



MINUTES OF THE MEETING HELD ON  
WEDNESDAY 19<sup>th</sup> April 2023  
at SS Mary & Joseph's Parish Hall, Aiskew @ 7pm

**Present**

Parish Councillors: N Pocklington; P Edworthy; J Kennedy; M Chaloner;

County Councillor: J Weighell

Clerk / Others: S Nicholson (Clerk); 21 Residents

Apologies: I Marr; J Asquith; J Proctor.

Ref: 2023/24	Details
1.	<p><b>Welcome and Apologies</b> The Chair welcomed everyone and took the apologies.</p>
2.	<p><b>Public Session</b></p> <p>1. <u>Presentation from Mobain Development Presentation</u> The parish had a present provided by Mobain Development regarding the Planning Application that has been registered with NYC for a medium size food shop and a drive thru coffee shop. Councillors were informed that the size of the shop would be about half the size of Tesco in Northallerton. The meeting was advised that the company had done a sizeable consultation exercise with over four hundred people responding positively. The area is deemed lacking facilities of this and residents having to shop at Catterick garrison or Northallerton. They were unable to state which end user would be the retailer at this stage. They also stated that a thru coffee shop is what is the normal tag onto a food shop these days rather than a pub. There will be a restaurant style area not just a drive thru. Aware that some infrastructure would be needed including crossings.</p> <p><i>Question Cllr MC – Is there a real need for a coffee drive thru we already have McDonalds?</i> <i>Answer: The retail ender user will want a designated coffee outlet. As stated, this is the norm now for new shop builds.</i></p> <p><i>Question Cllr JK – We do have concerns about the drive thru and the times that it is likely to be open?</i> <i>Answer: I cannot say for definite, but the shop is likely to be open 7am-8pm and the coffee shop 6am-9pm</i></p> <p><i>Question / Thoughts from Cllr JW –</i></p> <ul style="list-style-type: none"> <li>• <i>Traffic fell by 50% initially when the Bypass opened this is now increasing on Bedale Road with the new houses.</i></li> <li>• <i>The amount of litter a Drive thru causes / thinking about what is caused by McDonalds.</i></li> </ul>

- *If it were a large shop, we would get better prices, but a smaller shop does not provide the best prices.*

*Answers: The survey / consultation does seem to be positive and if one of the discount stores will provide food at affordable prices.*

*The following statements were also raised by the public:*

- *Local people will not go for coffee?*
- *More traffic after we had just sorted the By-pass with people from Northallerton coming to shop?*
- *Bedale Road is already too busy?*
- *Condition of the road is not satisfactory for current vehicles let alone more.*
- *Not environmentally friendly to drive for coffee?*

*The Chair confirmed that the Planning Application had been received and the majority of Parish Councillors had stated that they would welcome the shop but could not see the need for a Coffee Drive Thru.*

*The Presenters went on to state that the operator will demand this facility within a Planning Application.*

*Question: Another councillor stated that they also need to get Buses to stop there so that residents who did not have cars could get their shopping? Why could the coffee shop not be housed within the shop, thus avoiding additional litter outside?*

*Answer: They were reminded that the option would be for NYC to decide not the Applicant*

## 2. Cycle Route

*Sue Derbyshire requested that the Parish look for ways to install cycle routes around the area.*

*Answer: The chair stated that The Parish had been working for several years to get money allocated for a cycle route from Bedale to Northallerton.*

*At the last round of government money for cycle routes the Parish was advised we were not suitable placed, and the money was allocated to a cycle route within the Harrogate area.*

## 3. Industrial Estate Impact Assessment, Leeming Bar

*The Parish was reminded again about the Planning 23/00296/SCR.*

*The Chair stated that the parish had been made aware that an Environmental Statement was required for the Industrial Site from Cawingredients Ltd and we are awaiting the relevant feedback from that.*

*A discussion between the residents and Cllr JW about how this had managed to get through Planning without any real opposition from Councillors from NYCC or HDC. The original plan was for a Business Park with jobs for local people this has turned into a one company industrial estate that uses an automated machinery with very few jobs and certainly not for local people. It was felt that the current watercourse could be abused and could pollute the River Swale.*

