

Arkendale, Coneythorpe & Clareton  
Parish Council

**Minutes of the Ordinary Parish Council Meeting held on Wednesday 17 January 2018 in  
the Community Hall, Arkendale**

**Present:** Cllr P Houseman, Cllr K Mullen, Cllr O Quarmby, Cllr M Robertshaw (Chair), Cllr J West.

**In Attendance:** Angela Pulman (Clerk)  
NYCC Cllr R Windass  
HBC Cllr Z Metcalfe (representing Cllr Duxbury in his absence)  
24 members of the Public

**2018.49** No apologies for absence.

**2018.50** **Declarations of Interest** – none

**2018.51** **Public Participation** – Cllr Robertshaw welcomed the members of the public.

**2018.52** **Minutes of the Previous Meeting**

The minutes of the meeting held on Wednesday 15 November 2017 were approved as a correct record and signed by the Chairman.

**2018.53** **Reports from other Councillors**

NYCC Cllr R Windass reported on the need for NYCC to achieve further savings by 2020. Central government continue to cut funding but another 1% can be raised by the County Council without the need for a referendum, taking the expected council tax increase to 3% + 1.99% (social care element).

Cllr Windass also informed the PC that the Sugar Plant proposals have been withdrawn.

The Parish Council thanked Cllr Windass for his generous contribution to the new noticeboard for Coneythorpe and Clareton.

HBC Cllr Z Metcalfe reported that the consultation for the next phase of the HBC draft local plan would begin at the end of the month.

**2018.54** **Finance**

The following **payments** were noted by Council:

1. Payment of £95.33 Clerk's salary (Nov)
2. Payment of £20.00 Arkendale Memorial Hall
3. Payment of £33.60 Autela Payroll and Pension (Oct-Dec)
4. Payment of £95.33 Clerk's salary (Dec)
5. Payment of £825.02 Greenbarnes (noticeboard)

- Parish Council received and approved the latest statement of accounts.
- Parish Council received and approved the reviewed financial regulations and financial policy.

## 2018.55

### Planning Applications

- Application 6.78.99.FUL 17/04975/FUL – erection of five dwellings with associated access. Land comprising field at 438598 460912, Moor Lane, Arkendale – PC does not object or support this application (please see HBC website for further details).
- Application 6.78.100.FUL 17/05185/FUL – demolition of an outbuilding and two porches and erection of a two-storey side extension. Measum House, Moor Lane, Arkendale, HG5 0RF – PC has no objections.
- Application 6.500.96.K.EIAMAJ 17/05234/EIAMAJ – outline planning application for comprehensive development of the site to provide a new settlement comprising: Buildings/floor space for up to 2750 residential units (Use class C3) inclusive of up to 12077sqm of floorspace for a retirement village (Use class C3 and/or C2); up to 2000sqm of retail floor space (Use class A1); up to 1700sqm of floorspace for financial and professional services, restaurants, cafes, drinking establishments and hot food takeaways (Use classes A2/A3/A4/A5); up to 5200sqm of floor space for non-residential institutions, including education (2 no. primary schools), nursery/creche, health facilities (Use class D1); up to 8500sqm of leisure facilities and community building(s) (Use class D2); up to 6000sqm/120 bedroom hotel (Use class C1); up to 2500sqm for offices (Use class B1); open space/landscape/outdoor sport/recreation facilities; car park and railway halt at former Goldsborough Station; infrastructure (including roads and utilities); and site preparation and associated works. Flaxby Golf Club, York Road, Flaxby, HG5 0RR – PC extension to response deadline to 19 January 2018.

Cllr O Quarmbly summarised the Parish Council's proposed letter of objection for the benefit of those present at the meeting and invited any comments or questions. Through discussion some small amendments were agreed, see appendix 1 for the final version of the PC objection.

The Parish Council urged residents to submit their own comments to HBC as soon as possible and stressed the difference between HBC's local plan considerations and this application for development at Flaxby Golf Club, comments made to HBC as part of the local plan consultation WILL NOT be considered as part of this application process.

## 2018.56

**Planning Applications received after agenda published** – none.

## 2018.57

### Other Planning Matters

- **Sugar Beet Factory** - as mentioned previously by Cllr Windass the proposal for the Sugar Beet plant has been withdrawn.

## 2018.58

### Allerton Park Landscape and Cultural Heritage Fund

Cllr Quarmbly informed members that there had been good progress on the first part of the project and significant progress on the future potential ownership of the Mar.

