

**MINUTES OF THE MEETING OF POTTO PARISH COUNCIL  
HELD ON MONDAY, 18 JUNE 2007 AT 7.15 PM IN THE VILLAGE HALL**

Present: Councillor Mr L Bailey (Chairman) Councillors Mrs J Williams and Messrs N Walters and G Woodhouse

County Councillor Mr T Swales and District Councillor Mrs B Fortune

3 members of the public

District Councillor Mrs Fortune had to leave the meeting early so the Chairman asked her to give her report. District Councillor Mrs Fortune said Parish and Town Councils have given plans for a single unitary council the thumbs down. 68% said they would prefer the District and County Councils to work better together and stay as they are. This endorses a previous poll. The North Yorkshire District Council Network has undertaken two more surveys and both have shown there is no overall support for a single unitary authority. Two thirds of the parishes felt there was no need for change. The reasons given for not supporting the plans included, remoteness and the size of the area. All the MPs and the District Councils are against it. An announcement is expected from the Government in July. Councillor Woodhouse said County Councillor Mr Swales felt that the status quo could not continue.

The Chairman said he had been looking at the state of the road up to the Village Hall and wondered whether or not the Planning Authority had the authority to stipulate that the road has to be made up when considering an application. If it does, why it was not carried out on this road. District Councillor Mrs Fortune will ask the question.

A letter had been received from Mr N Walters applying for the vacant position of Councillor. The letter was read out by the Chairman and Mr Walters was unanimously co-opted onto the Council. He signed the Acceptance of Office form.

The Chairman declared the meeting open to the public

Mr Shimwell said the Chairman had signed the April minutes of the Council and agreement had been given to add an amendment required by Councillor Woodhouse. The minutes on the web site do not show this amendment. Councillor Woodhouse said we need to make sure that the up to date version of the minutes was put on the web site. The Clerk said the amendment is also in the May minutes. Mr Shimwell offered congratulations on the Potto web site which is managed by Mr Whitlock.

1. An apology for absence was received and accepted from Councillor Wilde.
2. The minutes of last month's meeting were agreed as a true record and signed by the Chairman.
3. **Police Report and Neighbourhood Watch**

The Chairman reported that he had been to see Mr Proctor, Neighbourhood Watch, following a car theft in the village. Nothing about this theft had been reported on the ringmaster system.

The Chairman had then called at the Police Station in Stokesley. The Officer in Charge said they were hard pressed but do attend meetings in Great Broughton and Stokesley. The Chairman had said it would be nice to get an up date from time to time. He reported that the ringmaster system was not working and the Officer promised to report this to her superiors.

**4. Planning Decisions of Hambleton District Council**

- a. Alterations and extensions to 56 Cooper Lane for Mr D Richardson and Mrs J Spuhler. Approved, subject to conditions
- b. Alterations and extensions to Brook House, Goulton Lane, as amended by plan received by HDC on 8 May 2007, for Mr G Hill. Approved, subject to conditions.
- c. 9 replacement windows at Flat 1, Potto Hall for Dr R Cree. Approved, subject to conditions.

**5. Planning Application**

- a. Alterations and two storey extension to Meadows End, 60 Cooper Lane for Mr Stapleton 07/01434/FU1. After a site visit the Council unanimously recommended refusal for the following reasons:
  - i. The application is a very significant development with regard to its size and bulk. It dwarfs the present dwelling even though this itself appears to have been extended on the northerly aspect. The LDF is not supportive of this type of over-development.
  - ii. DWLP, Policy L9 states that this area is within a “Special Landscape Area”. This states in clause 3 that large scale development will only be permitted if there would be ‘substantial proven social and economic benefits to the rural community..’. The applicant has not offered any evidence to support this requirement.
  - iii. DWLP, Policy L9, clause 5 states that conservation of landscape features such as trees will be encouraged. This application necessitates the removal of several established trees and as such will adversely affect this aspect. This application contravenes clause 5.
  - iv. SPG document No. 3 also deals with infill development and trees. The application form states that no hedges need to be removed but this is unlikely to be the case bearing in mind the very limited existing site access. This application contravenes SPG 3.
  - v. The proposal is another unfortunate step to increasing the density of housing in this rural area where housing density should be significantly less than that found in urban areas.
  - vi. The property is within a proven flood plan, with a history of flooding. ODPM guidance is to avoid any further development within proven flood planes.
  - vii. Access to this dwelling is down a very small, narrow, private drive. This is inadequate safe access and egress for the potential numbers of people who would be living in such a large dwelling. Car parking is inadequate.
  - viii. Potto has been assessed as an ‘other settlement’ within the LDF, due primarily to a ‘lack of sustainability’. This hamlet simply cannot absorb further

development of this type that would bring a significant migration of people into the parish without the associated and necessary services.

- ix. It fails to score well in the Sustainability Checklist, Appendix 1 of HDC, 'Good Practice Guide' – Sustainable Planning and Design. Spring 2005.

