

AYSGARTH & DISTRICT PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 7th September 2023 At Aysgarth Institute at 7.30pm

Present: Parish Cllrs: Robert Walker (Chair), Linda Cooper, Rob Cromey-Hawke, Chris Parker, Alison Sayer, Sandra Wilman, David Wood

In Attendance: Mrs F Cartwright - Parish Council Clerk
Mrs P Pointon - Website Administrator/Press Release

Members of the public: 7

Mrs Helen Brown
Mr Robert Brown
Ms Polly Brown
Mr Jack Jones
Ms Megan Dinsdale
Mr Andrew Whitell
PCSO Sharon Diamond

The Parish Council welcomed the members of the public to the meeting and explained that Cllr Dinsdale was on holiday and Cllr Walker (Deputy Chair) would chair the meeting. The Parish Council would carry out some administrative formalities on the agenda and would then invite Mr and Mrs Brown to address the Parish Council under section 7 Planning.

- 1. Consideration of Apologies for Absence** - Apologies were given and accepted from Parish Councillors Dinsdale, Jones and Windle.
- 2. Minutes of Parish Council meeting held on** - The minutes of Meeting held on 22nd June 2023 were approved as a true and correct record
- 3. Declaration of interest** - Cllr Cooper declared an interest in item # 7 Planning R/58/96B
- 4. Matters arising from the last meeting** - none
- 5. Highways/Street Lights/Bins**

Historic/Ongoing - Further updates were not available on the following matters:

- Bridge at Bishopdale
- Spickles Lane - Aysgarth & Burton-Cum-Walden
- Mill Lane, Aysgarth
- Dangerous Tree Thornton Rust Road
- Water/ice at Kelspring, Aysgarth Thornton Rust Road
- Solar Lights nr Doctors Surgery, Aysgarth

From 22.06.23 Meeting: No updates were available on the following matters:

- White Lining Parking Bays in small lay by in Aysgarth
- Plans for revisiting Church Bank, Aysgarth

New From 07.09.23 Meeting

Action - The Clerk was asked to report the following matters to Highways:

- Pot hole outside Rookery, Bishopdale
- Remove redundant signage

6. Financial Matters

6.1 The council resolved to authorise the following payments:

| Date/Inv #/Chq | Payee | £ | Description |
|----------------|--------------|----------------|-------------------------------|
| 101068 | F Cartwright | 169.56 | Clerk Pay - September 23 |
| 101069 | F Cartwright | 10.00 | Clerk Expenses - September 23 |
| 3110922 | NYC | 270.00 | Dog Bin, Thoralby |
| Total | | £449.56 | |

Invoice 338 £9,323.04 from J Ellerton Ground works re Thoralby Bridge repair work (per quote) was paid (from Thoralby Moss Bank Account) following the 22.06.23 meeting, approved by e mail.

Invoice from Pip Pointon for £60 for minuting annual Parish Meetings at Aysgarth & Thornton Rust in March 23 and Business Stream Invoice for £15.26 for 28.04.23 - 27.07.23 was omitted from the September Agenda and was approved at the 07.09.23 meeting.

Action - Clerk to contact J Ellerton Ground Works to remind the contractor to return to finish the handrail (as requested by Cllr Cooper).

6.2 Income Received since the 22.06.23 Meeting:

| Date | Remitter/Ref | £ | Description |
|----------|----------------------------|----------|--|
| 23.06.23 | G Pretlove | 500.00 | Cote Bottom Bridge |
| 23.06.23 | HMRC | 1,164.65 | VAT 01.04.22 - 31.03.23 |
| 25.07.23 | J Dinsdale | 183.71 | Rock Garden Donations |
| 26.07.23 | Aysgarth Institute | 156.60 | Chq - King Coronation Mugs - Aysgarth |
| 26.07.23 | Thornton Rust Village Hall | 73.95 | Chq - King Coronation Mugs - Thornton Rust |
| 01.08.23 | GBS RE RPA NO2 ACCOUNT | 2,006.78 | RPA |

Cllr Cooper handed the Clerk a cheque from Mr Lancaster for £70 for the let of Hawe Lane, Thoralby.

