

Glaisdale Parish Council

Mr D. Palmer

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Dalegarth

The Green

Glaisdale

Whitby

North Yorkshire

YO21 2PW

MINUTES OF GLAISDALE PARISH COUNCIL MEETING held at The Robinson Institute, Glaisdale, on Thursday 18th May 2017.

PRESENT: Cllr SW Thompson (Chair), N Hopwood, C Featherstone, C Pearson, M Foord, C Hatch. R Norris.

Electors Present : 2

APOLOGIES : N/A

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Presentation by Mr David Mcluckie of ICL UK (Boulby Mine) regarding future developments at the mine and its potential impact on local communities.

Update from SBC officers regarding the recent meeting (27th April at Ley Hall) of all parties on the proposed Affordable Housing development at Lealholm.

- See addendum at the end of these minutes.

Rev Paul Jackson attended to introduce himself to councillors and to assure his willingness to be actively involved in this community. He was received by members and his support to the communities was recognised and welcomed by all present.

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i ELECTION OF OFFICERS :

Chairman : Cllr SW Thompson - Proposed Cllr RN, Seconded Cllr NH, All members agreed.

V Chairman : Cllr N Hopwood - Proposed Cllr RN, Seconded Cllr MF, All members agreed.

ii ACCEPTANCE of OFFICE DECLARATION

Chairman : Cllr SW Thompson signed Declaration of Office of Chairman, Clerk witnessed.

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Period for public comment/participation (Max 15mins in total!)

- Mr & Mrs Gibbons, of Lealholm Shop informed the council that the residents of Lealholm village were hoping to set up a community group to take charge of the public toilets in Lealholm and to manage their operation from that point forward. This announcement was welcomed by Councillors and it is recognised that these early intentions have yet to be formalised by the setting up of a community group but Councillors offered support if and when needed.

Signed as a true record :(Chairman)

DATE :

1. **MINUTES OF PREVIOUS MEETING** : Presented, agreed and signed as a true record.

2. **MATTERS ARISING FROM THE MINUTES**
 - 2.1 Police report – attached.
 - **Noted - No police presence at this meeting.**

3. **PLANNING**
 - 3.1 **Applications** :
 - 3.1.1 **NYM/2017/0171/FL** - Application in respect of alterations and construction of single storey extensions following demolition of existing lean-to extension and alterations to garage to form additional living accommodation together with creation of additional access at Nab End Farm, Glaisdale.
 - **No objections raised.**
 - 3.1.2 **NYM/2017/0264/FL** – Application in respect of new agricultural building to roof over existing cattle yard at New House Farm, Glaisdale.
 - **No objections raised.**
 - 3.2 **Referrals**

None received.
 - 3.3 **Results** :

None received.

4. **FINANCE**
 - 4.1 GPC Annual return Accounting Statements for acceptance and approval prior to Audit.
 1. **2016/17 Accounting Statements for Glaisdale Parish Council presented for approval. Proposal to approve made by Cllr MF, seconded Cllr NH. All members in agreement. Annual Return statement signed by Chairman. Clerk to return document to external auditors as required.**
 2. **Internal Auditors Report presented to members. No issues identified, accounts seen as in good order and accurately reflect the present state of council finances. Accounting procedures and Risk management processes examined and found to be fit for purpose. Internal Audit report presented for acceptance by members, acceptance proposal made by Cllr CF, seconded Cllr RN. All members in agreement. Document signed by Chairman for inclusion with Audit Plan.**
 3. **Annual Audit Effectiveness review completed by members and approved for acceptance. Proposal to approve the review made by Cllr CF, seconded Cllr RN. All members in agreement. Review document signed by Chairman and included with the Audit Plan.**
 - 4.2** RAY membership renewal request for 2017/18
 - **Renewal subs due for membership of Rural Action Yorkshire (formerly YRCC) Members agreed that continued membership would benefit local organisations from within the parish. Proposal to continue membership made by Cllr CF, seconded Cllr RN. All members in agreement. Cheque 100055 issued in payment.**
 - 4.3** Council Insurance renewal – premium due for 2017/2018.
 - **Renewal documents for council insurance cover received and presented to members for payment approval. Proposal to make payment made by Cllr CF, seconded Cllr RN. All members in agreement. Cheque 100056 issued in payment.**
 - 4.4** Butterwick House Hospice – request for support (Funding???)
 - **Request received from Butterwick Hospice for funding support by selling draw tickets within the community. Members thought this an inappropriate way for the parish council to assist with this charities funding and suggested that a donation of £50 could be offered instead. Proposal to return a simple donation made by Cllr RN, seconded Cllr CF. All members in agreement. Cheque 100057 issued for payment.**

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4.5 Receipt of 1st instalment Precept and Model Agreement funding from SBC.

- **Noted - committed to accounts.**

5. CORRESPONDENCE

5.1 Action / Reply

None received.

5.2 Minutes & Reports

None received.

5.3 For Information

5.3.1 YLCA Member Councils – Notification of Member representatives to attend Branch meetings (up to two) and to act as voting representatives at such meetings.

- **Noted - No volunteers forthcoming.**

5.3.2 NYMNPA – Notification of tree works within Conservation Area – Lealholm.

- **Noted - no objections to return.**

Newsletters received :

Clerks & Councils Direct – May 2017 edition.

Publications received :

None received

Other items of communication were received.

6. REPORTS OF MEETINGS ATTENDED

- Several Cllrs reported attending the recent progress meeting at the Ley Hall, Lealholm re Affordable Housing scheme proposals. See addendum at the end of these minutes.

