

You are summoned to attend the Meeting of Great Ouseburn Parish Council to be held at Great Ouseburn Village Hall on **Wednesday 28<sup>th</sup> September 2022** at 7.30pm

**AGENDA**

**Public Session** A 15 minute public session will be held prior to the Council commencing the meeting. Members of the public are invited to raise any matters they wish to discuss, however they are not guaranteed an answer at this meeting. Should there be a requirement for the council to provide responses, the matters raised will be listed on the agenda for the next Ordinary Meeting of the Council.

**2022/065 Introduction from the Chairman and a reminder of the Council's expectations for the audio or visual recording of this meeting.**

**2022/066 To receive any apologies and approve reasons for absence.**

**2022/067 Declaration of Interests**

- a) To receive any declarations of interest not already declared under the council's code of conduct or members Register of Disclosable Pecuniary Interests
- b) To receive, consider and decide upon any applications for dispensation

**2022/068 To confirm the minutes of the full council meeting held 20<sup>th</sup> July 2022 as a true and accurate record of proceedings. (These have been circulated under separate cover)**

**2022/069 To receive a report from Cllr Warneken from North Yorkshire County Council**

**2022/070 To receive a report from Cllr Myatt from Harrogate Borough Council**

**2022/071 To receive the clerk's report.**

A notice was placed on the facebook page for the vacancy for a councillor, however the clerk has not received any notice of interest in the position.

Communication has been sent to HBC regarding the falling broken branches from the lime trees. The clerk will chase a response and provide a verbal update at the meeting.

Following the clerk attending a course on allotments there are numerous things which the council needs to consider in deciding the way forwards. Cllr Scott has provided the sizes of the plots in their current state as follows:

Plot 1	339 m <sup>2</sup>
Plot 2A	257 m <sup>2</sup>
Plot 2B	254 m <sup>2</sup>
Plot 3A	155 m <sup>2</sup>
Plot 3B	219 m <sup>2</sup>
Plot 4A	231 m <sup>2</sup>
Plot 4B	203 m <sup>2</sup>
Plot 5	263 m <sup>2</sup>
Plot 6	560 m <sup>2</sup>
Plot 7	224 m <sup>2</sup>
Plot 11	178 m <sup>2</sup>

Plot 12            446 m<sup>2</sup>  
Plot 13            386 m<sup>2</sup>

One plot should be 253msq and no one person is allowed more that 4 plots in total. Given this information it may be prudent to revisit all the plots and re-calculate them to the standard measurement. Above there are 13 plots with a total space of 3715mSQ. If you take this measurement of 3715mSQ and divide it by the size of a standard plot (253mSQ) this equals 14.68 plots in total, a gain of 1.5 plots on the current layout.

Until attending the course on allotments one never realised how complex matters are regarding these. The course was hosted by NAS (National Allotment Society). They are offering a discount on membership for anyone attending the course. This would make this years subscription £55.00. For help and guidance it is recommended that the council consider joining NAS.

The clerk advises that this should be the first steps the council consider taking in bringing the allotment area back to order. There is also a complete review of paperwork, risk assessments, insurance to be undertaken.

Communication has taken place with the owners of Aldwark House and the clerk is drawing up the lease agreement as per the resolution 2022/061 d) at the meeting held 20.07.2022.

Paperwork has been completed to submit to Boroughbridge Lions in respect of a grant for both the replacement cherry tree and the grinding out of the stump left by the removal of the dead tree.

**2022/072      To consider the following financial matters:**

- a) To approve the schedule of payments.

<b>Payee</b>	<b>Details</b>	<b>Amount</b>
S Reid	August Salary	XXXX
S Reid	August Expenses	XXXX
S Reid	September Salary	XXXX
S Reid	September Expenses	XXXX
K Scott	Screws for Decking at Freelanding	£6.99
K Scott	SSL Certificate	£57.46

- b) To approve the bank reconciliation and budget reconciliation.

Bank reconciliation to be circulated under separate cover.

