

ALDWARD AREA PARISH COUNCIL

Minutes of a meeting held on Tuesday 21 March 2023 at 7.30pm

Present: Richard Padgett, Matthew Cliff, Andy Follington, John Topliss and Sarah Robinson

In attendance: Alison Pollock (Clerk and RFO)

Apologies for absence: none

Several members of the public attended, together with Christophe Gitton, Estate Director for Aldward Manor

Minute

01/23 Declaration of interests in agenda items – none

02/23 Minutes of the meetings held on 20 June and 6 December 2022 – these were approved and signed as a true record

03/23 Update on plans and projects at Aldward Manor Estate – Mr Christophe Gitton gave a presentation setting out the progress so far and future plans for developments at Aldward Manor Estate. In summary this was his report:

Very substantial sums have already gone into development and updating such as landscaping, refurbishment, the new Bunkers facility and updating the South Lodge. The updated golf course is due to reopen on 1 June 2023. A focus has been on adding new trees throughout the whole estate. Future plans include a fine dining restaurant, wine tasting room and lounge, plus much improved spa and leisure facilities, plus around 40 further bedrooms and conference facilities. The plans for the spa area include an infinity pool, relaxation area, leisure club, gym and dance studio, with a focus on green planting and trees. Development on the site of the previous boathouse is also planned, for watersports and boating at appropriate times of the year via the use of a removable structure. Mr Gitton outlined that there are ambitious plans for making the Manor estate one of the very premier hotels and estates in the region, aiming to employ around 200 people, hopefully bringing a substantial benefit in employment terms locally. Mr Gitton recognised that the Parish Council was supportive of the proposed lodges near the South Lodge. Discussions with Yorkshire Water are ongoing with a view to linking to mains sewerage.

The chair, John Topliss thanked Mr Gitton for his presentation and said that the Parish council was generally supportive of investment in and success of the Manor Estate, as this should be beneficial to the local economy and community, but does closely scrutinise each application with input from residents.⁶

Mr Gitton said that he would welcome input and feedback from the local community and it was agreed that this can be done via the clerk. He then left the meeting.

04/23 Public forum

Signed.....Chair.....Date

Regarding the Manor, there were a range of views – many very supportive of the high level of investment, and the progress being brought to the village, but others saying that due planning procedures should be followed as residents of Aldwark do. A couple of requests for action were made – 1) if concessions for local people to use the gym could be requested (as were given in the past) 2) if the church could be helped to enhance the relationship so that weddings could be offered – these provide a helpful source of income for the church, much needed after COVID-19.

Comments were made on the poor state of the roads, stating that the council (possibly North Yorkshire) used to maintain ginnel holes to drain water to the hedge bottoms. It was agreed to raise this with North Yorkshire council, Area 2 Highways.

Residents of Youlton again raised their dissatisfaction with the Broadband service from BT:

- Some residents have given up on BT, using 4G instead. This is very weather dependent so still an unstable connection. This makes (for example) it difficult for children to access online homework.
- The coil of cable left hanging near Youlton has been raised with OpenReach but to no avail.
- Youlton appears to have left out of quality Broadband distribution.
- Cllr Knapton stated that approaches had been made to BT Broadband/OpenReach plus the local MP and a community fibre solution had been considered. This would rely on enough people joining and it was noted that Youlton only contains 11 properties.
- Cllr Knapton suggested that a further attempt for help could be made but likely would rely on most/all properties needing to say they are dissatisfied and providing evidence of speeds. It was agreed that Sarah Robinson would attempt to collate this data.
- It was also noted that the copper wire provision is due to be turned off in 2025, so alternatives will need to be available.
- Another resident living near Straight Lane, Aldwark also reported that her property has been left off access to fast Broadband, even though the cable passes her house on the way to Aldwark village. She reported that her MP had been non-responsive, and Cllr Knapton said he would ensure our MP was made aware and will respond if the resident provides information.

Mud on the roads around Aldwark has again been raised. Mr Nigel Coning was mentioned as doing a road brush two or three times yesterday plus a washer tomorrow. The Parish Council agreed that it would like to see more of a regular regime rather than occasional cleans as the mud is a frequent problem.

