

Carthorpe Parish Council

MINUTES

of the meeting held on Monday 3 March 2025
in Carthorpe Community Hall

Present

Mr Jonathon Jessop - Chairman (JJ)
Mr David Foulds - Parish Councillor (DF) Mrs Maggie Haigh - Clerk (MH)
Dr Catherine Grant - Parish Councillor (CG) 23 members of the public
Mr Charlie Craggs - Parish Councillor (CC)

25.10 Apologies for Absence

25.10.1 Cllr David Webster (DW) sent his apologies.
Mr Kevin Askham (KA) sent his apologies.

25.11 Declarations of Interest

25.11.1 DF declared his interest in the St Lambert donation discussion.

25.12 Minutes of Previous Meeting

25.12.1 The minutes of the meeting of 13 January 2025 were approved and signed as correct.

25.13 Matters Arising

- 25.13.1 *Village Clean-Up* – The clearance of the roadside footpath between Carthorpe and Burneston had been completed by CC on behalf of NYC.
- 25.13.2 *Permissive Path/Footpath Issues* - The repair of the stile from Mr Peter Hodgson's land into CC's land and from CC's land into Mr Dent's had been completed.
- 25.13.3 *Verge Re-seeding* – Mr & Mrs G Wilson of Merewood to be reminded of their agreement to re-seed the grass verge outside their property. JJ
- 25.13.4 *Defib Training* – DF reported that Mrs Sandra Foulds (SF) had arranged the required training with Yorkshire Ambulance Service for 12 July 2025. Anyone wishing to sign up should contact SF. To be advertised. DF/JJ
- 25.13.5 *CIL – Memorial Dedication* – was very well attended and received. Thanks were given to DF for organising.

25.14 Finance

- 25.14.1 *Receipts & Expenditure* - A brief summary of the financial situation was given. £5115.28 closing balance of which £4093.59 remains in Precept and £1021.69 in CIL funds.
- 25.14.2 *Barclays Savings Account* - Total stands at £416.70.
- 25.14.3 *Appointment of Auditor 2024/25 to 2026/27* - DF reported that Josie Corkill had agreed to undertake the annual audit. Thanks were expressed to Josie.
- 25.14.4 *Donations* – (DF stepped back from the discussion on St Lamberts)
JJ read a letter received from St Lamberts highlighting the need for financial support in a number of areas. After discussion it was agreed that the following sums should be donated:
Grass cutting/Church Yard maintenance - £360
Tree Surgery - £200
Food Share - £75
Further discussions took place and were agreed regarding the following donations:
Carthorpe Chapel Room Hire - £300
Clerk services - £800

MH

25.15 Planning

25.15.1 ZB25/00139/OUT – 2 (self-build) bungalows at Wits End – Mr & Mrs I Lancaster JJ summed up the application for the meeting, highlighting the consultation period extension due to the lack of Planning Notice on display until today. Comments and questions received from the neighbouring properties were shared and discussed. In summary:-

Viability:

- The proposed block plan submitted with the application is inaccurate and unviable. The applicant needs to retain access to his agricultural land to the north of the site via the track from the main road and Plot 1 as drawn would block that access rendering the land behind inaccessible. North Yorkshire Council and other consultees are therefore being asked to consider an application based on a misleading, inaccurate and unworkable plan. We request that the application be re-submitted with a correct plan as this will have a material effect on the proposed housing layout and hence any decisions made.
- The application has been submitted as self-build, however the Council understands that the applicant does not intend to self-build according to the relevant regulations and definitions contained in the Self-build and Custom Housebuilding Act 2015. Self-build properties are potentially exempt from Community Infrastructure Levy and can receive VAT exemptions as well as being exempt from Biodiversity Net Gain regulations. If the properties are to be given consent as self-builds then they should be genuine self-build opportunities for local people with conditions attached that guarantee this and rigorous checks ensuring compliance.

Impact on Character and Amenity:

- Carthorpe is a small, un-serviced linear settlement and the proposed development is out of character with the village being as it is behind the established housing line.
- There is concern over the cumulative effect of development here as the applicant has built 10 properties in the last 10 years without any requirement for social / affordable housing, by building in a piecemeal fashion under the thresholds.
- The proposed dwellings, if given consent, should be designed in a way that does not overlook or overshadow the neighbouring, existing properties to the east.

Access:

- The pavement footpath on the north side of the main village street from which the site is accessed currently stops at Rosedene. Residents who live west of this point, which would include residents of the two proposed dwellings, have to walk on the main road to get to their houses which is dangerous. We propose that Highways are requested to extend the pavement footpath from its current end point as far as the access entrance to this development site as a condition of planning consent, if granted.

Environmental Concerns:

- The proposed development site is currently agricultural grassland which is an important habitat for wildlife and flora. We recognise the applicants' efforts to increase habitat with the building of a wildlife pond on adjacent land however we think it reasonable that, if this development goes ahead, any biodiversity loss as a result of the development should be replaced by other measures on or off-site. (We understand that the current application as self-build avoids the legal requirements of Biodiversity Net Gain).

Further Considerations:

- The developments, should they go ahead, should be designed with sustainable heating and drainage systems so as not to put increased pressure on existing village services.
- The water pressure at the west end of Carthorpe is low on occasion and there is concern that more development would exasperate this and so consideration should be given to the properties having pumped supplies.

MH

25.16 Councillor Report

25.16.1 DW sent the following report, which was read to the meeting:

On 14th February the 2025/26 budget was agreed, using £5m from reserves leaving approximately £60m in reserves. This was in large part due to the Government withdrawing £14m of Rural Support Grant. Savings since, and due to unitarization amount to approximately £60m, but the Council is having to deal with a burgeoning demand from Adult Social Care and Special Educational Needs and Disabilities budgets. I did think that the Localities Grant Scheme was in danger of being dropped, however it has “half” survived i.e. each Council Member’s budget has been reduced from £10,000 to £5,000.

25.17 Review of Correspondence Received

25.17.1 All correspondence had been circulated.

Transport to School – JJ highlighted this correspondence to the meeting, asking those present to mention it to parents with children going to secondary school in September.

25.17.2 Website Registration – DF advised that a member of the public had drawn his attention to the website news not being received, after registering on the new PC website. JJ had investigated with web designers. A request for residents to register to be sent out.

JJ

25.18 Matters for Discussion

25.18.1 CIL - Installation of a Bus Shelter

JJ advised that the request to move the bus stop to the footpath outside The Manor had been agreed with NYC in principal. A second request had been made to have a site meeting to discuss exact location. A response was awaited. Once the site is agreed, a circular would be sent out. In the meantime, Mr Bevan Hare of Hare’s Garage had kindly sourced umbrellas for use by the school children, which had been stored in a bin beside the bin shelter. Thanks were expressed.

JJ

25.18.2 VE Day 80 – 8 May 2025

MH reported that there were no mentions of VE Day celebrations in the 1945 PC Minutes. The Fish & Chip van still to be reserved in-case required. Any suggestions for marking the evening would be gratefully received.

JJ

25.18.3 Phone Box

JJ asked that those depositing goods within the phone box, to please keep an eye on the items and if still there a month later, remove and dispose of by other means.

All

25.18.4 Village Clean Up

Thanks were expressed to Miss Hettie Bowkett and all her family for undertaking litter picking around the village. The next village clean up set for either 12/13 April 2025.

All

There being no other business the meeting closed at 8.27 pm.

The **PC AGM** followed by PC Meeting will be held on **Monday 14 April 2025**

The **PC Open Meeting** will be held on **Monday 28 April 2025**

at 7.30pm in Carthorpe Community Hall.