

# SKELTON CUM NEWBY PARISH COUNCIL

c/o Nick Reed, Clerk, 9 Little Market Place, Masham, N. Yorks HG4 4DY

## MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING

**DATE:** Thursday 11<sup>th</sup> May 2023  
**TIME:** 7.15pm (after the Annual Parish Council Meeting)  
**LOCATION:** Reading Room, Skelton-on-Ure  
**PRESENT:** Cllrs Guy Critchlow (Chair), Chris Delf, Jane Mosley  
**CLERK:** Nick Reed (minutes)  
**IN ATTENDANCE:** 38 members of the public [MoP]

23.13	<b>Declarations of interest</b> and requests for dispensation There were none.
22.14	<b>Apologies</b> and consideration of reasons for absence Apologies were received and accepted from Cllrs Guy Critchlow and Lawrence Paterson.
22.15	<b>Financial Statement and approvals for payment</b> The Council was noted as having on hand £21,957.53 at the end of the financial year on 31 <sup>st</sup> March, with the recent receipt of £2,508 (North Yorkshire Council, precept #1 of 2) It was RESOLVED to approve the following payments: Zurich Municipal (£660.03, insurance 2023-24); Wild Garlic Ltd (£231, website management); Cllr Critchlow (£194.28, pop-up pub expenses); Neil Green Services (£150+VAT, Reading Room heating service); Ian Smithson CPFA (£120,, internal audit); Information Commissioner's Office (£40, annual GDPR registration); and Cllr Mosley (£14.98, cleaning materials for Reading Room). The cash book balance after these transactions was noted as being £20,516.80
23.16	<b>Planning applications and decisions</b> The Council considered 23/01034/FUL, for the installation of a small solar scheme with four rows of panels at Newby Hall Estate, and RESOLVED that it has no objection to this application. The Council considered ZC23/01185/EIAMAJ and ZC23/01168/DVCMAJ, both concerning the resubmission of outline Motorway Service Area with variations. Considering these variations to be significant and inappropriate, the Council RESOLVED that it objects to both applications on a number of material planning grounds. The text of the objection is included as an appendix to these minutes.
23.17	<b>Black Lion pub</b> The Council received a report from the Black Lion Community Pub and Hub Group [BLPHG], noting that over £170,000 has now been pledged by 134 people towards the purchase and refurbishment of the pub as a community asset. The group has circulated 4,000 leaflets, contacted Julian Smith MP, had help from Newby Hall Estate, and appeared three times on BBC Radio York, chalking up over a thousand volunteer hours over nine months. The Council further heard that Admiral Taverns, owners of the pub, have accepted an offer from another party, whose declared intention is to renovate the pub and make use of the planning permission for 12 touring caravans from Easter to November. There was some doubt among those present that this business plan would properly take into account that permanent and/or year round occupancy of caravans is expressly and strongly forbidden by the planning permission, or that NHE maintains a covenant over much of the relevant land that it be retained for agricultural use. Having consulted with a specialist licensed trade sales and valuation expert, BLPHG believes there to be a short window for a competing bid from the community, and therefore is putting in place a final push for more pledges, and donations in kind for which there is an invoice value (e.g. skilled trades),

# SKELTON CUM NEWBY PARISH COUNCIL

c/o Nick Reed, Clerk, 9 Little Market Place, Masham, N. Yorks HG4 4DY

	<p>both of which can be matched by the government's Community Opportunities Fund to create an offer larger than that currently on the table.</p> <p>The Council THANKED BLPHG for its tremendous work on this campaign, and parishioners for such an impressive turnout to this meeting, and urged all concerned to consider pledging and/or advocating for others to pledge. The Council further RESOLVED to write a "to whom it may concern" letter which would: explain the situation regarding planning permission and covenants behind the Black Lion; and state that the Council would oppose any planning application to loosen the current restrictions in that area, while welcoming any owner prepared to renovate and reopen the Black Lion as a pub and community resource. The Council will also ask NHE to restate their position in a similar way.</p> <p style="text-align: right;"><b>ACTION:</b> Clerk to progress</p>
23.18	<p><b>Skelton Newby Hall VE Primary School</b></p> <p>The Council reported that the consultation period on the proposed school closure had concluded on 30th April, and that it had advocated as best it could for the continuation of early years education on the site. Via Julian Smith MP a letter had been received from Rt Hon Gillian Keegan, Secretary of State for Education, which was enthusiastic about rural schools remaining open in general but diplomatic about this case in particular. The Council reaffirmed its policy of advocating that the site remain in use as a primary school with nursery provision, noting that the school is currently hosting multi-school events which show the value of this particular campus.</p>
23.19	<p><b>Pop-up pubs</b></p> <p>The Council heard that the April event had been considered the best yet, with more people and turnover than any of 2022's, and that familiar faces and newcomers alike had enjoyed a pleasant evening. The Council AGREED to continue hosting similar evenings at the Reading Room on the last Friday of each month, with the next one on 26<sup>th</sup> May.</p>

Finally, the Chair paid tribute to Lawrence Paterson, who has stepped down from the Parish Council after many years of diligent work, and to Mike Ramshaw, who has led the BLPHG so tirelessly.

The meeting closed at 8.15pm.

**SIGNED:** ..... (Chair)

**DATE:**

## Appendix: letter of objection to Planning Applications ZC23/01185/EIAMAJ and ZC23/01168/DVCMAJ

Dear Colleagues

Thank you for your consultation letter regarding the above application. Skelton-cum-Newby Parish Council discussed this application at its meeting on Thursday 11<sup>th</sup> April and resolved that it objects to the proposed development on the following planning grounds:

Planning history: The proposed development is sufficiently different in many ways to that previously approved on appeal that in the opinion of the Parish Council it should be regarded as a new application. This is further backed up by current DfT statistics showing that whilst vehicle traffic has increased by 20

# SKELTON CUM NEWBY PARISH COUNCIL

c/o Nick Reed, Clerk, 9 Little Market Place, Masham, N. Yorks HG4 4DY

%since 2021, levels are still somewhere between 5-10% less than pre-Covid levels and therefore the traffic survey data supplied with the original application is no longer relevant or appropriate, and by the new landscape of bridge and roundabout rendering estimates of noise and lights pollution similarly void.

Nature / landscape: The new application increases the impact on the natural features of the Vale of York. Also, the Parish Council supports the Environment Agency's objection on the basis that the applicant has not managed the risks to groundwater pollution and this site is located upon a principal aquifer, and that neither has the applicant clarified if the fuel storage tanks will be installed below the water table which would be further grounds for objection.

Design / visual appearance: Related to this, the new raised areas of the roundabout and motorway junction will create mounds which are wholly out of keeping with the surrounding, and raise the motorway bridge to a height which will dominate the scenery in a way which the previous design would not have done.

Disturbance from use: Drainage remains a problem from the previous application, with more surface water lagoons allowed for. This is not in keeping with the character of the area, and possibly a cause of environmental issues further down the line.

While accepting that comments regarding business and competition are not usually material planning considerations, the Parish Council strongly believes that that changes in circumstances need to be taken into consideration here. The 2019 application passed on appeal on the basis that a MSA between Wetherby and Durham was necessary. There is now full planning permission granted for a MSA at Catterick, substantial rest areas at Exelby and Leeming Bar near junction 51, and improved facilities on both sides of the A168 a Topcliffe serving A19 traffic to and from Teesside. Bearing all that in mind, another MSA at Kirby Hill seems entirely superfluous.

Thank you for considering the Parish Council's opinion.