

COLLINGHAM with LINTON PARISH COUNCIL

DRAFT MINUTES OF THE MEETING OF COLLINGHAM with LINTON PARISH COUNCIL

held on

TUESDAY October 6th, 2020 7.30pm

The Meeting was conducted remotely due to Covid-19 restrictions.

PRESENT: Councillors: A Martin (AM) Chair, J Holmes (JH), D Forsythe-Conroy (DFC), D Henderson (DH), D Lee (DL), Alan Scorfield (AS), Chris Corkhill (CC), S Spooner (SS), M Moses (MM)

IN ATTENDANCE: Tina Wormley

OTHERS: Two residents from Linton

7887	PUBLIC REPRESENTATIONS None.	
7888	APOLOGIES FOR ABSENCE None.	
7889	POLICE REPORT Two crimes recorded for Linton in September: Vehicle registration plates stolen on Orchard Drive; a vehicle stolen overnight from a property; no further details released. Three crimes in Collingham – Two theft non-specific: eight chairs stolen from a property on Harewood Road; details on second one withheld. One criminal damage, details withheld.	
7890	DECLARATIONS OF INTEREST and CONSIDERATION of DISPENSATIONS None.	
7891	MINUTES of the last MEETING The minutes of the meeting held on Tuesday 8 th September 2020 were accepted as a true record.	
7892	RESIDENT COMMUNICATION AND FEEDBACK See Appendix 1 a. The Parish Council receive a number of resident enquiries over the course of each month. Each is actioned and responses fed back to residents. This can now be viewed as an appendix in the minutes. b. Several complaints received about weeds, foliage and debris around Collingham centre. Resolved to instruct contractor to remove. c. Resolved to identify and register trees without TPO's in both villages, following complaints from residents about long established trees being felled. Agreed to start with trees on Trip Lane.	Clerk AM MM
7893	FINANCE a. Payment of accounts authorised C Wormley Clerk's expenses £25.00 C Wormley Clerk's salary £982.54 HMRC Income tax and NI for Clerk £36.66 C Conroy Maintenance £126.99 D Lee Expenses £64.29 G Baxter Grass cutting & Maintenance £1362.00 Collingham Bowling Club Grant £1300.00 YLCA Webinars £37.50	

	<p>Play Inspection Company ICO</p> <p>Playground Inspection Data Protection Renewal</p> <p>£150.00 £35.00</p> <p>b. Balances and receipts noted. c. Projects and grants noted. d. Annual Playground Inspection – some minor works required. Agreed to order a number of bolt caps for the gym equipment.</p>			DFC Clerk
7894	<p>ORGANISATIONAL MATTERS</p> <p>a. 2021/22 budget and projects – Cllrs/sub-groups to forward ideas and costs for projects for 2021/22 to Clerk by Friday 23rd October. Projects and costs will be considered at the finance sub-group meeting which will take place prior to the November meeting. b. Resolved to adopt the Social Media Policy. c. Community Survey – AM circulated a Project Plan which scopes out work and timeline. The final report from the survey should be ready to present to residents in May 2021.</p>			Clerk Clerk AM,MM SS
7895	<p>PLANNING</p> <p>See Appendix 2 for a. and b. a. Applications. b. Decisions and enforcements. c. Miller Homes Development – A remote Plans Panel meeting may take place in November. d. Kebbell Development – No further information received.</p>			JH
7896	<p>HIGHWAYS LOG</p> <p>a. Highways log circulated – Agreed to ask Ward Cllr Matthew Robinson to join the next PC meeting to discuss outstanding highways matters.</p>			JH Clerk
7897	<p>TO CONSIDER ENVIRONMENT and VILLAGE MATTERS</p> <p>a. Teen Project – DFC and SS have met with HAGS and are now awaiting diagrammatic drawings of the proposals and amendments. b. Scout Bonfire – Unfortunately this year due to COVID 19 restrictions, the scout bonfire is cancelled. To be publicised by PC. c. Flooding update – JH has still not received any responses to his emails and has contacted the City Development Directorate, who have also not responded. Agreed that the matter will be further escalated to the Leader of the Council if a response is not received by 14th October. d. Beck Wood – Resolved to appoint Fletchfields to undertake repairs to the car park for the sum of £996 inc VAT. (Alan Scorfield abstained from the vote). The damaged bike track sign and bird table have now been replaced. The wildflower area will be rotavated at the end of October. e. Bishopdale Copse – The work to Bishopdale Copes will now be put out to tender by LCC. This will delay the work start date for approximately two months. f. Public Right of Way modification order – JH is still collecting evidence for the Modification Order to the public right of way at Compton. Forty-five submissions of evidence have been received so far but some are weak. Ten strong submissions are needed. It is likely that the process could take years to resolve as Leeds currently have a back log. g. Railings at Millbeck – Installation of the railings will take place W/C 2nd November and will take 2 to 3 days. The path may need to be closed. h. CALSA cricket nets – The planning officer has raised a number of questions; responses have been provided but a decision on planning approval is still awaited.</p>			DFC/SS Clerk JH DL AS/JH JH CC JH
7898	<p>ITEMS FOR NEXT AGENDA</p>			

	a. Items for the agenda to be forwarded to the Clerk up to one week before the meeting.	
7899	CLOSURE The Chairman declared the meeting closed at 8.55pm. The next meeting will be held remotely on Tuesday 3rd November 2020 – 7.30	

Signed

Date.....