**2022/073      To note the following planning matters:**

- a) Planning Consultations – There are no planning consultations to consider.

b) Planning Decisions

<b>Application No</b>	<b>Proposal</b>	<b>Location</b>	<b>Applicant</b>	<b>Decision</b>
22/01298/DISCON	Approval of details under condition 4 (land contamination) condition 5 (remediation) and condition 9 (noise control) of planning permission 21/03169/FUL – conversion of existing buildings to form 4 no dwellings and external alteration and subdivision of a warehouse to provide commercial space (class E)	Campbell and Plenty Ltd Ousegill Warehouse Carr Side Road Great Ouseburn YO26 9TW	Ousegill Business Ltd and Raven Main	Confirmation of discharge of conditions.

c) Planning Enforcements – **There are no planning enforcements to note.**

**2022/074 To receive an update on the following ongoing issues and decide upon further action where necessary:**

- a) To consider further actions to be taken in respect of the allotments following the information provided in the clerks report.
- b) To receive an update on the creation of a new lake at the Fishpond.
- c) To clarify to resolution made at point 2022/062 from the meeting held 20.07.2022 in respect of the request to erect a marquee on the playing field to hold a wedding reception.
- d) To receive an update about the complaint received by the Parish Council in relation to their response to a planning application. (Copy email trail sent under separate cover).

**2022/075 To consider the following new matters/correspondence and decide action where necessary. .**

- a) To consider the co-option of the applicant to fill the current vacancy within Great Ouseburn Parish Council.
- b) To consider the installation of EV charging points and investigate grants available for this purpose.
- c) To consider subscribing to the membership of the National Allotment Society.
- d) To receive an update on Commuted Sums.
- e) To consider correspondence as detailed at appendix 1.
- f) To consider ideas for the free landing area as detailed at appendix 2.

- g) To receive an update on the meeting of the Village Liaison Group and Stonebridge Developers as detailed at appendix 3.

**2122/076 To notify the clerk of matters for inclusion on the agenda at the next meeting**

**2122/077 To confirm the date of the next meeting as Wednesday 19<sup>th</sup> October 2022.**

*Sue Reid*

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Proper Officer  
Great Ouseburn Parish Council  
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#### **APPENDIX 1**

I am writing to let you know about the several issues with which the PCC is grappling concerning the two graveyards at St Mary's church, and to ask that you could bring these matters to the attention of the Parish Council at the meeting on 21 September in the hope that some financial assistance could be made available.

The new graveyard is kept regularly mown while the old graveyard is managed for wildlife and has an annual strim and rake up with a path mown through it and bench overlooking it. They are used by very many people, both villagers and visitors. Even before the Tommy Lane footpath was closed and temporarily re-routed through the old graveyard, the path through that graveyard had been well trodden by dog walkers and others as a pleasant and convenient way of passing from Main Street to Back Lane. Many others use the seats in the graveyards for quiet rest or contemplation. Many villagers past and present have loved ones that have been laid to rest there. For all these reasons, the PCC thinks of the graveyards as community assets, and we strive to maintain them in a way that maximises their value to the community.

Although much of the upkeep of the graveyards is undertaken by our stalwart church wardens and other occasional volunteers, there are also inevitably elements for which we have to pay. There are four costs in particular that concern us:

1. The ever-increasing cost of having the grass cut. Our volunteers can rake and collect the cuttings and take them to the council recycling skip, but we are not equipped to do the cutting which cost £800 in 2021, and will cost even more in 2022.
2. There are two large ash trees in the graveyard that are diseased and will soon need to be cut down at considerable cost.
3. It is necessary to build a new and buttressed eighteen metre section of the boundary wall abutting Tommy Lane. The work will cost approximately £38,000 and will take about six weeks to complete but cannot begin until we have the necessary faculty. Because there is a six-week lead time for the builders, it will not be possible to complete

the work before winter sets in, so a realistic start date would be sometime in March 2023.

4. There is no adequate area in the road between the two graveyards for hearses to park to discharge a coffin. There is sufficient space to construct an area of hard standing where a hearse may park and avoid inconvenience to other road users. We are grateful, that you have undertaken to raise this possibility with Harrogate Council.

As you know, there are five churches in our benefice and two of these have been fortunate to have received financial assistance from their respective Parish Councils. One has received a grant of £1,470 towards graveyard grass cutting. The other received the support of its Parish Council in obtaining a grant of just less than £2,000 from the commuted sum held by Harrogate Council towards the cost of erecting a new graveyard boundary fence to replace the old one alongside a footpath that has been re-laid with gravel.