7. Planning - To consider the following Planning Applications:

New Applications/ Additional Information Loaded to YDNPA Portal

R/58/65G - Full planning permission for erection of 1no rural workers dwelling, conversion of barn (Barn C) to short term holiday lets with associated garages (as approved under application reference numbers R/58/65C and R/58/65F), extension of existing site office (Barn F) to provide kitchen facilities (as approved under application reference numbers R/58/65C and R/58/65F), erection of 1no agricultural barn (Barn D) and provision of new internal site access road at Howesyke Farm, Bishopdale Lane, Bishopdale, DL8 3TG

R/53/27J - Full planning permission for the erection of a 3-bedroom rural workers dwelling at Kidstones Farm, Bishopdale, Leyburn, DL8 3TG.

The clerk updated the meeting re an e mail received from YDNPA received on 07.09.23 (after the agenda was issued). The above planning application site address was amended to read 'Full planning permission for the erection of a 3-bedroom rural workers dwelling at Land off B6160, Kidstones Gill Bridge, Bishopdale, DL8 3TG - R/53/27J'

Mr and Mrs Brown were invited to address the Parish Council.

Further to Mr & Mrs Brown's e mail dated 24.08.23 Mrs Brown summarised the history of some of their planning applications. Back in 2017 permission for two worker's cottages at Howesyke was granted by YDNPA. Since that time things have changed on the farm, a hydro plant has been introduced plus farming at Kidstone Bridge Farm. The family now feel that rather than have two workers cottages at Howesyke they would like to relocate one of the permitted builds to the Kidstone Bridge end of their estate, where the temporary accommodation is. This would be better for the maintenance, security and management of the estate. Jack Jones who lives in the temporary accommodation at Kidstones with his partner Megan Dinsdale currently travels up and down the circa 3 miles of dangerous and narrow roads from Howesyke to Kidstones a number of times a day on a quad bike.

Mrs Brown clarified that they are not asking for any more houses, but rather want to relocate the planning permission which has been granted at Howesyke to Kidstones Bridge. She said this would satisfy the YDNPA C3 Rural Workers Accommodation 5 requirements.

For reference this refers to [R/58/65C - Full planning permission for erection of extension to existing farmhouse with incorporation of adjoining barn into the domestic accommodation; erection of two semi-detached rural workers cottages; conversion of barn to short term holiday lets with associated garages; extension of existing site office to provide kitchen facilities and erection of two agricultural barns at Howesyke Farm \(Reg date 16.11.16, Approved s106 15.12.17\)](#)

The Chairman thanked Mrs Brown and asked the Parish Council if they had any questions.

Cllr Sayer commented that the Brown's Game Business is run from Howesyke and Jack Jones is travelling up and down to collect grain so he would still be travelling collecting grain. Jack Jones clarified that they are planning to move the feed to his end of the estate.

Cllr Sayer queried how much land the Browns family had and whether there was a Shared Farming Agreement in place.

Mr Brown confirmed that at the Kidstone Bridge end of the estate, which is overseen by Jack Jones, there is circa 700 acres of isolated land with 200 ewes and 20 cows. Mrs Brown offered for the Clerk to have sight of the Shared Farming Agreement. The Clerk had a cursory review of the document which did appear to be a Shared Farming Agreement signed and dated by both parties.

Cllr Sayer queried whether it would be used permanently for the gamekeeper or as a holiday let. Mrs Brown confirmed that it would have a Rural Worker's tie on it so Holiday Lets would not be allowed.

Cllr Sayer expressed a strong objection as she doesn't feel that a new build is needed in the Dale. She said that the Brown family have adequate permission in Howesyke which work could continue from.

Cllr Wood said it made sense to have a worker housed at each end of the estate, and that he supported the application.

