2024 as forecast.

99-23/24 Review of Clerk's Salary The Parish Council resolved to implement the Local Government Services pay agreement applicable from 1 April 2023 to 31 March 2024.

100-23/24 Finance: a] Bank balance 3,949.25 b] Donation from Felliscliffe United Charities £200.00 – received with thanks c] Insurance premium £265.80 – payment approved d] Hall hire invoice £90.00 – payment approved.

101-23/24 Correspondence To consider correspondence received and decide upon action. where necessary.

102-23/24 Date of Next Meeting Thursday 14th March 2024.

Suzie Cree - Parish Clerk 15/01/2024 www.felliscliffepc.org.uk clerk@felliscliffepc.org.uk