
BISHOP MONKTON PARISH COUNCIL

Minutes of the Parish meeting held on 17th February 2021 via a remote meeting using Zoom

Commenced: 7.00pm

Concluded: 8.40pm

Present: Cllr Stephen Verrill (Chairman)

Cllr Tony Garnett

Cllr George Ayliffe

Cllr Brown – Harrogate Borough Council

2021/085 Introduction from the Chairman

Cllr Verrill welcomed all to the meeting.

2021/086 To receive apologies and approve reasons for absence

Apologies were received from Cllr Harrison.

2021/087 Declarations of interest

a) To receive any declarations of interest not already declared under council's code of conduct or members Register of Disclosable Pecuniary Interests

None declared.

b) To receive, consider and decide upon any applications of dispensation

None received

2021/088 To confirm the minutes of the meeting held on 13th January 2021 as a true and correct record

Resolved that the minutes from the meeting held on 13th January 2021 be approved as a true and accurate record and will be signed by Cllr Verrill after the meeting.

2021/089 To receive a report from Cllr Harrison form North Yorkshire County Council

Cllr Harrison was not present.

2021/090 To receive a report from Cllr Brown from Harrogate Borough Council

Cllr Brown gave the following update:

- Cllr Brown advised the Parish Council that HBC were still waiting to hear from Government regarding the proposed Local Government reorganisation and what the Consultation would be about together with whether NYCC Elections would take place in May 2021.
- He mentioned that considerable time had been devoted to the formulation of the HBC Budget and that out of the total precept levied on HBC residents the HBC element was under 13%, with the remainder being the responsibility of both NYCC and the Police and Fire Commissioner. The HBC element would be increasing by £5 for Band D Households.
- He also mentioned that the Public Inquiry into the two proposed MSA's had commenced the previous day with over 140 attending the virtual session the previous evening. Cllr Brown said that he had spoken as well, with many others. The Inquiry would last until week commencing March 1st.
- Regarding the Lamb and Flag planning application, Cllr Brown mentioned that he had spoken to Cllr John Mann, the Chair of the HBC Planning Committee with a request that this application be considered by the full Planning Committee. Cllr Mann had written to the Chief Planner, John Worthington, about this as normally this type of decision would be delegated to Planning Officers. Cllr Brown said that he was waiting to hear whether this referral to Full Committee would take place.
- During the Alpha Homes planning application discussion, Cllr Brown answered a number of questions. He said he would support the Parish Council and the majority of residents in their response to the application and if necessary, would support them by speaking at the Planning Committee when the application was discussed. He strongly rebutted a response from a member of the public who stated, during the meeting, that he had indicated

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that no-one should write to HBC with comments about this application. Cllr Brown said that this was totally incorrect and that he had said exactly the opposite and that residents should continue to write in with their views. This was backed up by others in the meeting in response to what Cllr Brown had actually said. Cllr Brown praised the Parish Council for the work and efforts that Parish Councillors had put into their response to this application, as well as the Action Group.

2021/091 Financial matters:

a) To approve the Schedule of Payments

Resolved to approve the Schedule of Payments (See Appendix 1)

b) To approve the bank reconciliation and budget comparison

Resolved to approve the bank reconciliation and budget comparison (See Appendix 2)

c) To note the Clerk has received her Cilca qualification and to approve a pay increase as per the Clerks contract

Resolved to increase the Clerks salary by one point.

d) To agree to contribute £41 towards the Clerks SLCC membership

Resolved to contribute £41 towards the SLCC membership.

e) To agree for R. Pearson to carry out the internal audit for 2020-2021 at a cost of £175.

Resolved to appoint R. Pearson to carry out the internal audit.

2021/092 To consider any correspondence received and agree any necessary action

a) To note the NALC's Right to Generate consultation

Noted.

2021/093 To consider the following planning applications:

Application No.	Address	Proposal	Comments
20/05181/FULMAJ	Land Comprising Field At 432447 466225 Moor Road	Residential development of 98 dwellings including access, landscaping and public open space.	The Parish Council objects on the planning grounds set out in Appendix 3.
20/04847/FUL	Mill View Barns Mill View Boroughbridge Road	Conversion of existing barn to form a 2 bed dwelling.	See below.

The Parish Council objects on the planning grounds set out below:

- This is not in the local plan. On the original planning application 14/02506/FUL Conditions: 4 and 5 state....

