



LEYBURN TOWN COUNCIL

Market and Burial Authority

DRAFT Minutes of the Meeting of the above named Council convened by the Council held via Video Conference on Monday 27th April 2020 at 7.00pm

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

20.83 PUBLIC REPRESENTATIONS – 19 Members of the Public attended to discuss and raise concerns over the planning application **20/00153/FULL**.

20.84 APOLOGIES – Cllr Sedgwick, Cllr Amsden.

20.85 DECLARATION OF INTEREST -

Cllr Alderson for item 20.93 as he works for one of the Tenants.

Cllr Sanderson for item 20.88 who declared a Pecuniary Interest as he has a business that could be affected. Cllr Waites for item 20.89.

All Councillors were happy for Councillor Sanderson to engage in the discussion on planning.

20.86 MINUTES OF MEETING- held on **Monday 16th March 2020– Approved** and signed as a correct record following the amendments as raised by Councillor Waites that the Council were put on notice about the introduction of 5g.(the Minutes will be retrospectively signed at the next face-to-face meeting of the council).

20.87 POLICE REPORT (Appendix 1)

Councillors Sanderson discussed the Police report which was concentrated on the current COVID-19 situation and expressed thanks to the local Businesses/shops in Leyburn for the fantastic effort they have put into making Social distancing work in Leyburn and the help they have provided to residents of Leyburn.

20.88 PLANNING - To discuss and take decision on the following applications:

- a. **RDC Ref: 20/00153/FULL Proposal:** Full Planning Permission for Erection of up to 40 bed Hotel (Class C1), including Ground Floor Licensed Restaurant / Bar and Outdoor Terrace, a Country Store (Class A1) and Playbarn (Class D2), Associated Car Parking, Landscaping and Access.
Location: Land To The South Of Harmby Road, Leyburn, North Yorkshire.

Residents expressed concerns on the impact this application will have on Leyburn in the following areas:

- Highway safety and Traffic Issues
- Design
- Drainage and Food Risk
- Impact on the Community and other Services

The Council did not reach a unanimous decision on this application. Please see **Appendix 2** for comments submitted to RDC.

Councillor Walker and Councillor Wood requested that it was minuted that they object to the application. Councillor Holder wished to abstain on this decision.



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20.89 LAND AND MARKET SQUARES

- a. **Request for consideration of solutions for ongoing parking and safety issues outside 11 Grove Square, Leyburn** - The Council **resolved** to approach the applicant with the proposal of leasing a 1 metre strip of land to allow a safe access to the front of the premises, with the applicant being responsible for costs incurred for the drawing up of a lease and any works completed with insurance of the area being covered by the applicant.

20.90 KELBERDALE TOILETS

- a. **Service Level Agreement** - The Council **resolved** to approve the SLA with an addition that a cleaning record must be kept and displayed outside the toilets.

20.91 FINANCE

- a. **YLCA Subscription- Approved.**
- b. **Home working allowance-** The Council **resolved** to pay the Clerks the recommended home working allowance of £4 per week prior to April 2020 and £6 per week from April 2020 during the period of home working due to the Covid-19 pandemic.
- c. **Zoom Monthly Subscription** to enable virtual meetings – **Approved** (cost £11.99 per month £14.39 inc VAT).
- d. Bank Reconciliation Statement dated **31st March 2020- Approved.**
- e. Budget situation as detailed- **Noted.**
- f. Invoices awaiting payment- **Approved.**
- g. Payments list (Regular Payments made since last meeting) **approved** and receipts list **noted.**

20.92 EXCLUSION OF THE PRESS AND PUBLIC-

The Council resolved *“That under the provisions of The Public Bodies (Admission to Meetings) Act 1960 Sec 1, as amended, the press and public be excluded from the meeting of the following items of business on the grounds that they involve the likely disclosure of exempt information”*

The meeting will re-convene in a closed zoom session after item 20.92 with the press and public excluded due to the nature of the business being prejudicial under the Public Bodies (Admission to Meetings) Act 1960.

20.93 RENTAL RATES DURING THE COVID 19 PANDEMIC –

The Council **resolved** to keep the rental rates the same.

20.94 OFFICE 15 CHANGE OVER OF TENANT-

The Council **resolved** to empty office 15 and store the contents until the Covid-19 lockdown is lifted.

20.95 EXCHANGE OF INFORMATION

The Council would like to express its thanks to Mrs Debbie Sanderson for all her help with delivering prescriptions etc. to vulnerable people in Leyburn during this difficult time.

Councillor Wood reported overgrown blackthorn hedges on the footpath which runs alongside the river on Low Lane Wensley. Also reported were trees that had been planted between Dale Grove and Bishopdale estates which had died off for a second time.



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Action - Clerk to report these issues to the relevant authorities

Councillor Holder passed on concerns from a resident of Leyburn about the planning application at The Coal Yard, Leyburn.

Councillors Spenceley requested an update on the Open Spaces Transfer on Dale Grove.

Councillor Alderson requested an update on Thornborough Hall Roof.

Councillor Walker informed the Council that a resident had parked in the RDC Car Park and had been given a parking ticket and thought that there was supposed to be free parking for locals. It was discussed that this should be taken up with RDC.