Cllr Cromey-Hawke expressed support as the Brown's already have permission to build on Howesyke so it would only be a moving of site rather than extra build and it makes more sense. He also queried the timeline to complete to the build as he felt no further extensions to the temporary accommodations could be justified. Mr Brown said that in terms of timing, if the plans were approved were estimated to be complete by March/April 2024 as they are ready to start building as quick as they can, it will be off grid with water from the hills and electricity from the hydro. It would be the greenest house build in the Dale.

Cllr Cooper felt that the new build would be out of context. Mrs Brown reiterated that the build would satisfy the YDNPA C3 Rural Workers Accommodation 5 requirements.

Andrew Whitell asked Jack Jones if he was qualified to maintain the Hydro Plant. Jack Jones responded that he did not need to hold any qualifications. Cllr Sayer asked how is the hydro plant worked? Mr Brown replied that the engineer has said that someone does need to be on site to maintain, clean the grid and if there any problems with the 65 KWH output someone would need to shut it down.

Cllr Cooper asked if the twin unit would be disposed of. Mrs Brown confirmed that they would.

Mrs Brown said if we are granted the one at Kidstones we will rescind the one at Howesyke, so there will only be two houses not three.

Cllr Sayer asked if the Brown family intended to come and live in Bishopdale. Mr and Mrs Brown said that they were planning to live in Bishopdale in a few years' time.

Mr Brown said that it was really important for Jack Jones and Megan Dinsdale as it would be the better location. Mr Dent lives at Howesyke and it is important that Jack Jones lives at the other end. The Brown family also want to encourage young families into the Dale, supporting the local schools, etc. The Contractors they are using are local such as J Ellerton Ground Works.

Cllr Walker said that he was not happy with the whole development as he doesn't know where it is going. The planning application to bring the Farmhouse up to a standard to live in was granted but it has been extended to a nine-bedroom holiday let with hot tub.

Mrs Brown clarified that it is let out for only around 50 out of 365 days per year. There is no hot tub, but one can be hired from a company called Bedale Bubbles. The holiday let occupancy benefits the local area such as pubs for meals, etc.

Mr Brown said that they had invested time and money and supported the community and Dale in various ways such as planting c100,000 trees, peat restoration and they had been awarded awards. They had been involved in securing a c£110,000 grant from the River Trust which was split between famers in the Dale such as Andrew Whitell (present at the meeting). In around 2018/19 the Brown family assisted with a c£350k grant from the Yorkshire Peat Partnership for the Peat Restoration at Thoraby Moss.

Mr Brown went on to say it is not just a case of building a house. The Brown's will not be an absent landlord. He and his wife are both from farming backgrounds and met at Agricultural College and have a genuine interest in farming.

Cllr Cooper enquired as to whether there were future planning plans in the Dales. Mr Brown confirmed that there was no intention of future development in the Dale.

The Clerk suggested that if there were any future planning applications it would be good for the Brown family to come to a Parish Council meeting.

The Parish Council voted as follows:

| | |
|-------------------|------------------|
| Cllr Sayer | Strong Objection |
| Cllr Wood | Support |
| Cllr Parker | Support |
| Cllr Wilman | Abstain |
| Cllr Cooper | Abstain |
| Cllr Cromey-Hawke | Support |
| Cllr Walker | Abstain |

Action - Clerk to e mail YDNPA supporting the Brown family's plans and detailing the votes 3 supported, 1 strongly objected and 3 abstained. The support is subject to:

- Planning for two rural worker cottages only, one in each location at Howesyke and Kidstones Gill Bridge (therefore the two workers cottages approved under **R/58/65C** to be rescinded)
- Both planning permissions (**R/58/65G** and **R/53/27J**) subjected to S106 Agreement
- No further extensions to the temporary accommodation at Kidstones Barn (**R/53/27H**) and its permanent removal from the site

Mr and Mrs Brown thanked the Parish Council for their time and for supporting their plan. Robert Brown, Helen Brown, Polly Brown, Jack Jones, Megan Dinsdale and Andrew Whitell left the meeting.

