

# **MINUTES OF THE MEETING OF LOWER WASHBURN PARISH COUNCIL HELD ON THURSDAY 11 JANUARY 2024 HELD IN THE PARISH ROOMS AT LEATHLEY.**

Present: Mr. J. Buxton, Mr. D. Holmes, Mr. N. Houseman, Mr. W. Keighley, Mr. J. Liddle, Mr. D. Portlock, Mr. J. Smith, Mrs. L. Woledge, Mr. A. Wood

Also in attendance: The Clerk and 1 member of the public.

## **1. APOLOGIES FOR ABSENCE**

Mrs P. Armstrong

## **2. MINUTES OF THE MEETING HELD ON THE 9 NOVEMBER 2023**

Acceptance of the minutes was proposed by Councillor Mr. Houseman and seconded by Mr. Portlock and carried unanimously.

RESOLVED that the minutes of the Parish meeting held on the 9 November 2023 circulated previously were a true record. The minutes were signed by the chair

## **3. CLERK'S REPORT**

- a) Phone box at Braythorne – Mr. Knockton will research what materials are needed to refurbish the telephone kiosk and ask the parish to order them so that the vat can be reclaimed.
- b) North Yorkshire – 20mph - this item continues to be pursued.
- c) Castley – provision of a defibrillator Councillor Hull has requested that the parish be given £1243.46 towards the purchase of a defibrillator for Castley.

## **4. PARISH CARETAKER**

Mr. Walsh worked 10 Hours in November 2023 and 7 hours in December 2023

RESOLVED that this be noted

## **5. PLANNING**

### **APPLICATIONS RECEIVED**

- a) Mr. Mrs. Knockton, Braythorne Barn Church Lane, Stainburn - Proposed double garage with undercroft car parking, store and first floor office. The parish council had no objections.
- b) Mr. Jackson, Wharfedale House Castley Lane Castley Otley North Yorkshire LS21 2PY - Erection of two storey extension with alterations to existing dwelling and erection of replacement outbuilding. The Parish Council does not object to or support the application.
- c) Mr. Mike Dobson, Land Comprising OS Field 2067 Leathley Lane Leathley North Yorkshire - Removal of a field shed and erection of agricultural barn with altered access. The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:
  - 1) there does not appear to be any recognition of the existing public footpath that runs to the South of the proposed building, in a W-E direction. In particular, no confirmation of access for walkers to enter/leave the path from the roadside end or enter/leave at the SE corner of the development (via a stile or some such gateway.) Has this been overlooked?
  - 2) it talks about 'repositioning' of the hedge that would lie between the proposed building and the road but the plans ignore the existence of the footpath and we ask that planning permission contains safeguards that there should be continuation of the existing public footpath and the roadside hedge
  - 3) proposals like this are sometimes presented as being developments of existing structures, but turn out to be new developments.

### **APPLICATIONS GRANTED**

- a) Mr. Mike Dobson, The barn house, Leathley Lane, Leathley - Erection of single storey rear extension. – development to start within 3 years
- b) Mrs. A. Goldthorp, 2A Castley Lane, Leathley - Demolition and re-build of existing garage and porch area, re-render, reroof and new windows. The development hereby permitted shall be begun on or before three years from the date of this permission and carried out in strict accordance with the details within revised plans and drawings: - The development hereby approved shall be carried out in strict accordance with the details within the Flood Risk Assessment (ref: MBN-23-15-Flood Risk)
- c) Mr. and Mrs. Houseman, Prospect House Farm, Lindley - Conversion of redundant barns to form 1 no bed dwelling with agricultural workers restriction. The conditions to which the permission is subject are as follows: 1 The development hereby permitted shall be begun on or before three years from the date of this permission. 2 The development hereby permitted shall be carried out strictly in accordance with the Chris Robinson email of 09 October 2023 15:57:21 regarding

a 'CC4 Statement' and the drawing 5171 Proposed drawings dated 20/07/2023. 3 The development hereby granted shall be undertaken strictly in accordance with section 9 of the MAB Environment & Ecology Ltd Bat, Breeding Bird and Barn Owl Survey dated August 2023 including avoidance of works during the main birds' breeding season (March-August inclusively) and the precautionary working practices to avoid harm to bats. An electric vehicle charging point must be provided of Mode 3 with a type 2 outlet socket and cable and circuitry ratings adequate to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps, and thereafter maintained until superseded by any advanced technology, and b) suitable and sufficient provision shall be made for the storage and containment of refuse prior to collection and the access for collection of refuse, and thereafter maintained. 5 The curtilage of the dwellings hereby approved shall not extend beyond the red line shown on the location plan approved under condition 2 above. 6 The occupation of the dwelling hereby granted shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, (including any dependents of such a person residing with him) or a widow or widower of such a person. 7 Notwithstanding the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, garage or other outbuilding, door and/or window openings including dormer windows and rooflights, other than those shown on drawings approved under condition 2 above shall be constructed without the grant of further specific planning permission from the Local Planning Authority. d) Mrs. T. Knockton, Braythorne Barn, Church Lane Stainburn - Proposed double garage with undercroft car parking, store and first floor office. The development to start within 3 years

**APPLICATIONS REFUSED** - nil

**CORRESPONDENCE** - nil

**6. HIGHWAYS MATTERS**

a) the effect of the wet weather on the highways in the parish.

**7. FINANCIAL ITEMS**

a) Accounts processed for online payment (statement circulated)

1. M. Walsh parish caretaker 13.5 hours for October	202.50
2. M. Walsh parish caretaker 10 hours for November	150.00
3. M. Walsh parish caretaker 7 hours for December	105.00
4. M. Elam Salary for October, November, and December	572.40
5. HMRC	129.60
 TOTAL	 <u>£1159.50</u>

The payments were confirmed by the parish members.

**8. MATTERS RAISED BY MEMBERS**

a) North Yorkshire Highways officers are to be invited to meet with parish representatives to be shown the poor state of the roads, footpaths, and verges within the parish.

**9. NEXT MEETING**

The next meeting of the parish will take place on 14 March 2024 commencing at 8.00pm in the Leathley village hall.

Signed.....  
Chairman