

DRAFT COLLINGHAM with LINTON PARISH COUNCIL
MINUTES OF THE MEETING OF COLLINGHAM with LINTON PARISH COUNCIL held on
TUESDAY 7th APRIL 2020 7.30pm

The Meeting was conducted remotely due to Lockdown legislation during the Covid-19 virus outbreak.

PRESENT: Councillors: P Skelton (PS) Chair, J Holmes (JH), D Forsythe-Conroy (DFC), A Martin (AM), D Henderson (DH), Cllrs A Henson (AH) and M Moses (MM), D Lee (DL),

IN ATTENDANCE: Tina Wormley

OTHERS: None

7805	PUBLIC REPRESENTATIONS None.	
7806	APOLOGIES FOR ABSENCE Apologies accepted from: S Green (SG)	
7807	POLICE REPORT Three crimes recorded for Linton in March: Theft of tractor on Trip Lane; Two attempted burglaries: one from a shed on a licenced premises on Main Street, one from the same premises where an unsuccessful attempt was made via a fire door. Two crimes recorded in Collingham: One attempted break-in to a vehicle on Leeds Road, the other a break-in to a vehicle on Main Street, where a search of the car was conducted but nothing taken. PCSO Susan Broadwell asked the PC to publicise incidents of vehicles and homes in Collingham being egged by youths. Some incidents have been captured on CCTV, but the police are asking for any information that residents may have. The information can be viewed on the PC Facebook.	Clerk
7808	DECLARATIONS OF INTEREST and CONSIDERATION of DISPENSATIONS None	
7809	MINUTES of the last MEETING The minutes of the meeting held on Tuesday 3 rd March 2020 were accepted as a true record.	
	RESIDENT CONCERNS a. Ginnel to the side of Collingham Memorial Hall – A complaint from a resident about the bridal path being in a state of disrepair – PS to inspect. b. Eroding of wall at the end of Church Lane – PC to keep a watching brief on the situation. c. Fence Repairs by Linton bridge – Now completed by the resident. d. Complaint from a Linton resident re raise in the Precept – PS to reply to the email.	PS PS
7810	FINANCE a. Payment of accounts authorised C Wormley Clerk's expenses £25.00 C Wormley Clerk's salary £950.75 HMRC Income tax and NI for Clerk £21.65 Chris Conroy Installation of closure signs £86.25 YLCA Membership renewal £742.00 Linton Memorial Hall Remainder of Grant for design fees £1967.00	

	<ul style="list-style-type: none"> b. Balances and receipts noted. c. Projects and grants noted. d. Forward funding to Linton Memorial Hall – Resolved to release the previously agreed sum of £20,000 towards the new store cupboard. e. Support for the Community during the Covid-19 Crisis – resolved to set up financial support fund through the PC’s grant system for community organisations in Collingham and Linton suffering financial hardship due to the Covid-19 crisis. 	<p>Clerk</p> <p>Clerk</p>
7811	<p>ORGANISATIONAL MATTERS</p> <ul style="list-style-type: none"> a. Local Centres Programme (LCP) – There are some outstanding legal issues to be clarified but LCC are now preparing an outline business case. b. CALSA extension update – Contractors have now ceased work due to the Covid-19 restrictions. Thus, the completion date will now be delayed. c. Community Survey Project – Now postponed to later in the year. d. Annual Parish Meeting (APM) – Now postponed. 	Clerk
7812	<p>PLANNING</p> <p>See Appendix 1 for a. and b.</p> <ul style="list-style-type: none"> a. Applications. b. Decisions and enforcements. c. Miller Homes Development – The Plans Panel meeting scheduled for 9th April has been cancelled. This may mean that Officers make a decision without a Plans Panel meeting. d. Kebbell Development – Still awaiting ‘first pass’ scheme layout and draft plan. 	
7813	<p>LEEDS CITY COUNCIL</p> <ul style="list-style-type: none"> a. Complaint to LCC – Resolved to delay sending letter of complaint to Tom Riordan re poor performance from Highways. PS to draft the letter and circulate for comment. b. Highways – Chris Procter from Highways has now addressed some of the outstanding issues in response to the letter sent to him by the PC. Church Lane improvements to parking now completed. Footway improvements on Harewood Road also completed. Double yellow lines for Church Lane – still with LCC Flashing school signs, no date for completion as yet. Hilcrest bus stop still under discussion. c. Bin Collections – A vote of thanks was given to Cllrs DL and MM for the work they did on putting up notices on all the public bins in Collingham and Linton. 	PS
7814	<p>TO CONSIDER ENVIRONMENT and VILLAGE MATTERS</p> <ul style="list-style-type: none"> a. Teen Project – Progression on the Teen Project is on hold during the Covid-19 crisis. However, DFC has received one quote for a MUGA and other equipment. Costings are in line with previously discussed projections. b. Linton Collingham Helpers – The group have now recruited 54 helpers and have supported 16 local residents, primarily with prescription collections. 	<p>DFC</p> <p>AM</p>
7815	<p>ITEMS FOR NEXT AGENDA</p> <ul style="list-style-type: none"> a. Items for the agenda to be forwarded to the Clerk up to one week before the meeting. 	
7816	<p>CLOSURE</p> <p>The Chairman declared the meeting closed at 9.00pm.</p> <p>The next meeting will be the Annual Meeting and will be held remotely on Tuesday 5th May 2020 – 7.30</p>	