05/23 Litter picks in parish – equipment has been supplied by Hambleton District council and litter picking will be arranged on a parish by parish basis before the verges get too grown, and again in the autumn/winter

06/23 Aldwark tollbridge – it was noted that closure is proposed from 17 April to 30 October 2023. A traffic counter has been noted in place at the Aldwark side of the

Signed.....Chair.....Date

bridge. A member of the public asked if the council could approach the Manor to permit access across the golf course to the track leading to Great Ouseburn for children being escorted on foot to school. The clerk agreed to facilitate this request of the Manor.

07/23 Defibrillators training – the clerk has been working to arrange these and will confirm at a future meeting

08/23 Youlton village sign – it was noted that the Parish Council had bought and affixed a replacement sign after the previous one was stolen

09/23 Finance

Receipts and payments and bank balances were noted to 13 March 2023

10/23 Planning applications

- a) 22/02693/FUL and 22/02694/LBC Revised application for a single storey rear extension, Woodholme Farm, Aldwark. Parish council: no comments made. HDC planning decision: Granted
- b) 22/02868/FUL Chapel Farm Flawith, refurbishment of existing residential dwelling and adjacent stores. New rear entrance lobby, new roof windows to front and rear elevations. New dormer to rear elevation. Parish council response: no objections. HDC planning decision: Granted
- c) 22/02895/CAT Works to tree in a conservation area, Beech Tree House, Aldwark. Parish council response: no objections. HDC planning decision: Granted
- d) 22/02941/FUL Proposed accommodation lodges and external amenity, Aldwark Manor Estate. Parish Council response: "Following consultation with residents in Aldwark, the Parish Council is supportive of this application, subject to the following comments: It is not clear from the application how surface water and foul drainage will be dealt with. It is believed the Aldwark Manor Estate is not connected into the mains drainage system serving Aldwark village but instead has its own large septic tank. It is assumed therefore that the proposed lodges will connect into this self-contained system. If this is not the case and the applicant is proposing to connect into the mains public sewerage system, the Parish Council would be concerned about the capacity of the existing public drainage to cope with this extra demand. It is pleasing to see the incorporation of living green roofs to the proposed new lodges. The applicant should also be encouraged to commit to achieving the highest possible energy performance and sustainability ratings in the construction and operation of the lodges." Awaiting HDC decision
- e) 22/00395/LBC Replacement of lounge floor and strengthening of roof, Maidens Folly, Youlton Withdrawn
- f) 22/02925/FUL Proposed 5 riverside accommodation lodges and external amenity space, Aldwark Manor Estate. Parish Council response: "Following consultation with residents in Aldwark, a number of significant concerns have been raised by residents and consequently the Parish Council formally objects to this application on the following grounds: The proposed lodges will have a detrimental impact on neighbouring dwellings due to their visual intrusion into this rural landscape as well as the likely adverse impacts of noise and light pollution. The existing mains public sewerage system serving Aldwark is at capacity and any additional demand on the system will require investment to increase current capacity. The siting of the proposed lodges on the flood plain of the

Signed.....Chair.....Date

river Ure seems at best foolhardy, even though the proposed design shows them being built on stilts. The river frequently floods in this location and the proposed lower floor levels are unlikely to be high enough to withstand the even higher level of flooding predicted in the future through climate change. Any increase in the building heights through higher floor levels would have an even greater adverse impact on neighbouring dwellings and the current open views on the approach into Aldwark. Whilst it is pleasing to see the incorporation of living green roofs to the proposed new lodges, there is no reference within the application to achieving the highest possible energy performance and sustainability ratings in the construction and operation of the lodges.” HDC planning decision: Refused