R/51/25L - Full planning permission for 15 hotel lodges and facilities, alongside refurbishment of and extension to existing hotel at Aysgarth Falls Hotel, Aysgarth, DL8 3SR - **26.06.23 New information loaded on to Portal.**

The Parish Council unanimously ratified the decision taken post 22.06.23 meeting to re-affirm the strong objection submitted on 02.02.23 e mailed to YDNPA on close date of 16.07.23.

Action - Clerk to send follow up response to Cameron Brook's e-mailed letter dated 31.08.23.

R/53/36 - Full planning permission for the installation of a 25m lightweight lattice mast with 3no. radio antennas, 3no. transmission dishes, radio equipment housing, solar array comprising of 36no. solar panels and 2no. ground-based cabinets along with ancillary development and proposed access track (circa 145m) for the purpose of telecoms at Gilbert Lane (NGR: E394078 / N481344), Bishopdale, BD23 5JB - **Having clarified the location for this application, the Parish Council had no comment to make.**

R/58/96B - Full planning permission for erection of single storey dwelling for local occupancy, together with installation of air source heat pump and solar panels at Land to the Rear of the Reading Room, Westfield Lane, Thorlaby, DL8 3SU - **The Parish Council agreed to support this application for local occupancy.**

R/53/34A - Full planning permission for creation of an all-weather farm track at Land off B6160, Ribba Hall, Bishopdale Lane, Bishopdale, DL8 3TG - **The Parish Council had no comment to make.**

R/51/146 - Full planning permission for change of use of no more than 30% of the gross internal floor area to be used as accommodation for caretakers, artisans and exhibitors involved in the primary community use in the remainder of the property. This involves the change of use of elements of the building from class F1 to class C3 at Aysgarth Methodist Chapel, Chapel Lane, Aysgarth, DL8 3AE. **22.08.23 YDNPA Planning Committee Meeting.**

Action - Clerk to e mail YDNPA requesting sight of the additional information requested by the Planning Committee once it is supplied to YDNPA.

The previously considered planning applications are showing on the YDNPA Citizens Portal as:

Withdrawn/Final Disposal - none

Approved Conditionally

R/59/41B - Full planning permission for new earth banked slurry lagoon at Manor Farm, Thornton Rust, Aysgarth, DL8 3AN (Approved conditional 28.07.23)

Approved (S106)

R/53/33 - Full planning permission for conversion of barn to local occupancy dwelling/holiday accommodation, together with installation of package treatment plant at Barn to south-east of B6160, Kidstones Farm, Bishopdale, DL8 3TQ (**Approved S106 20.06.23**)

R/53/35 - Full planning permission for conversion of barn to local occupancy dwelling/holiday accommodation at Barn to West of Kidstones Farmhouse, Bishopdale, DL8 3TQ (**Approved S106 20.06.23**)

R/53/21D - Full planning permission for conversion of barn to local occupancy dwelling/holiday accommodation with associated domestic curtilage and parking, and installation of septic tank at Barn south of Kidstones Farmhouse, Kidstones Farm, Kidstones, Bishopdale, BD23 3TG (**Approved S106 23.06.23**)

Under Consideration

R/59/50C at Hardbanks Barn, Thornton Rust, DL8 3AS (**Reg date 20.04.20**)

R/51/54M at Birkbeck House, Aysgarth, DL8 35R (**Reg date 30.11.20**)

R/51/25L - Major Planning Application - Full planning permission for 15 holiday lodges and facilities, alongside refurbishment of and extension to existing hotel at Aysgarth Falls Hotel, Aysgarth, DL8 3SR

R/51/146 - Full planning permission for change of use of no more than 30% of the gross internal floor area to be used as accommodation for caretakers, artisans and exhibitors involved in the primary community use in the remainder of the property. This involves the change of use of elements of the building from class F1 to class C3 at Aysgarth Methodist Chapel, Chapel Lane, Aysgarth, DL8 3AE.