4: The holiday units hereby approved shall be occupied for holiday purposes only and not as a person's sole, permanent or main place of residence. The owner/operator shall maintain an up to date register of the names of all occupiers of the units on the site and of their permanent home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

5: The dwelling house hereby approved shall be occupied by the manager of the holiday units (including any family or dependants of such a person) and no other person. 6 The facilities within the manager's accommodation to serve the holiday units (laundry store, reception, office and dining area) shall be retained for their intended use by occupiers of the holiday units at all times for the lifetime of the development.

Reasons for these conditions were given as:

The dwelling house proposed would not be acceptable at this location if it was not necessary to support the holiday accommodation which benefits the rural economy and tourism. The holiday units will make a valuable

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contribution to the economy and to tourism and this benefit outweighs the harm to the character of the area.
Without this benefit the proposal would not be acceptable.

5 The dwelling house is necessary for the operation of the holiday units which will make a valuable contribution to the economy and to tourism and this benefit outweighs the harm to the character of the area. **If the dwelling house was not necessary to meet the needs of the business it would not be acceptable at this location.**

- Concerns were also made about the residential amenity for the proposed house as there is a right of way for heavy agricultural machinery right past it.
- Visual amenity on neighbouring properties.
- Permission under the class Q was for a conversion of existing barn/stable (forming a dwelling house from an agricultural building) If the criteria cannot be met for the conversion of the barn then it would be deemed to be unsuitable hence the principle of the right to convert is no more and the application for the proposed should not be permitted.

20/04967/FUL and 20/04968/LB	Bridge House Boroughbridge Road	Formation of an enclosed link between the house and barn	The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below: This is a listed building and in a conservation area so the PC will go with the decision of conservation officer.
20/04827/FUL	Springfield House Mains Lane	Demolition of existing dwelling, outbuildings and garaging and erection of 2no. detached dwellings with garaging, offices, and gardens	See below.
<p>The Parish Council objects on the planning grounds set out below:</p> <ul style="list-style-type: none"> • The scale is way too big and out of character in design to the surrounding agricultural area and Bishop Monkton which is a rural village. • Huge visual impact on surrounding area. • Potentially 3 dwellings not two as proposed. (replacing one modest dwelling) • Close to well head dike and therefore a concern about drainage/water runoff. • Access from Mains lane which is a heavily used bridlepath. Would require passing places for two-way traffic due to increased traffic use. • Concerns about impact on wildlife in the surrounding area would need an ecological survey. 			
20/04899/FUL	Cotswold Hungate	Erection of 1no. rear extension	The Parish Council supports the application.
21/00197/DVCON	Land Comprising Barn At 433085 465695 Knaresborough Road	Application to vary condition 1 (approved plans) of prior notification 19/01631/PBR - Prior notification for conversion of agricultural building to form one dwelling with associated building works.	See below.

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The Parish Council objects on the planning grounds set out below:

- This is quoted from the HBC planning website for a very similar barn conversion which was refused: Compliance with the terms of the GPDO - The relevant class of the Order permits the change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwelling houses) along with building operations reasonably necessary to undertake that conversion.
- The High Court has addressed the extent of this permitted right in the case of *Hibbitt v Secretary of State for Communities and Local Government* [2016] clarifying that there is a difference between a conversion of an agricultural building which does not require planning permission and the rebuilding of an agricultural building which does, and that the distinction is a matter of planning judgment.
- In this case all that is remaining at the moment is the roof and the new proposed walls are going to be built up in new stone and cobbles rather than wood as in the original building, making all of the ground floor new build which a full planning application would surely be needed. This is no longer a conversion of the existing building but a demolition and rebuild, therefore the proposal would fall outside the Class Q PBR that was granted.
- Large amounts of hedgerow have been removed and replaced with a fence and the ground around and under the building has been excavated excessively with a large retaining wall being built.

21/00308/LB	Rose Dene Boroughbridge Road	Removal of existing summer house and replacement with single storey annex and link building to outbuilding to form additional living and home office. dismantling of coal shed and part boundary wall and forming hardstanding parking area and new wall	See below.
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The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

This application is in the conservation area and has a listed wall and railing so we would go with the decision of the conservation officer. We would also question whether there is a vehicular right of way.