**6. Matters arising from last month's meeting**

- a. Appointment of representatives on Village Hall Management Committee and to attend meetings of Hambleton Branch of YLCA. It was agreed that meeting of the Trustees of the Village Hall is required. The Chairman will be the Council's representative for YLCA Hambleton Branch meetings.
- b. Footpaths. The Chairman has completed the draft Rights of Way Improvement Plan questionnaire from the County Council. He read out the comments he had made including the request to provide a footpath from Potto village to Prestons and an exit slip road leaving the A172 at the Potto/Hutton Rudby turn off. District Councillor Mrs Fortune said we have been trying to get a slip road for the more than three years.
- c. Parish Plan. Councillor Woodhouse reported that the Open Day had been put back 3 - 4 weeks. A questionnaire has been put together and been sent to YRCC for approval. It will then be printed, distributed and the Open Day held to get them returned. This should be about the middle of July.
- d. Web Site. Mr Whitlock is continuing to run the site entirely free of charge. The Council thanked him for his skills and expertise so freely given. Councillor Woodhouse said he is looking for extra information from the Village Hall to put on the web site.
- e. Standing Orders. The Clerk had emailed YLCA requesting a copy of Standing Orders. She will e mail information from YLCA regarding standing order 77 – contracts for goods and services and a copy of the Financial Regulations.
- f. Seat near Church. Defer to next month.
- g. Newsletter. Discuss next month.
- h. Insurance. Defer to next month.
- i. Model Code of Conduct. The Council has until October to adopt the Code. The District Council will be providing training and it was agreed to wait until after this to adopt the Code. When the Council adopts the Code, the fact that they have done so has to be advertised in a Parish newsletter and also in a newspaper circulating in the area.

County Councillor Mr Swales joined the meeting.

**7. Report from County Councillor Mr Swales**

The Chairman said he had been in touch with the County Council about the road to the Village Hall. There had been an accident on Friday when two cyclists hit the stones and came off their cycles. The County Council sent someone to sweep off the main road but the stones are back again today. Mr Megson from the County Council had said that the information about the owner of a road having to make the first 4 ½ metres up to County standard only applied to new entrances. He will make further investigations. County Councillor Mr Swales said the County Council should now take this up and he will get in touch to see. Councillor Woodhouse asked if the Land Registry would state the owner. County Councillor Mr Swales said it is not always clear cut. On a previous walk about Mr Smith from the County Council had noted some drives

which needed bringing up to standard. County Councillor Mr Swales agreed to arrange another site visit. The Chairman said the County has been very helpful.

District Councillor Mrs Fortune left the meeting.

### **8. Finance**

Councillor Woodhouse will bring details to next month's meeting about different bank accounts which the Council may like to change to. Councillors had a copy of the Annual Return. The figures in Section 1 Statement of Accounts were agreed unanimously by the Council and the Chairman signed the form. The Chairman then read out the questions in Section 2 Annual Governance Statement. The Council answered Yes to all questions. The Clerk will now send the accounts to the internal auditor, Mrs M Roberts. She will report back to the Council with her comments. The Clerk gave the balances in the Council's accounts:

Community Account	£556.67 (8 June 2007)
Business Premium Account	£1,371.26 (8 June 2007)

### **9. Village Hall**

The Clerk reported on a telephone call from Mr Davison, Village Farm, giving information on the ownership of the lane. The Chairman reported information he had obtained from the owners of the new house. The Clerk said she now had the deeds to the Village Hall.

### **10. Allegations of Misconduct**

Councillor Woodhouse said that the statement made about him has to be retracted before a line can be drawn under it. He was concerned that Councillor Wilde had missed the last two meetings and asked that if he was not available for the next meeting the Council should consider changing the date. The Clerk had been asked to write to only to one Councillor and the ex Chairwoman and she expressed concern about this. The Chairman had written a letter. County Councillor Mr Swales said the Clerk should have a copy of all correspondence sent on behalf of the Council. Councillors agreed that the Clerk should write to the Standards Board asking if a complaint had been made. Councillor Wilde will be asked if he is available to attend the next Council meeting.

### **11. Grass Cutting**

The Clerk will contact Mr Kitching and ask him to cut the grass verges. County Councillor Swales said the County Council should cut the junctions.

### **12. Correspondence**

- a. A guide for members on the Code of Conduct was received from the Standards Board. A copy was given to each Councillor.
- b. A Parish Council update on the new council for North Yorkshire was received from the County Council. A copy was given to Councillors.

- c. An e mail from YLCA giving information on how the adoption of the new Code must be advertised. Details have to be given in the Parish Council newsletter and in a newspaper circulating in the Parish's area.
- d. Local Councils news-sheet from Glasdon. Circulate to Councillors.
- e. Letter from the District Council about training on planning matters. The Council agreed that an officer attending a meeting with Parish Councils was the preferred way for the training to take place.
- f. Agenda for the meeting of the County Area Committee for Hambleton to be held on 25 June at 2.00 pm in Thirsk. A poster had been displayed on the notice board.
- g. Invitation from the YRCC to pay membership subscription. The Village Hall are members and the Council decided against becoming a member.

The Chairman declared the meeting closed at 8.45 pm.