- g) 21/02643/FUL Land north of Hag Lane, Raskelf, Construction of 6no poultry buildings, associated infrastructure, attenuation pond, new access track and hardstanding. Parish Council response: “This response to the amended planning application referred to above is provided by Aldwark Area Parish Council and largely re-states our previous objections. The Parish Council has consulted with local residents and objects to this application on the following grounds: Neither the Environmental Assessment nor the Transport Statement consider the impact of the proposed routing of HGVs on the villages of Tholthorpe, Flawith and Tollerton. The proposed routing of vehicles to join the A19 at Shipton-by-Beningborough is far more circuitous and much less direct than accessing the A19 through Raskelf. There is no explanation why this route has been chosen and no consideration of the effects on the villages impacted. Flawith already is severely impacted with speeding vehicles despite the measures taken by the Parish Council to install a speed matrix sign and the local villagers carrying out speedwatch activities. North Yorkshire Police are presently reluctant to carry out enforcement action and North Yorkshire CC are unwilling to invest in any traffic calming measures. The proposed increased traffic will have a further detrimental impact on all three villages with no mitigation measures proposed. Air and noise pollution from the increased HGV traffic has not been considered as part of the Environmental Assessment. The Transport Statement fails to identify the timings of proposed HGV movements. This area of Hambleton has recently been designated a bird flu control zone and there is understandable concern about the proposed development of another large chicken rearing facility and the potential human health risks, as well as the risk of a transfer of bird flu from commercial to private premises. The Environmental Assessment fails to consider bird flu and the risks of contamination to and from the wild bird population and any associated risks to human health.” HDC planning decision: Granted
- h) 23/00011/CAT Works to fell beech tree and works to two trees in a conservation area. The agent’s house, Aldwark. Parish Council response: no objections. HDC planning decision: Granted
- i) 23/00079/FUL Revised application for two-storey rear extension and internal remodelling, Hollyhock House, Aldwark. Parish Council response: no objections. HDC planning decision: Granted
- j) 22/02901/FUL Proposed change of use of agricultural buildings to B8 storage for motor vehicles and caravans, The Poultry Farm , Flawith. Parish Council response: “The Parish Council has consulted with local residents and supports this application. However, some concern has been raised about whether the change of use could lead to alternative B8 uses being permitted by default. Therefore, the Parish Council recommends that any consent is restricted solely to the proposed storage of motor vehicles and caravans with

all other B8 uses requiring a further planning application for change of use.” HDC planning decision: Granted

- k) 22/02932/MRC Modification of condition 2 from previously approved application 21/01800/FUL to remove rooflights from the veterinary surgery and add new window at first floor on south elevation. New window at ground floor on the south elevation and a partially rendered gable - Construction of a two-storey extension to the front of the building. Applegarth, Flawith. Parish Council response: no objections. HDC planning decision: Granted
- l) 23/00379/CAT Works to fell tree in a conservation area, 1 The Green, Aldwark. Parish council: no comments made. HDC planning decision awaited.
- m) 23/00130/CAT Works to trees in a Conservation Area, canopy reduction to T11 and removal of 16 Yew trees within group G169 (Amended details received 24.02.2023, Aldwark Manor estate. Parish council: no comments made. HDC planning decision awaited.
- n) 23/00196/CLP Proposal for a single storey side extension, rear two storey extension, and front porch to the existing dwelling, Bridge Farm Cottage, Aldwark. Parish council: no comments made. HDC planning decision: Granted
- o) 23/00505/CAT Works in a conservation area to fell a sycamore, Sycamore Cottage, Aldwark. Parish council to discuss. Deadline for comments 23/3/23. The Parish Council had no comments to make
- p) 23/00259/FUL Retrospective application for retention of existing general purpose agricultural building and proposed extension to existing agricultural building, Rising. Sun Farm, Aldwark. Parish council: no comments made. HDC planning decision awaited
- q) 23/00220/FUL Construction of a two storey side and rear extension, The Cottage, Aldwark. Parish Council response: “The Parish Council has consulted with local residents and objects to this application in its current form. The proposed development is considered to be an over-development that disregards the historic nature of this heritage asset within the conservation area. Whilst the Parish Council supports bringing back this property back into beneficial use, it’s felt that a smaller development that is more sympathetic to the existing cottage would be more appropriate.” HDC planning decision awaited

11/23 Portfolio responsibilities

- a) Leisure and play area including Alne playing field – (MC) – nothing further
- b) Roads, pavements and grass verges (AF) – to be investigated, can white lines be painted for safety reasons on the road from Youlton to the tollbridge
- c) Public communications (SR) – a means of letting parishioners know what has been going on will be investigated, possibly by means of a news section on the website
- d) Planning (JT) – nothing further
- e) Environment/bridleways and footpaths (RP) – nothing further

12/23 Report from Cllr Nigel Knapton

Cllr Knapton reported that the new North Yorkshire Council comes into effect next week, meaning some very significant changes.

The meeting closed at 8.30pm.

Signed.....Chair.....Date