The money spent on the project has fallen within the budget of the grant fund, no extra funding has been required and the PC has not had to use reserves.

The second grant application has been submitted with the aim of furthering the project based on the investigative phase.

### Telephone Box Ideas

Cllrs requested this item be moved to a future agenda.

**2018.59 Arkendale, Coneythorpe and Clareton:**

- The new noticeboard for Coneythorpe and Clareton is up alongside the previous board, allowing the PC and the villages more space for community notices.
- Defibrillators - Cllr West has continued to work toward achieving the aim of getting equipment on behalf of the PC and the villages.
- Lorries through the villages/Lorry Watch – next step to contact the Farnham Lorry Watch Co-ordinator.
- ‘Barriers’ across fields/Highways – Cllr M Robertshaw has ontacted NYCC Area 6 and is awaiting a response.
- The Church Clock – Cllr Robertshaw invited Mr Green to speak about the proposed improvements to the Church Clock.

Mr Green advised those present that the Church intended to apply for grant funding for an auto-winder with chime control to be fitted to the clock. The proposal includes the chime to be silenced during the night, for example from 10pm to 6am.

The Parish Council expressed its support for this project.

- Set date for Village Spring Clean – Mr P Topham and Cllrs M Robertshaw and P Houseman to co-ordinate the event. The suggested date to be the weekend of the 24/25 March, the Clerk to liaise with HBC regarding equipment.

**2018.60 Correspondence**

- General Data Protection Regulation

The Clerk provided Council with the latest information on GDPR and the current advise that the Data Protection officer should be independent from the PC.

Councillor Mullen offered to draw up a checklist of points the PC need to acheive.

- Latest Commuted Sums report December 2017.

Defer to next agenda to consider in more detail.

**2018.61 Fly Tipping – no incidents to report since last meeting.**

**2018.62 Matters for inclusion on the next agenda**

Christmas tree lights in Arkendale.

Restrictions to accessing footpaths on the ‘Knaresborough Round’ due to chicken wire (Cllr M Robertshaw to report).

Allerton waste – litter on A168 – HBC litter pick is planned (PC to follow up).

Clareton Farm, Clareton Lane – increase in development – stakes on roadside, grass verge cut too close to hedgerow – permissions? Diggers churning up the lane. (Cllr M Robertshaw to contact NYCC Area 6).

**2018.63 Date and Time of next meeting.**

The next meeting of the Parish Council will be held on Wednesday 14<sup>th</sup> March in the Community Hall, Arkendale at 7.30pm.

Signed ..... Dated .....

## **Appendix 1**

### **17/05234/EIAMAJ – Outline planning application for a new settlement at Flaxby - OBJECTION**

Planning application reference **17/05234/EIAMAJ** was discussed at last night's Arkendale Coneythorpe and Clareton parish council meeting. The meeting was well attended by local residents and it was agreed that the parish council would formally object to the planning application. This letter details that objection.

#### **1. Background**

##### **1.1 Harrogate District Local Plan – Consultation 2016**

This parish council has faithfully engaged with Harrogate Borough Council's plan making process. In response to the Harrogate District Draft Local Plan 2016 public consultation at the end of 2016, and in relation to the facilitating of significant housing growth we responded that the authority should work to concentrate growth around the main urban areas. In relation to a new settlement at Flaxby we objected on various planning grounds as set out in our letter of 13<sup>th</sup> December 2016, a copy of which is attached to this letter as appendix 1

##### **1.2 Harrogate District Local Plan – Additional Sites Consultation 2017**

Having examined the options the authority decided that a new settlement located at Green Hammerton should be the solution to address housing growth issues in the borough. This Parish council engaged in the additional sites consultation exercise in July/August last year and we supported the council's findings that site GH11 (Green Hammerton) should be the preferred option and gave further reasons not evident in the council's own considerations to support this. Our letter dated 27<sup>th</sup> July 2017 is attached appendix 2.

##### **1.3 17/01748/SCOPE – Environmental Impact Assessment Scoping Opinion for new settlement at Flaxby**

In response to the applicants scoping opinion this Parish Council again engaged and a copy of our letter of 30<sup>th</sup> May 2017 is enclosed as appendix 3. Our key concern was that the Flaxby proposal should not be considered in isolation of the other significant development proposals on site or planned in the immediate vicinity, namely the Allerton Waste Recovery Park, Flaxby Green Park, The Sugarbeet facility and the new settlement to be promoted through the local plan process at Green Hammerton. In addition to this request we also highlighted further local issues in relation to transport traffic and highways, air quality and the legislative context that the applicant was seeking to have the assessment considered against.