Chairman

Appendix 1 Resident Enquiry List

Enquiry	Action	Date Resolved
Beck Lane – concerns about it being used as a cut through	To be agreed.	
Bus stop on Harewood Road – complaints about outstanding work to widening of bus stop area	With LCC and Ward Cllr Matthew Robinson following raising of the issue by the PC. Residents notified.	September 2020
Fence at Kingfisher Reach – illegal placement of fence on land opposite Kingfisher Reach	PC have written to Parks and Countryside and Planning Enforcement. PC have also contacted the landowner is who is awaiting outcome from Planning Enforcement.	September 2020
HGV Ban on Harewood Road – supported by residents.	Keep residents informed. Ward Cllr Mathew Robinson leading. PC to submit a deputation.	September 2020
Enquiry about fishing rights in Beck Wood	Enquiry responded to by PC. Resident notified.	September 2020
Concerns about covid risk in the playground	Ensure hand gel available and notices in place. Checked regularly by PC. Resident notified.	September 2020
Streetlighting that has been changed and causing light nuisance to a resident on Main Street.	LCC notified and awaiting response. Resident notified.	September 2020
Complaint from Resident regarding litter on School Lane and anti -social behaviour of young drivers in the shop's car park.	Letter sent to food shops re encouraging use of bins. Anti-social behaviour reported to PCSO's. Resident notified.	October 2020
Reports of a suspicious male in Collingham from 2 residents	Reported to the police and an alert sent out on Facebook and website.	September 2020
Reports of overgrown foliage and weeds around Collingham with some blockage to drains	Sephton to undertake clearance.	October 2020

Appendix 2

Decisions Made and Earlier Applications Still Pending			
Application Number	Address	Description	Decision
20/03669/FU/NE	12 Cotterdale Holt Collingham Wetherby	Single storey rear extension	Approved
20/04163/FU/NE	Rose Hill Linton Common Linton	Single storey rear extension and associated external works	Approved survey of Trip Lane included.
20/04175/FU/NE	Westwinds The Ridge Linton	Two storey side & rear extensions, balcony to front & alterations to fenestration.	Approved
20/03198/FU/NE	The Willows Upper Langwith Collingham	Single storey front extension; part single storey part two storey side/rear extension; alterations to rear; new hardstanding to front and side	Approved
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 removed their holding objection. Decision chased. LCC ask for more information!	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
20/04984/FU/NE	Hard Gap Main Street Linton	Single storey extension	Still pending
20/02891/FU/NE	Whitwell House Bungalow Linton Common Linton	Single storey side/rear extension and double garage to front/side	Still pending
20/03335/FU/NE	7 Main Street Linton	Conversion of garage to habitable rooms; single storey rear extension; overhanging porch to rear; erection of outbuilding to rear; replacement window to front	Still pending
20/04612/FU/NE	7 Hollybush Green Collingham	Two storey front, side and rear extension; single storey rear extension	Still pending
20/05093/FU/NE	Jesmond Dene Harewood Road Collingham	Replacement of boundary fence and installation of gates to front and side	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
17/08289/RM/NE	Land At Leeds Road Collingham	Reserved Matters application for residential development up to 150 dwellings	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 New design posted ahead of Plans Panel meeting November	Still pending

17/06609/OT/NE	Ridge Meadows Northgate Lane/Tibgarth Linton	Outline application for 26 dwellings and means of access. Meeting requested - Kebbll considering the project delivery and will come back in June - nothing firmed up. Ground investigation and survey work completed. See notes of meeting 23rd January	Still pending
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Applications September 2020

Application Number	Address	Description	Proposed Comment by PC
20/05333/FU/NE	13 Dewar Close Collingham	Replacement single storey side extension	No comment
20/05453/FU/NE	Linfield Northgate Lane Linton	One new detached dwelling with associated ground works	See separate report
20/03995/FU/NE	38 Brookside Collingham	New attached dwelling in the side garden of 38 Brookside; new access drives front and rear with dropped kerb to rear	See separate report
20/05697/FU/NE	Byways Stammerge Lane Linton	Alterations and extensions to existing detached house including part single, part two and part three storey extensions to front, side and rear; raised external areas with balustrades; Alterations to existing garage to form two storey outbuilding and garage.	See separate report
20/05694/FU/NE	Hunters Close Harewood Road Collingham	Demolition of existing garage annex & link bridge and construction of a two storey side extension; single storey rear extension with balcony; alterations to existing fenestration and associated landscaping works.	No comment

Appeals On-going

Application Number	Address	Description	Summary of current position
20/01967/FU/NE	Field Gap 12 Trip Garth Linton	Demolition of existing outbuildings and the construction of a new dwelling along with associated hard and soft landscaping	APP/N4720/W/20/3256485 Appeal by written representation. PC objection will be included.
20/01760/FU	38 Brookside Collingham	New detached dwelling	APP/N4720/W/20/3258941, Appeal by written representation. PC objection will be included.
None	Land To The South Of Linton Common And Adjacent To The River Wharfe Linton	Creation of jetty structure	APP/N4720/C/20/3257304. An appeal has been received by the Secretary of State for the Environment on 6 August 2020 from Simon Kunz for the above site.