3.	<p><b>Declarations of Interest</b> No declaration</p>
4.	<p><b>Councillor / Clerk Issues</b> <u>Vacancy</u> The Clerk stated that she had been advised that the new paperwork that NYC will require, a new councillor to complete once they have been elected or Co-Opted is still under review.</p>
5.	<p><b>Minutes</b></p> <ol style="list-style-type: none"> <li>1. <u>Minutes 15<sup>th</sup> February 2023.</u> <b>Proposed – Cllr Paul Edworthy</b> <b>Seconded – Cllr Jackie Kennedy</b> <b>Agreed Unanimously</b> <b>Resolved</b></li> <li>2. <u>Matters Arising</u> <b>Resolved</b></li> </ol>
6.	<p><b>External Sector Reports</b></p> <ol style="list-style-type: none"> <li>1. <u>Police Report</u> A copy of this month's police report had been forwarded prior to the meeting. Cllr PE stated that again the report does not give any real clarification on events that have happened within the parish and is not fit for purpose. The Chair stated that Cllr CL did state he would speak to the Chief Constable about this. The Chair requested Cllr JW to speak to Cllr CL and ask if there had been any developments.</li> <li>2. <u>North Yorkshire Council Report</u> Cllr. JW stated that he wanted to have a different way of reporting in that items needed to be fed to him rather than he feeds news to the parish. He then gave some examples: <ul style="list-style-type: none"> <li>• Need to know about the leeming Bar Park / Road situation.</li> <li>• Need to be aware that NYC has not managed to get a BACS system working yet.</li> <li>• Road conditions within the area</li> <li>• Cycle problems</li> <li>• Cycleway problems are still under discussions.</li> </ul> <p>Cllr JK stated that she had been on the phone to NYC for over 20mins and in the end gave up.</p> <p>Clerk stated she had tried to report a streetlight out, but the system again does not work, and NYC staff do not appear to be aware of the problems.</p> <p>Cllr MC stated the footpaths and gullies on Bedale Road need to be cleaned.</p> <p>The Chair advised that road from Snape to Masham Road junction is again being resurfaced and they were only done a couple of years ago and are in considerable better condition than Bedale Road, Aiskew.</p> </li> </ol>

7.	<p><b>Local External Committee Reports</b> Nothing to report this month.</p>
8.	<p><b>Parish Reports</b></p> <p>1. <u>Potland Trees / Fence (NYCC / Broadacres)</u> The Clerk stated that SCR Landscapes had looked at the work and would arrange for the three trees that are dead to be removed. They will also replant trees with cages at the appropriate time of year with the same variety as is presently there. The issue will be that when pruning Highways may request the road be on traffic lights which will cost. However, the Clerk suggested approaching Highways about this because we are doing the work for them. The other recommendation was that a letter was sent to every house on Potland requesting they do not park against the trees, which is the cause of them dying. <b>Fully Agreed</b></p> <p>2. <u>Path - Back Lane / Kingfisher</u> The Chair stated that he had meet with the Footpaths Officer and they had discussed various requirements for the path.</p> <ul style="list-style-type: none"> <li>• Start of Back Lane to be cut back.</li> <li>• Stiles at Kingfisher to be removed.</li> <li>• Stile at the far end to be relocated to its original site.</li> <li>• Landowners approached about fencing off the path to avoid crop destruction.</li> <li>• Suggested any top surface from when Bedale Road is done that it is put down on the Footpath. (This may be a step to far for NYC).</li> </ul> <p>3. <u>Broken Gate – Low Street</u> The parish has been advised from Highways that they have listed the job to be done but not sure when that will be.</p>
9.	<p><b>Community Hall Project</b></p> <p><u>Newsletter</u> The Clerk apologised as the Newsletters are now ready to be distributed but there is a spelling error on them. The Chair suggested that they go out anyway with Councillors all agreeing with this action. Clerk was requested to distribute asap.</p> <p><b>Action: Clerk to arrange distribution</b></p>

10.

## Planning

### 1. Blind Lane

The Chair stated that events had overtook this and the Application had now been Granted.

However, Cllr. MC gave his report to the meeting as follows:

#### Points to put in Report to Parish Council on Blind Lane Development

*Interested in any changes in Planning now run by NYC:*

*Limited local contact with councillors so remaining county councillor Cllr John Weighell relied on to give local view not Parish Council. John was not present at the meeting.*

*Points raised at the meeting:*

*Non-council speakers during their 3 minutes; unsuitable use of Bluebell Way with its width and structure, consequence for emergency services, repairing damaged bollards, need for action on surface water disposal.*

*Diagram of junction between Bluebell Way and Blind Lane which is not found in the planning papers shows the complexity and dangers of its operation.*

*Councillors required that vermin should be removed from the old agricultural buildings. With out this work the vermin can be expected to move into local housing when these old buildings are removed.*

*Chair hoped that eventually an alternative entrance/exit will go into the N.E. of the plan. I have no confidence in this possibility.*

*The plan was put to a vote proposed by Councillor Fortune. Unfortunately, John Weighell was not present or aware that this was being discussed. The plan was provisionally passed dependant on the required actions being taken.*

*At the Wednesday 19<sup>th</sup> April Parish Council meeting Cllr John Weighell said he was not informed of the planning meeting on the 17<sup>th</sup> April. This does raise questions regarding the involvement of Parish Councillors and their views being considered along with parish conclusions being fully recognised.*

Clarification still required before Planning can go ahead:

- Bluebell way standards need to be completed.
- Yorkshire Water to reassure that the surface and sewage water disposal is adequate.
- Vermin from Agricultural Buildings are removed before they are taken down.

The Chair requested if anything had been stated about the adoption of that estate. Cllr MC stated it had not.

The Chair asked Cllr. JW if there is a mechanism for a parish or a resident to appeal against this and he stated you would need to consult with Planning.