We do not intend in this letter to rehearse the arguments we have already covered in the 3 letters cited above however this does not diminish their content and these letters are enclosed as part of this objection and we would ask that the authority re-consider these 3 letters as part of this objection.

#### **2. Objection**

##### **2.1 Planning - Policy**

The Parish Councillors are lay individuals and we have not engaged planning consultants to advise us. We do not therefore propose to set out a fully formed planning based objection however we would like to highlight a real planning issue which we would ask that the planning professionals at the authority consider in the spirit in which it is presented.

As we have already noted this Parish Council has faithfully engaged with the authority in its plan making process as it works up the new local plan for the period 2014-2035. We understand that national planning policy and guidance is very clear that identification of new settlements is a process to be led by plan makers, the council, and not by speculative developers such as the applicant, with the council acting in a re-active capacity. It is of course the case that the emerging local plan has not yet been fully adopted although it is on that journey and we understand that it will be adopted early in 2019. That said the draft plan has been through the consultation process and has been approved by Harrogate Borough Council Cabinet and scrutinised by Full Council on the 13<sup>th</sup>

December 2017. The current draft of the emerging local plan therefore has council support and is now going through due process through planning inspection prior to adoption. The content of that emerging local plan is therefore a material consideration in the authority's consideration of this application. In relation to a new settlement, which is considered in the emerging local plan, the council does not propose to locate it at Flaxby. This planning application proposing a new settlement at Flaxby is therefore contrary to the emerging local plan. This should be reason enough for the local authority to reject the proposal.

## 2.2 Planning – Site Consideration

As part of the evolution of the Local Plan the Authority has considered many possible locations for a new settlement on a qualitative basis. This process considered the merits of locating the new settlement at Flaxby in detail. The analysis was professional, comprehensive, rigorous and extensive and considered the question of highway impact, infrastructure provision and heritage impact amongst many other matters. I do not propose to rehearse these arguments in this letter although would refer the local authority to its own findings in this regard. The only conclusion that can be drawn is that the Flaxby location is not appropriate as the location for a new settlement. This is a conclusion the council has already reached and for this reason it must reject this planning application.

## 2.3 Planning – Local Issues

In addition to the macro issues covered at 2.1 and 2.2 above there are many concerns raised by this application which have the potential to impact on this parish locally and which we set out here.

### 2.3.1 Highways

#### 2.3.1.1 Local Roads.

We are concerned of the potential for rat running to avoid junction 47 at peak times of the route to and from the development to the north through Flaxby, Coneythorpe and Arkendale and the implications of such an intensification of road use on these villages. The villages are rural and lightly trafficked at present with narrow twisty roads between the villages and through the villages the roads are neither consistently lit nor foot pathed, such that when residents are accessing local facilities (school bus, pubs, churches etc.) people including children and the elderly have to walk on the actual carriageway. We feel that any intensification of the use of these roads would endanger these people given the lack of footways (both during construction of the development and thereafter). Furthermore we have seen an intensification of traffic recently because of activities at Clareton Moor Farm which has caused huge damage to road verges on account of the local roads inability to handle additional traffic and we are justifiably concerned that the further intensification of the roads would lead to further serious damage of the road between the villages.

#### 2.3.1.2 A59 & Junction 47 of the A1(M)

There are very serious issues with this junction which have been highlighted in our previous correspondence and we do not believe that without very significant investment there is the capacity in this junction to handle the additional peak times traffic generated by the proposal when considered alongside the additional traffic to be generated by all of the other proposed developments in the form of the Allerton Waste Recovery Park, Sugarbeet factory, Flaxby Green Park and the new settlement at Green Hammerton/ Cattal.

#### 2.3.1.3 Noise and Air Pollution

The development will generate significant volumes of new traffic using the roads in the local area and through the villages. We are therefore concerned about the potential for air pollution that will result from the increase in vehicles associated with the development and the noise they will generate. This objection

particularly relates to the traffic through Flaxby, Coneythorpe and Arkendale as noted in point 2.3.1.1 above.