21/00328/FUL	2 Fontein Terrace Boroughbridge Road	Erection of 1no. single storey rear extension.	<p>The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below</p> <ul style="list-style-type: none"> • We questioned the flooding risk- water has been known to come in through the back of these properties. • There is a concern over the impact on neighbours right to light- would this extension harm that.
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20/03529/FUL	Primrose Cottage And Jasmine Cottage Main Street	Demolition of outbuildings and existing single storey extension. Erection of a single storey rear extension to the pair of cottages. Installation of new boundary wall and rail. Application of render. Removal of chimney.	<p>The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below</p> <ul style="list-style-type: none"> • It is in a conservation area- concerns over the change of appearance if chimney was taken away as it is an important area of village. The PC does not approve of removal of chimney. • Concern over two dwellings being made into one eventually. • Impact of extension on neighbours.
21/00488/PBR	Land Comprising OS Field 0001 Moor Road	Prior Notification application for conversion of barn to form 1 no. dwelling	See below.
<p>The Parish Council objects on the planning grounds set out below:</p> <ul style="list-style-type: none"> • Isolated location • Very close to Well Head dike which leads to BM beck concerns about water run-off and drainage. • Would need an ecological appraisal due to its proximity to the wildlife area. • Compliance with the terms of the GPDO - The relevant class of the Order permits the change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwelling houses) along with building operations reasonably necessary to undertake that conversion. • The High Court has addressed the extent of this permitted right in the case of <i>Hibbitt v Secretary of State for Communities and Local Government</i> [2016] clarifying that there is a difference between a conversion of an agricultural building which does not require planning permission and the rebuilding of an agricultural building which does, and that the distinction is a matter of planning judgment. • Concerns would be that the building would not be fit to convert. 			

2021/094 To notify the clerk of matters for inclusion on the agenda at the next meeting

- Speed calming measures
- Kerb stones

2021/095 To confirm that the next Full Council meeting is to be held on Wednesday 24th March 2021

Resolved that the next meeting is to be held on 24th March 2021 at 7pm via Zoom.

2021/096 Public participation

Over 25 residents were present and raised concerns about the following:

- Alpha Homes development
- Spring field House application.

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Appendix 1 – Schedule of Payments

Date	Payee	Details	Amount
07/01/2021	Euraudit	Payroll Fees	£36.00
07/01/2021	R. Crabtree	Salary	£372.98
07/01/2021	HMRC	PAYE & NI	£87.40
07/01/2021	R. Crabtree	Go Daddy website fee	£15.40
07/01/2021	R. Crabtree	Printer Ink	£3.49
17/02/2021	R. Crabtree	Printer Ink	£3.49
17/02/2021	R. Crabtree	Zoom	£28.78
17/02/2021	R. Crabtree	Salary	£267.36
17/02/2021	HMRC	PAYE & NI	£59.40
17/02/2021	T. Garnett	Batteries for festive lights and printer ink	£57.40

Appendix 2

Bank Reconciliation

Prepared by: Rebecca Crabtree, Responsible Finance Officer

Date prepared: 10th February 2021

Balance as per bank statements 31st January 2021

BANK STATEMENTS		
HSBC a/c ****9457 balance as at 31st January 2021	£11,468.64	
HSBC a/c ****2818 balance as at 31st January 2021	£2,130.56	
Total		£13,599.20
Unpresented cheques		
Closing balance per bank statements		£13,599.20
CASH BOOK		
Opening balance		£11,457.05
Income (Precept £8641, Bank interest £1.10 and Pinfold Rent £70)		£8,712.10
Payments to date		£6,569.95
Closing balance per cash book as at 31st January 2021		£13,599.20

Expenditure

Budget Heading	2020-2021 Budget	Current expenditure
Salary and related costs	£5,000.00	£3404.01
Admin Costs inc Stationary	£200.00	£165.01
Grounds maintenance	£1,750.00	£834.21
Website	£250.00	£12.83

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Insurance	£700.00	£356.79
Room Hire	£150.00	0.00
Audit	£200.00	£175.00
Training	£300.00	0.00
Village Asset Maintenance	£2,000.00	£611.85
Sandbags and gritting	£120.00	£69.86
Membership/Subscriptions	£450.00	£358.99
Beck cleaning	£150.00	0.00
Festive costs	£500.00	£246.26
Newsletter	£150.00	0.00
Grants	£800.00	0.00
S137	£20.00	£16.00
VAT	£0.00	£319.14
Total	£12,740.00	£6569.95

Appendix 3 – Parish Council comments on application 20/05181/FULMAJ

PLANNING APPLICATION 20/05181/FULMAJ

RESIDENTIAL DEVELOPMENT OF 98 DWELLINGS AT MOOR ROAD, BISHOP MONKTON

Background

The Bishop Monkton Parish Council represents the village and submits below its comments on the above development. These are in line with the 100 plus individual objections recorded on the Harrogate Planning website.