Signed

Date.....

Chairman

Appendix 1

Decisions Made and Earlier Applications Still Pending			
Application Number	Address	Description	Decision
20/00689/FU/NE	Stone Acre Harewood Road Collingham	Erection of outbuilding to front	Approved
20/00451/FU/NE	Alresford Harewood Road Collingham	Two storey extension with canopy to front; single storey side and rear extension; part two storey and part three storey extension with enlarged terrace; detached two storey garage; boundary fence and gates to front	Approved
20/00604/FU/NE	3 Northgate Rise Linton	Replacement bay window to front, new pitched roof to existing garage at front	Approved
20/00547/FU/NE	Ryburn Crabtree Green Collingham	Demolition of existing single garage and erection of replacement double garage to side.	
20/00458/FU/NE	Millstones Linton Hills Road Linton	Extended driveway and landscaping to front.	Approved
20/00078/FU/NE	Daffy Dell Cottage Orchard Drive Linton	Alteration and conversion of existing garage including first floor extension to form annexe accommodation and new detached garage to front. Note all PC comments rebuffed including request for construction method statement	Approved
19/07518/FU/NE	Bay Tree House The Ridge Linton	Raising of eaves and roof height incorporating two storey extensions with enclosed balcony and Juliet balcony to rear; attached double garage with store above with single storey extension to rear; replacement canopy and bay window to front. Roof heights requested.	Approved Construction Method Statement required
20/00072/FU/NE	Bridge Gap Main Street Linton	Retrospective application for addition of door, windows and solar panels to garden room at rear	Approved
20/00010/FU/NE	3 Langwith Terrace Harewood Road Collingham	Alterations including removal of bay window; external spiral staircase and new balustrade to rear.	Approved
19/07534/FU/NE	Wharfe Bank 18 Langwith Valley Road Collingham	Raising of roof height to form additional storey, including balcony and dormer windows to rear; part two storey, part single extensions to front side and rear and extension to lower ground floor	Approved
19/06410/FU/NE	9 Millbeck Green Collingham	Proposed garden room adjoining existing detached garage to rear	Approved
19/05834/FU/NE	Hard Gap Main Street Linton	Detached fishing lodge/boathouse; new woodland footpath Strong objection from Landscape Team	Still pending