### 2.3.2 Light Pollution

It would appear that playing pitches are proposed in the north of the site and we are concerned over the potential for these to be lit now or in the future and of the detriment such flood lighting could cause to the neighbourhood including visibility from both Coneythorpe and the existing settlement at Flaxby.

### 2.3.3 Impact on Conservation Area & Listed Buildings

I do not propose to detail the objection here as this has been covered in previous correspondence. However, Coneythorpe is a Conservation Area and these proposals will fundamentally change the character and identity of this conservation area's context

### 2.3.4 Landscape Character

The site's setting is rural in nature and the site itself hosts significant proportions of protected species including Great Crested Newts and Bats. Again, we have detailed our objections in relation to the harm that the proposals would cause to the landscape in detail in previous correspondence and would refer the authority to those letters.

We are concerned that the village aesthetic and identity of Flaxby will be destroyed and that it will be absorbed into the new development without greater buffer and separation zones than currently proposed.

### 2.3.5 Secondary Schools

We are concerned that secondary schooling is proposed in Boroughbridge accessed via bus from Flaxby. Unless the routing goes through Flaxby, Coneythorpe, Arkendale (see objection 2.3.1.1 above) the buses must necessarily go through junction 47 of the A1(M) at peak times and this will further add to the congestion cited at 2.3.1.2 above (it is worth noting at this point that in relation to the proposals for a new settlement at Green Hammerton this concern is irrelevant given the buses will route directly from Green Hammerton to Bouroughbridge along the B6265). A further concern is that we believe that there is neither existing capacity at Boroughbridge, nor sufficient land to expand into in order to accommodate the increase in student numbers that result from the application. The capacity for schooling is therefore deficient and unless the applicant is prepared to commit to a secondary school in the vicinity the application should be refused because of a lack of potential for school places.

### 2.3.6 Urban Sprawl

In the event that the local authority grant permission to this development we are concerned of its future expansion and the harm this will do to the conservation village of Coneythorpe notwithstanding everything written to the contrary in terms of buffer zones in the application.

### 2.3.7 Rail Halt

The application is presented as though a rail halt will come forward as part of these proposals however this is misleading and there is no actual proposal for a rail halt at this time either by the applicant or any other of the many parties that would need to be involved including Network Rail. The issues associated with procuring a new rail halt are extensive and the benefits that the applicant suggests would derive from a rail halt should be discounted by the authority when they come to consider this application because it is not a part of the proposal that the applicant can control.

### 2.3.8 Impact on Harrogate and Knaresborough

J47 & the A1 (M) is the gateway to the district's principal settlements, Harrogate and Knaresborough. Huge volumes of tourist and business traffic access our district along the A59 and bring with them our economic prosperity. To increase the traffic demands on a vital part of the network which is already acknowledged to be at capacity is to endanger the attractiveness of Harrogate and Knaresborough for business and tourism and the districts economic livelihood as a result. We do not want traffic queues to deter business and visitors and do not believe the proposals for dealing with the road network go far enough to assuage the situation.

We would like to point out that there would appear to be a cynical campaign of support for this application from residents at Green Hammerton and Cattal as evidenced by the considerable volume of letters of support received and now uploaded on your planning portal by respondents with addresses in these 2 villages. The local authority should not confuse this apparent support for genuine local resident support. The authority should see it for what it is, a cynical tactic by another local community trying desperately to ensure that the council's plan led decision to locate a new settlement at Green Hammerton and Cattal does not come forward. We would urge the authority to disregard all such consultation responses in order to objectively assess the Flaxby application.

This Parish council objects to the planning application for a new settlement at Flaxby at a macro level because it is contrary to the council's emerging local plan policies and because the council has already rejected the Flaxby site for a new settlement as part of its Local Plan process. We further object to it on grounds of local impact as listed in our previous letters attached in the appendices to this letter and summarised by way of impact on the highway network locally, impact on light and air pollution, impact on a conservation area and listed buildings and their settings and impact on landscape character.

We trust you will take these points into consideration along with the impact of the other major developments existing and proposed in the area including the Allerton Waste Recovery Park, the Sugarbeet factory, Flaxby Green Park and the proposed settlement at Green Hammerton and Cattal when you consider whether or not to permit this development and we trust you will agree with us that it should be refused outright.

Yours Sincerely  
Oliver Quarmby  
On behalf of Arkendale Coneythorpe & Clareton Parish Council