Councillor Waites commented that the street outside Barclays had been swept by Richmondshire District Council. He also informed the Council that there was a water leak at the BT Telephone exchange which is getting worse.

Action - Clerk to report this to BT.

Councillor Beswick queried when the planters would be planted up in the centre of Leyburn.

Action - Clerk to contact the contractor to arrange this.

20.96 **DATE OF NEXT MEETING: Monday 18th May 2020** at 7.00 p.m. online or in the Oak Room, Thornborough Hall if possible (please check the website for Agendas and contact the clerk for the Zoom meeting link and ID).

Meeting closed

By Order of the Council.



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Appendix 1

Dales Police Report April 2020

This month has seen little in the way of significant crime across the Dales area.

Our focus, probably unsurprisingly, has been on helping to manage the impact of the worldwide Coronavirus situation on a local scale.

The '**Stay home and save lives**' message has been reacted to well by the vast majority of people in our area. The crisis has brought out the best in our communities with many heart-warming stories of people putting themselves out to help their more vulnerable neighbours.

We are grateful that most local people and visitors have understood that the temporary restrictions put in place by the Government are there for good reasons – to protect the NHS, and ultimately save lives.

Local police have had valuable support from partners such as the Yorkshire Dales National Park in getting the message out there on the ground. Our tactic so far has been to engage with people, explain the rules, and encourage people to abide by them. Some enforcement has been used, but this is a last resort.

Regulation 6 of The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020 states no person may leave the place where they live without reasonable excuse. In brief, reasonable excuses include travelling to shop for necessities, leaving the house to take exercise, going to work (essential workers and those who cannot work from home), and other reasons such as medical needs and supporting vulnerable people.

As with any emergency legislation there are grey areas. We are taking calls regarding the use of second homes by owners, but this is not covered in the legislation.

Everyone needs to focus on what they are doing themselves to reduce the spread of the virus. Only leave home if you have a reasonable excuse (according to the legislation) to do so, and when out and about apply social distancing guidelines. And, of course, wash your hands regularly.

Take care and stay safe
Julian Sutcliffe PC558
Leyburn Police Office



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Appendix 2

Planning Comments on Application 20/00153/FULL

After discussion of Application 20/00153/FULL at the Town Council meeting on the 27th April 2020 the Council would like to make the following comments:

The Council recognises that the development could possibly create employment opportunities in Leyburn and may encourage more tourism in the area by filling a gap in the hotel market, whilst offering a different experience in terms of dining.

However, the Council felt the current plans were an overdevelopment of the site and that this was not viable in its present form due to the following concerns:

Highway safety & Traffic issues - The Council share the concerns expressed by the Local Highways about the impact that additional traffic from the development will have on the A684. The A684 is one of the main routes into Leyburn any increase in volume of traffic is a concern, the proximity of the new junction in relation to existing already busy junctions on the opposite side of the road may cause congestion and also increase safety issues for pedestrians.

Drainage and flood risk- The Council have concerns about drainage from the development specifically water run-off and would like to see further investigations on the impact that this will have on Mill Lane to prevent any possible further damage to the lane. We understand there is an existing culvert that runs under the proposed development site and it is unlikely this could cope with significant extra capacity, along with the 4" water main and main foul sewer highlighted by Yorkshire Water.

Impact on the community and other services- The Council recognise that this development will pose major competition to existing local businesses and services. The Council understands that the original development plan was for the hotel and smaller individual mixed retail/manufacturing units on the rest of the site and feel that these smaller units would complement the other two business parks and would be more in keeping with the area, which would help small local businesses and encourage start up enterprises. There is very little evidence about how they have proved the need for the extra accommodation and retail offer, they listed some of the local accommodation providers, incorrectly in some cases, one is at Aysgarth yet listed as 2km from Leyburn and have indeed mentioned that existing local business's may be adversely effected by the new retail offer.

Archaeological impact - Councillors recognised following on from the discovery at Kirkwood Hall that this site may also be of archaeological interest and would like this taken into consideration and investigated.

Local Plan – Councillors note that this proposed development currently sits outside the current development plan boundary, essentially on a greenfield site and is therefore in conflict with the current core strategic policy running to 2028. We feel this could set a precedent for future developments, not necessarily opening the floodgates but leaving it unlocked for future.

The size of the retail unit is also contradictory to the local core plan for Leyburn, putting emphasis on smaller units than what is proposed.



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Design – The current proposal for use of building materials is also we feel contradictory rather than complementary, Tennants is wholly stone clad and more properly reflects the local area and these buildings though having stone entrance portals are predominately either render of timber cladded, not in keeping with the locality.

Consultation – There has been little if any direct consultation with either the local community/residents or business's. A development of this size should surely have to do some form of consultation to provide evidence that it has engaged with them. We are not aware of any whatsoever taking place.

The Council would like to see the issues that have been raised from Highways and other authorities addressed before the development is discussed further and also request that plans for the development consider the needs of the local community. Local economic growth must be compatible with local environmental objectives and deliver increased prosperity for the whole community.