19/05966/FU/NE	Hard Gap Main Street Linton	Erection of detached pool/gym building and single storey extension to hard gap dwelling Strong objection from Landscape Team	Still pending
18/06114/FU/NE	Land To The North Trip Lane Linton	One new agricultural dwelling No new information since March 19	Still pending
19/00992/FU/NE	Cricket Ground, Harewood Road Sports Ground Harewood Road Collingham	Installation of all weather surface cricket cage and netting English Cricket Board have said they would approve the new location next to extended club house	Still pending
19/07178/FU/NE	Wild Cherries Main Street Linton	Demolition of existing dwelling and garage and erection of detached dwelling, garage and associated works	Still pending
19/02778/FU/NE	Linton Grange Linton Common Linton	Demolition of existing building and construction of one detached dwelling (variation to siting of previous approval 18/06861/FU)	Still pending
19/05747/FU/NE	Land Adjacent To Field Gap 12 Trip Garth Linton	Demolition of existing outbuilding and construction of new dwelling with associated hard/soft landscaping	Still pending
20/01154/FU/NE	11 Bishopdale Drive Collingham	Alterations including single storey extension to front	Still pending
20/00970/FU/NE	Newlands Linton Hills Road Linton	Alteration including infill two storey extension to front, two storey side extension with ground floor double garage and raising roof height	Still pending
20/00614/FU/NE	Friars Cragg Linton Common Linton	Part two storey part first floor rear extension with first floor terrace and balustrading; new pitched roof to rear; insertion of new windows	Still pending
17/08289/RM/NE	Land At Leeds Road Collingham	Plans panel meeting April 9 th postponed.	Still pending
19/07608/RM/NE	Land At Leeds Road Collingham Wetherby	Reserved Matters application for residential development up to 139 dwellings. Objection reported on the portal	Still pending
17/06609/OT/NE	Ridge Meadows Northgate Lane/Tibgarth Linton	Outline application for 26 dwellings and means of access. See notes of meeting 23rd January. Draft drawings anticipated soon.	Still pending

Applications March 2020

Application Number	Address	Description	Proposed Comment by PC
20/01103/FU/NE	Leighton Crabtree Hill Collingham	Increase in size of dormer window to front.	No comment
20/01180/FU/NE	Hollybush Farm School Lane Collingham	First floor side extension	No comment
20/01760/FU/NE	38 Brookside Collingham Wetherby	New detached dwelling to side	See below

20/01917/FU/NE	Beechwood 1 Leeds Road Collingham	Single storey rear extension	No comment
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1. The proposal does not comply with Neighbourhood Plan Policy D1a – the proposal destroys the local character, utilises valuable green space and is an inappropriate scale for this plot. Spacing between existing properties is largely uniform, giving the area a distinct spatial character which is not maintained by the proposal. Properties are reasonably set back from the road, number 51 being closer than most to the highway being set back 6.2 m from the back of footway. As such, it is considered that the principle of locating a dwelling in this location does not respect the context of the street scene, and the spacing which contributes to the spatial character of Brookside.
2. The proposal does not comply with Neighbourhood Plan Policy D1b – it is impossible to incorporate landscaping to mitigate the impact. The mature hedgerow around the existing property should be reinstated.
3. The proposal does not define adequate boundary treatments with Neighbourhood Plan Policy D1c – Brookside still has many hedges as boundary treatment, this property being a good example, this should be reinstated. Fencing between properties is low level and creates an open sense of space. The last application had 1.8m timber fencing which is not in character. All fences should be a maximum of 1.0m high unless required to be lower to provide sight lines.
4. The proposal does not comply with Neighbourhood Plan Policy I – the loss of parking spaces will be resisted. Residents objections have focussed on the existing difficult parking arrangements. The proposal can only make problems worse, and probably should be accompanied by yellow no parking lines should it be approved. There can be no other way to maintain the sight lines. The impact on parking is not acceptable.
5. The Parish Council supports the residents’ objections with regards loss of amenity, unacceptable impact on the street scene, highway safety risk and environmental impact.
6. Should the application be approved then please include as a condition a Construction Method Statement to record how the dwellings will be built minimising impact on the safe access and egress of the residents.
7. The proposal fails to meet the tests of paragraph 127 of NPPF as it reduces the overall quality of the area, is a bespoke layout out of character with the rest of the street scene that cannot be mitigated by landscaping, and reduces the standard of amenity for existing residents.

The site should be returned to its original condition.

Appeals On-going

Application Number	Address	Description	Summary of current position
None			

Planning Enforcements

Case Number	Address	Date Received by LCC	Current Status (new actions in red)
None			

Other

Riverside Cottage, Linton Common - a jetty is being built. Outside Conservation Area. Needs EA approval, owner has been told. EA have been advised.