7. MATTERS OF INTEREST RAISED BY MEMBERS

7.1 Highways Issues.

- Cattle Grid at Park View, Glaisdale - pedestrian entry gate hinge post rotten.
- Cattle Grid at Common Lane - vehicle bypass gate remains damaged and insecure.
- Birds-Mouth fencing protecting gulley outflow at road edge (bottom Woodocks Bank, Glaisdale) - damaged and ineffective.
- Birds-Mouth fencing protecting edge of quarry at junction of C56 and 77R still not repaired.

- Wire rope safety barriers at side of C221 (Lealholm Mill Lane) top wires have become displaced from mounting stays - need re-attaching.
- Chevron sign at bend on 25R (Oakley Walls road) is damaged - requires refixing.

8. **DATE OF NEXT MEETING** : Will be on Thursday 15th June 2017, commencing at 7.30pm, and will be held at The Robinson Institute, Glaisdale.

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Report on meeting held at the Ley Hall, Lealholm (27th April 2017) on the proposed affordable housing proposal at Lealholm.

Background to the Affordable Housing proposal for Lealholm

The proposal had started with a Governor from Lealholm Primary School approaching the Parish Council to see if they would support a possible affordable scheme in Lealholm. The Parish Council asked the RHE to discuss the possibility with planners from the NYMNPA. They agreed that if a site could be found and an evidence of parish housing need identified then a scheme could be located in Lealholm.

The RHE conducted a parish housing needs survey in June 2014 which identified a housing need of 12 (3 families, 4 couples and 5 single persons). The majority need was for 2 and 3 bedroom rented houses. Once the need was established, a tour of Lealholm was organised in Dec 2014 to look at potential sites. Five sites were investigated with Site 1 (land to the rear of the car park) identified as the preferred site. In 2015, contact was made with the landowner who was keen to explore the idea further, so he engaged the services of land agents Strutt & Parker to act on his behalf.

In 2016, the Parish Council agreed to Broadacres HA becoming involved so that they could investigate the site further. Then in Sept 2016, all partners including Highways, Parish Council and the NYMNPA met in the car park to discuss the site and look at possible access points into the field. Highways suggested the best access point would be at the back of the car park.

After this meeting, it was discovered that a licence existed between SBC and the Dawnay Estate for the upkeep of the car park and the toilet block.

Affordable Housing proposal/site

The affordable housing proposal is for a small scheme of 6-8 two and three bedroom homes for local people with rent being the majority tenure. The Land Agents asked about the possibility of cross subsidy which was mentioned at the beginning when no grant for rent existed, however, now that grant is available again and with the additional CLH funding, this would mean the scheme would be 100% affordable. The Land Agents advised that the field was let on an agricultural tenancy and her client is agreeable to go with further discussions.

The Housing Association added that the survey figures were a starting point and would be updated at a consultation open event in order to obtain further clarification around specific housing need. This would also include having discussions with anyone wanting low cost home ownership which depends on a person's ability to pay.

NYMNPA Planning Policy

NYMNPA confirmed that the site was an exception site on the edge of settlement requiring any scheme to be 100% affordable.

Car park/toilet block/SBC licence/Common Land

Dawnay Estates confirmed that the licence between the Estate/Court Leet and SBC dated back to 1971 and that the car park/toilet block was on Common Land (enclosed) under the stewardship of the Estate. Any access would need the consent of the Court Leet/Dawnay Estate and would also need to be submitted to the Sec of State at Defra.

In principle, the Estate/Court Leet's view was that if the affordable housing was for local people then it would be supportive of the proposal. SBC would also need to be in support for any new licence to be established. The meeting was informed that the toilet block was under threat of imminent closure from SBC as part of a recent review into all rural toilets.

The possible loss of parking spaces due to positioning of any access into the field was raised. This would need to be examined at a consultation event.

Community Led Housing Fund

SBC informed the group about the CLH Fund announced by DCLG last year to support community-led housing developments. SBC had been allocated £1.8m. The criteria for CLH schemes was that: the community has to be integrally involved throughout the process, a presumption in favour of community groups taking a long term role in ownership/management/stewardship of any homes, and finally that the benefits to the local area must be clearly defined and protected in perpetuity.

If a community group wanted to take on a greater role with such a development, then money is going to be set aside in a Hub to give specialist advice and help. The CLH Fund can help de-risk a scheme especially where costs are significantly higher. The Homes & Communities Agency would still be able to give grant to any schemes.

It was confirmed that Broadacres hadn't accepted the voluntary Right to Buy and would ensure that any homes remained affordable in perpetuity. If a community group wanted to be more involved, then Broadacres could purchase the land on a long lease with the group and any allocations tailored to suit any local criteria.

The Parish Council said that at the moment there was no community group established and that it was important not to have time delays due to this process.

Community Consultation Event

Broadacres said that once agreement was reached with the landowner, a topographical survey could be carried out to determine the nature of the site and what solutions could be found to overcome any problems such as the levels in the field.

The consultation event would consist of a red line exercise inviting the community to discuss what they would like to see on the site. All outcomes from the event would then go back to the Parish Council for further discussion. A similar event had been held at Osmotherley where a community had expressed concerns about a scheme early on and through this exercise those concerns had been overcome.

Once the topo survey had been carried out and initial discussions with the community involving Liz Dowson, then a community consultation event could be planned asap.

..... End of Report