			<p>An Enforcement Notice was served by the City Council alleging a breach of planning control.</p> <p>The notice was served on the 10 July 2020.</p> <p>The appeal is to be dealt with by Written Representation.</p> <p>The Council considers there has been without planning permission the erection of a jetty structure.</p>
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Planning Enforcements

Case Number	Address	Date Received by LCC	Current Status (new actions in red)
None	38 Brookside Collingham		PC written to LCC asking for section 215 notice to enforce site be reinstated following planning refusal.
20/00749/UWF	Kingfisher Reach	14/09/2020	Erection of fencing Land Between Kingfisher Reach And River Wharfe

Separate Report:

20/05453/FU/NE - Linfield Northgate Lane Linton - One new detached dwelling with associated ground works

The design fails to take due cognisance of the Linton Neighbourhood Plan. In particular:

1. A new dwelling proposed on what is already a small plot by Linton standards, fails to maintain the appropriate spatial character as described by paragraph 51 page 15. The principle of developing this garden should be refused as it does not comply with Core Strategy policy HG2 as the plot makes a valuable contribution to the spatial character of the area. 10 properties will be materially impacted should this site be developed. Consequently the proposal is not compliant with policy P10 and H2 of the Core Strategy, saved UDP policy GP5 and BD6, Linton Neighbourhood Plan Policy A, and guidance contained within Neighbourhoods for Living and within the NPPF.
2. The proposal does not comply with Policy A1a being excessively large for the plot, too close to the neighbouring properties and including features not in keeping with the local character, such as double height windows. Furthermore, the windows on plan do not coincide with those in elevation.

There will be excessive disruption on the shared driveway during construction. It is not possible to mitigate this impact through a Construction Method Statement.

The applicant claims positive early engagement when in fact this was negative.

20/05697/FU/NE - Byways Stammergate Lane Linton - Alterations and extensions to existing detached house including part single, part two and part three storey extensions to front, side and rear; raised external areas with balustrades; Alterations to existing garage to form two storey outbuilding and garage.

The NPPF states that that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. The application should therefore be refused because it fails to take due cognisance of the Linton Neighbourhood Plan. In particular:

1. The design fails to achieve objective 1 page 11, not being carefully and sensitively designed to protect and enrich the landscape and built setting.

2. Elements are three storey and dominant, not typical of the house styles as referenced by paragraph 42 page 13.
3. There will be an unacceptable impact on the view towards the Conservation Area from Green Lane, which is contrary to paragraph 45 page 14. There will be a huge impact on the enjoyment of the green setting of Stammerge Lane as depicted in the photograph on page 35.
4. The design fails to comply with Policies A1a:
 - a. The proposals more than double the built area of the dwelling and encroach too close to Gate House. This is considered inappropriate scale and spacing.
 - b. The full height glazing on three elevations is out of keeping with local character, and on Stammerge Lane in particular, it is not possible to mitigate this impact. Consideration should be given to light pollution which will be inevitable given the areas of glazing. Linton is a dark village.
 - c. There is no detailing which reflects the existing vernacular
 - d. The roof height increase is unacceptable and out of character.
 - e. The proposed chimneys appear industrial rather than rural.
5. A detailed landscape proposal is not included with the application and therefore the design is contrary to Policy A1d.

In addition, the construction includes floors at levels below 23.50m AOD which was the minimum required by the Environment Agency for the redevelopment at the neighbouring property - Low Farm.

Should the application be approved then please include a condition requiring a Construction Method Statement defining working hours and safe access and repairing the surface of Stammerge Lane back to its original condition.

20/03995/FU/NE - 38 Brookside Collingham - New attached dwelling in the side garden of 38 Brookside; new access drives front and rear with dropped kerb to rear

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. To quote from the previous refusal: *"The plot represents a key undeveloped space within the cul-de-sac, which allows for a sense of space and views around the inside corner of this tight bend. The plot also allows for the regular spacing and strong building line of the semi-detached properties in Brookside to be maintained. 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. Consequently, the proposal is not compliant with policy P10 and H2 of the Core Strategy, saved UDP policy GP5 and BD6, Collingham Neighbourhood Plan Policy D, and guidance contained within Neighbourhoods for Living and within the NPPF"*.
2. The proposal does not comply with Neighbourhood Plan Policy D1b – it is impossible to incorporate landscaping to mitigate the impact. The mature hedgerow removed by the applicant ahead of the application should be reinstated.
3. The proposal does not comply with Neighbourhood Plan Policy D1c – Brookside still has many hedges as boundary treatment. Fencing between properties is low level and creates an open sense of space. 1.8m timber fencing proposed is not in character.
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 provide 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.

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

Please issue a section 215 notice instructing the site to be returned to its original condition without further delay.

Draft