In December 2019 the Council was made aware that Alpha Homes were proposing a housing development on the BM2 and BM4 sites and were to start discussions with Harrogate BC. A meeting was arranged with the developers and the following items raised by the council. No plans were shown at this stage.

The density of the development

The character of the building types should reflect the village as a whole. A standard housing layout would not fit in with what is a small rural village

The importance of considering properties surrounding the site

Access and road safety on Knaresborough Road. The design of the Moor Road crossroads. Speeding on Knaresborough Road.

The importance of footpaths and cycleways especially up Moor Road

Foul and surface water drainage taking into account that drainage within the village was already overloaded.

Surface water storage and where was this to be discharged

Village flooding and to help in reducing this if possible, by diverting water off Moor Road

The importance of the green agenda and environmental issues and that open green spaces should be incorporated

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Wider village benefits. Local school contributions.

The Parish Council received no further information until the full scheme was made public in August 2020. The Council considered that very few of the items raised in December 2019 had been taken into account in Alpha Homes proposals and made further detailed comments to them at the end of August 2020. It is with regret that again the developer's proposals submitted for detailed planning approval in December 2020 do not take into account the objections and comments previously made.

The objections the Parish Council wishes to raise are set out below:

Density of the Development and Number of Houses Proposed

There is considerable concern at the size of the development which at 98 units is up to 27% increase in the size of the village. The density is seen as serious damage and out of scale with the character of the village. The 30 dwellings per hectare being well above the density of the rest of the village. There is a general feeling that an urban high density scale development is being proposed and that the village character and identity will be destroyed. The argument put forward in the Design and Access Statement that a lower density would result in larger and more expensive dwellings is invalid. There is no need to change the housing type just reduce the number so that more green space can be introduced. Bishop Monkton, a secondary service village, is being developed faster and further than primary service villages.

There is general concern that the proposals are beyond the infrastructure capability of the village and surrounding area which covers roads, public transport, shops, doctors' surgeries as well as drainage with no infrastructure improvements proposed.

Design and Building Character

The Parish Council at our initial meeting with Alpha Homes in December 2019 and our consultation report in August 2020 stressed the importance that the developers should look closely at the character of the village and building types and not produced their standard brick box type units. This advice has been totally ignored.

The photographs of buildings in the village used to illustrate how they have decided that their standard two storey units is acceptable is incomprehensible. On this basis the whole site should be covered in bungalows which is the pre-eminent building type in his part of the village. A mixture of heights and character is required.

Below is an extract from our consultation report sent to Alfa Homes last August:

"Bishop Monkton is a village not a suburb of Leeds, Harrogate or even Boroughbridge. Yet we seem to be getting a development generally found in these locations. A standard developer housing layout. We ask that your architects walk through our village from the church at the top down the beck to the Corn Mill at the bottom. You will see townscape features encouraging you to explore further – the church, the beck, the bridges, the ford, the Mechanics Institute, the paper mill etc. This type of design can be reproduced in your development by incorporating building features, landscape views, open areas and landscape within the site.

The village is set around green spaces not car parking and roads. The buildings vary in height and character and were initially constructed of limestone and field cobbles later in Victorian times brickwork was included with rendered buildings in places. Why cannot this varying character be included in your proposals when all we see in the proposals is 100 plus developers standard two storey brick boxes."

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We ask again that this development reflects the village building character and not a standard urban housing estate. The development must be part of the village not isolated from it. The Conservation Area Character Appraisal October 2008 illustrates the village character and incorporates statements on new development design. Whilst this site is not in the conservation area full recognition on what this contains must be made and not ignored as stated in the Design and Access Statement even though statements at the beginning of their report indicate that keeping in local character should be a priority. Policy HP3 and National Planning Policy Framework.

Materials in construction should be varied. Consider render, limestone, field cobbles, feature buildings on entry to the site. Focal points are important to attract one into the development. It is no use stating that sandstone cills (note not the local material limestone) and render are a local characteristic and will be used and then reproducing brick house type standard drawings with nothing shown.

A plan is attached showing our suggestions on the layout made in August 2020. This incorporates a central green spine. This is still relevant.