R/58/49A - Full planning permission for change of use from agricultural barn to short term holiday let, including rebuilding of lean-to in local stone; installation of ground and roof mounted solar PV panels, package sewage treatment plant, borehole and subterranean LPG tank at Marion's Barn, Westfield Lane, Thoralby

8. Thoralby Moss and Thornton Mire (*Standing Item*)

- **Thoralby Moss Legal matters** - Work is ongoing, no update was available

9. Edwardian Rock Garden, Aysgarth (*Standing Item*)

No update was available as Cllr Dinsdale and Cllr Windle were on holiday.

10. Correspondence (Circulated) E mail dated:

The Parish Council considered the correspondence received and commented as indicated below:

- 19.06.23 from YDNPA - Local Plan - Response to Consultation No.6 - Land for Housing Development
- 21.06.23 from NYC - Joe Rushbrook (Satellite Comms) moving to pastures new
- 21.06.23 from YDNPA - Planning Application R/51/146 Additional Information loaded to Portal (Item 7)
- 22.06.23 from Solicitor - Query
- 26.06.23 from YDNPA - Planning Application R/51/25L Additional Information loaded to Portal (Item 7)
- 28.06.23 from YDNPA - Management Plan Annual Report published
- 30.06.23 from British Gas - Electricity prices reducing
- 03.07.23 from NYC - Review and Renewal of North Yorkshire Council Subsidised Local Bus Services
- 04.07.23 from NYC - Suicide Prevention information
- 07.07.23 from NYC - New Local Transport Plan engagement - for stakeholders
- 10.07.23 from NYC - Request to promote recruitment to the North Yorkshire Local Access Forum
- 12.07.23 from YDNPA - Planning Application R/51/146 Aysgarth Methodist Chapel, Chapel Lane, Aysgarth, Leyburn, DL8 3AE Response to PC queries (Item 7)
- 13.07.23 from YDNPA - Planning Application R/51/146 Aysgarth Methodist Chapel, Chapel Lane, Aysgarth, Leyburn, DL8 3AE Response to PC queries (Item 7)
- 13.07.23 from solicitor - Update (Item 8)
- 14.07.23 from The Pension Regulator - Acknowledging re-declaration of compliance
- 17.07.23 Letter (re-notice) from NYC - CA3 009 Application to apportion common land rights - Bishopdale Edge (CL41) - Right Entry 32

- 18.07.23 from NYC - Parish Charter
- 27.07.23 from External Auditor PKF LittleJohn LLP - Receipt of documents - notification of exempt status
- 30.07.23 from British Gas - Electricity Statement 16.04.23 - 18.07.23 £333.49 in credit
- 04.08.23 from YDNPA - Latest News
- 07.08.23 from YDNPA - Spring 23 Parish Forum notes available
- 11.08.23 from YDNPA - R/51/146 - Full planning permission for change of use of no more than 30% of the gross internal floor area to be used as accommodation for caretakers, artisans and exhibitors involved in the primary community use in the remainder of the property. This involves the change of use of elements of the building from class F1 to class C3 at Aysgarth Methodist Chapel, Chapel Lane, Aysgarth, Leyburn, DL8 3AE - to be discussed at 22.08.23 YDNPA Planning Committee meeting (Item 7)
- 24.08.23 from Mr & Mrs Brown - Planning Applications Howesyke & Kidstones Bridge Barn (Item 7)
- 30.08.23 from YLCA - Details of Meeting of the Richmondshire Branch of YLCA 23.10.23
- 31.08.23 e mailed letter from Brook Group - Planning Application R/51/25L (Item 7)

11. Any Other Business

PCSO Sharon Diamond explained the role of the Police in the local community, staffing structures and provided her contact details. Sharon left the meeting.

Cllr Sayer expressed her disappointment with the lack of Parish Council support in her objection to the Brown's plans.

Cllr Cromey-Hawke expressed an interest in attending the one place available for the YDNPA Zoom Planning Training Seminar on 19.10.23 at 6.30pm. Councillors thought it was a good idea for Cllr Cromey-Hawke to attend. **Action - Clerk to check whether Cllr Dinsdale wanted to attend and to book a place accordingly.**

Date of next meeting - Thursday 23rd November 2023 at 7.30pm at Aysgarth Institute.

Meeting closed 9.05pm