



LEYBURN TOWN COUNCIL

Market and Burial Authority

Minutes of the Extraordinary Meeting of Leyburn Town Council via Video Conference on Thursday 11th June 2020 at 7.00pm.

Present: Cllr Alderson Cllr Beswick Cllr Holder Cllr Medley Cllr Sanderson Cllr Spenceley
Cllr Waites Cllr Walker Cllr Wood Cllr Sedgwick Cllr Amsden
Clerk: Mrs C Smith **Deputy Clerk:** Ms R Hurst

20.124 PUBLIC REPRESENTATIONS- 25 Members of the public submitted questions to Yorvik Homes and raised concerns with the Council. Cllr Sanderson read responses received from Yorvik Homes.

20.125 APOLOGIES - None

20.126 DECLARATION OF INTEREST -None

20.127 PLANNING- To discuss and take decision on the following planning application:

RDC Ref: 19 00742 FULL Proposal: Full Planning Permission for 127 Dwellings, Garages, Public Open Space and Landscaping and Means of Access to Moor Road. Formation of Pedestrian Link to Thornborough Hall Gardens and Formation of Surface Water Outfall

Location: Land at Hill Top Farm, Moor Road, Leyburn, North Yorkshire, DL8 5DJ

The council cannot approve the development plans in their current format as there are reports which need updating (some are 10 years old) and some additional reports that need to be carried out on the noise levels and environmental impact reports.

The main concerns that the Council have are:

The safety of Moor Road- *The development will inevitably increase traffic and pedestrians will use Moor Road regardless of a footpath through the woods.*

The path through Thornborough woods- *Will this be suitable due to the gradient of some parts? This path will impact the residents of Thornborough Hall Gardens. The pedestrians will be able to see right into the properties and there may be also noise disturbance caused from the increase in pedestrians.*

The Housing mix- *this does not meet the minimum number of affordable houses specified by Government guidelines or the current needs of Leyburn as highlighted in the RDC Housing Needs report.*

Flooding - *The Council have concerns that the Whipperdale Beck will not be able to cope with large volumes of water specifically where the beck goes underneath the A168 near Bellerby, this area already floods. The Council would like to see more investigation into this area.*

Access road to Yarker Bank - *The Council have concerns over the access to Yarker Bank Quarry and whether Yarker Bank Lane will be wide enough to accommodate two way traffic.*

The council would like to see the developers come back with completed up to date informative reports and then this can be considered further. The Council recognises that there are limited recreation facilities in Leyburn and would like the developer to consider discussions with the relevant authorities in relation to a Section 106 agreement for the rehabilitation of Yarker Bank Quarry in order to protect it on behalf of the residents of Leyburn.