██████████ has been kind enough to let us have some detail of the £38,000 paid by Stonebridge into the Greenspaces fund held by Harrogate Council. We understand that the commuted sums scheme has been replaced, and that future developments might attract a payment into the CILS scheme. We imagine there may well be some money currently unspent and remaining in the commuted sums scheme that has been replaced.

██████████ gave us the definition of Greenspaces, and we are pleased to see it specifically includes cemeteries. We wonder whether our Parish Council would agree to support an approach to Harrogate Council for a grant from the Greenspaces fund in respect of all or any of the four areas of concern detailed above?

I know in the past we have touched upon the possible use of commuted sums towards the cost of making safe the graveyard boundary wall with Tommy Lane. At that time we had indicative cost estimates of around £6,000 to repair the wall and you told us that no grant could be made because the scheme only covers new capital projects and not repairs. As the full gravity of the wall's condition is now evident the current £38,000 project is no longer a repair. An 18-metre section of wall is to be completely taken down and an entirely new wall, buttressed on its graveyard side, will be built. In these changed circumstances, would the Parish Council now support the PCC with an application to Harrogate Council to access any monies remaining in the commuted sums scheme?

With grateful thanks for your efforts on our behalf,

## **APPENDIX 2**

### **Free Landing Suggestions from Yorkshire Wildlife Trust Living Landscapes Manager**

**September 8<sup>th</sup> 2020**

## Suggestions

I met with Laura Harman from the YWT on the 8<sup>th</sup>. Laura lives in Linton and her parents live in the village. She offered to have a look at the area as a favour with the broad objective of creating a better amenity area for the village likely to be used by more people but at the same time creating an environment more attractive to wildlife, particularly plants, insects and birds.

The ideas will depend on funding but none are particularly expensive and some funds could be available from Boroughbridge Lions and the Stonebridge fund.

1. Landscape the river bank to provide a gentler slope which gives better access to the river and would improve the views.
2. Re-locate the bench and table to be nearer the riverside.
3. Establish two wildflower meadow areas, one on either side of the path. Do this by cutting as low as possible and removing the clippings in the autumn and sowing a perennial wildflower mix and rolling in. Do this again in April and then leave to establish, cutting again in Sept and removing cuttings. Seeds of flood resistant varieties can be obtained from Boston Seeds.
4. If funds allow use plugs planted in spring, especially Yellow Rattle.
5. Maintain a tractor mown path around the perimeter of the areas for people to walk.
6. Cut a narrow path through the meadows for kids to run around etc.
7. Subsequently repeat the cutting regime of April and Sept and raking off the clippings.
8. Consider establishing a community orchard with some fruit and nut trees.
9. Consider starting a Friends of the Free Landing to look after the space.
- 10.

## APPENDIX 3

### Meeting of Village Liaison Group with Stonebridge Developers – Notes

Sept 1 2022

1. They could not explain why they started earlier than the declared date of Sept 1<sup>st</sup> as advised by their ecology firm.
2. They did not know if they had breached planning regulations by destroying three lengths of the hedgerow along Carrside. Arnold Warneken advise them that they had.

3. They also could not explain why the entire hedge had been removed on Branton Avenue and seemed to indicate a sub-contractor had done this mistakenly.
4. They have applied to close Carrside from 12<sup>th</sup> November until 14<sup>th</sup> December but this closure is not likely to last that long.
5. There is a £38k community fund under section 106 deposited with HBC for open space use by the community. Arnold advised that the PC should administer this and that it could be used for price matching from other grants etc.
6. Stonebridge have no plans to use permeable paving for any of the hard surfaces.
7. The villagers advise that water flooding is a major problem now and this should be re-examined. There is a plan for a pond but this is not a pond but a depression to cope with any excess water in a 1/100 occasion.
8. There will be 18 affordable homes, 13 social housing and 5 shared ownership; 4 x 1 bed, 10 x 2 bed and 4 x 3 bed.
9. HBC will be responsible for appointing a housing association to manage the houses and that local links will be given priority.
10. Natalie had received a letter from Yorkshire Water to say they are investigating the foul drain situation
11. There are no plans for air source heating, they described heat pumps as emerging technology and said they have never installed heat pump systems in any build to date.
12. Monitoring of the bio-diversity plan etc will be done by the planning office and the PC should receive copies of the report to check if the plan is being followed.
13. The grounds of the development will be maintained by a management company paid for by a service charge from the house owners and residents.

Time scale is 24 months to completion