**Action: Clerk to seek advise from Planning about an Appeal.**

2. Northallerton Road

The parish has been made aware that the project is now been taken over by Together Housing and it will be 100% either Rent to Buy or Social Housing. The chair stated with the number of families waiting for houses in this area we could not object to this.

Cllr. MC stated that the houses are directly below the RAF flight path and was any noise restriction requested.

**Action: Clerk will put Cllr. MC queried to the Planning Department.**

3. **Harkness Drive**

Nothing to report at present, awaiting decision.

4. 23/00296/SCR - Industrial development Site  
Cawingredients Ltd.

**Environmental Statement is Required.**

**See Public Session**

5. 23/00674/SCR

Proposed Foodstore and Drive-Thru Development  
Land South West Of Cowling Garth 91 Bedale Road Aiskew North Yorkshire  
Richard Shepherd

**Delegated Decision**

**Action: Parish decision was that they do not oppose the Plan for the Food Store but do have concerns about a Drive-Thru Coffee shop.**

6. 22/02565/FUL  
**WITHDRAWN**

7. 21/00221/ADV  
**Granted**

8. 22/01600/FUL  
**Granted**

9. Appeal 21/01362/FUL 23/00010/Refuse

Installation of Solar Panels

Scruton Fence Dike Lane

**Appeal to Sec of State**

**Clerk stated that this is for information as it is a neighbouring parish.**

**Parish did not feel a response required.**

11.	<p><b>Playgrounds</b></p> <ol style="list-style-type: none"> <li>1. <u>Repairs Leeming Bar park</u> The Clerk and Cllr. JK both stated they had been in regular contact with the company that are trying to solve the sewage problems around Leeming Bar park and the closure of Leeming Lane. Informed that it may be another 3 to 5 weeks before work is finished. The Clerk stated she wants to inspect the site before they leave and will try to get compensation because all the equipment will need to be checked and cleaned.  <b>Action: Clerk to monitor</b></li> <li>2. <u>Kingfisher</u> The Clerk stated that she had gone out to tender from about 4 or 5 companies, but most had cherry picked items they wanted to quote for which is difficult. The only company that wants to do all the work is Streetscape. They are also competitive with other quotes. The Chair suggested and Councillors agreed that we give all the work to Streetscape. <b>Agreed</b>  <b>Action: Clerk to contact Streetscape and advise accordingly</b></li> <li>3. <u>Monthly Playground Inspections</u> The first inspection has been completed and was satisfactory from Farm &amp; Land Services.</li> </ol>
12.	<p><b>Highways</b></p> <ol style="list-style-type: none"> <li>1. <u>Obstruction to Path – 37 Bedale Road</u> The clerk stated that she had not received any response from the resident and suggested that she requested Highways to send a legal letter. <b>Agreed</b>  <b>Action Clerk to contact NYC Highways.</b></li> <li>2. <u>Traffic Monitoring Bedale Road</u> The Chair stated he had found out that the traffic monitoring had been done on behalf of a private company surveying the traffic on behalf of a property in Aiskew.</li> <li>3. <u>Coneygarth</u> The Chair stated that some trucks are starting to again park-up illegally at Coneygarth and requested we try and find out if the area is still being policed or if it had been stopped.  <b>Action: Clerk to try and seek who will be dealing with this issue now.</b></li> <li>4. <u>Leases Road</u> The Chair advised the meeting that some “No Parking” signs had been attached to a wall on Leases Road.  <b>Action: Clerk to refer to Highways</b></li> </ol>



	<p>5. <u>Simply Dutch</u>  Cllr. PE stated that the container has not been taken away just moved and is causing blockage of light to the house next to it. There is also a lot of litter being accumulated against that open fence it is causing concern for vermin to be attracted.</p> <p><b>Action: Contact Planning re removal of Storage container + environmental Health on litter being cause</b></p>
13.	<p><b>Grass Cutting / Verges / Trees</b></p> <p>1. <u>Trees back of allotments, Grange Avenue</u>  The Clerk advised that she had been informed the trees should be taken down week commencing 24<sup>th</sup> April.</p>
14.	<p><b>Policies</b></p> <ul style="list-style-type: none"> <li>• Complaints Policy</li> <li>• Contract of Employment Policy</li> <li>• Privacy Notice</li> <li>• Disciplinary and Grievance Policy</li> </ul> <p><b>Agreed</b></p>
15.	<p><b>Financial Matters</b></p> <p>1. Monthly Payments Summary  <b>Agreed</b></p>
16.	<p><b>AOB / Correspondence</b></p> <p>1. <u>Scribe – Local Authority Payment Secure Finance System</u>  The Clerk gave a very brief outline of this system and how it could benefit the Parish. Councillors requested that James look at the system when he returns from holiday and make recommendations to the Parish Council.</p> <p>2. <u>Low Street</u>  Closed for a street party for the Kings Coronation.</p> <p>3. <u>Aiskew Crossing</u>  The Chair stated that there were no changes, and that NYC are still monitoring the accidents via camera and the signs are up to make cyclist aware of the dangers when crossing.</p>
<p><b>Meeting Closed at 9pm</b></p>	

Signed.....

Dated.....