By reducing the density of the development views can be opened up and more green space can be introduced. To quote the Conservation Area Character Appraisal 'Resist inappropriate development at the edges of the village where views tend to be more dispersed'.

The general appearance of the development is road and car dominated with car parking in front of all houses. This is contrary to the village character where car parking is to the side or behind housing. A reduction in density would minimise the dominance of vehicles in the street scene.

Again, the layout and character of the Moor Road and Knaresborough Road frontage have been questioned as appropriate to a rural village. On Knaresborough Road car parking and access roads are the dominant feature.

Roads and Road Safety

The infrastructure surrounding Bishop Monkton consists of narrow country lanes which cannot take safely the increase in traffic proposed. Knaresborough Road both to the north and south have lengths of single track as well as narrow sections which are difficult to pass. Boroughbridge Road which runs to the A1 has long sections of single-track road. The increase in the number of car journeys from the development cannot be taken safely by these roads.

The main area of concern the village has is the increase in traffic at the Hungate, Knaresborough Road, Moor Road junction. This has been the site of numerous accidents over the years listed in a number of residents' objections. Whilst the alterations proposed by Alpha Homes at this crossroads helps, it does not fully make the junction safe. Sight lines are inadequate and speeding on Knaresborough Road persists, NY Highways are proposing a chicane at the Ripon entrance to the village but a comprehensive implementation of all safety measures is needed before the development starts, not left for years after as has happened with the Kebble Homes development.

Objections have been raised on the new access position on Knaresborough Road being only 60m. away from the above junction and then the suggestion of the possibility of moving it to new roundabout with Meadowcroft Drive. Another mini roundabout at the Hungate/Moor Road junction has been suggested. This highlights the need for a comprehensive look at the full length of Knaresborough Road not this site in isolation.

An emergency road access off Moor Road is proposed. We question, as do a number of residents, why this cannot be made a second alternative access thus avoiding the dangerous Knaresborough Road junction. Alpha Homes have stated that it would affect hedges and be a rat run. We do not accept this and ask again that this secondary access is opened up.

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The effect of the extra traffic on the junction with Moor Road and the A61 is causing concern on safety and delays. This again highlights the need for a comprehensive reappraisal of safety on all surrounding roads. The use of data from edge of town urban areas in the traffic report is not considered to be relevant to a small village with narrow roads.

Pedestrian safety was raised at an early stage with Alpha Homes. The Parish Councils long term aim is to have a footpath/cycle way from the village up to the A61. With the increase in traffic on Moor Road this becomes a priority as it is well used by pedestrians to get to the Route 36 bus stop, cyclists and horse riders from the stud farm. We had hoped the developer might contribute to this. One item we did request was that a footpath be introduced along the full frontage of Moor Road. This has been incorporated up the effect "emergency access" only. We require as a minimum this extending up to the NE corner of the site. If this effects the existing hedge then the footpath could be incorporated within the site.

The pedestrian access across Knaresborough Road needs to be considered. The site will be cut off from the village centre. Again, the site must not be considered in isolation but how it fits in with the surrounding area.

Drainage and Flooding

As can be seen by the many objections to the development, this is of major concern to the village. This problem was raised to our initial meeting with Alpha Homes in December 2019. We stated then that the existing sewers were overloaded and the beck floods and would not take any run off from the site. We even walked down the village to show their representatives the flooding problems. We told them that a radical new approach needed to be looked at before any application is made. Over a year later it is apparent that no work has been done to analyse the village problems.

With reference to the surface water run-off, their drainage plan proposes holding tanks with a run off of 5.3 litre/sec and gives three alternative solutions to where it could go. To the beck on SW corner of the site, to the beck via a new drain down Meadowcroft Road or into the existing sewers. All have been discounted by North Yorkshire Environmental Services and Yorkshire Water.

Residents point out in their objections that the drainage problems are of overflowing manholes, flooding of properties throughout the village and drains blocking. The present sewerage system is at full capacity and cannot take the present properties let alone new drainage even if it is foul drainage only. The overflow of untreated effluent spilling out into the streets and then into the beck and River Ure must be stopped and not made worse. Yorkshire Water must act now. A full analysis of the drainage system within the village must be carried out before any new developments are granted permission. The Environment Agency must be consulted. Do not have this as a condition – it must be acted on now before more flooding occurs.

Landscaping and Heritage

The Archaeology and Heritage Based Assessment has indicated that geophysical survey and trial trenching should be carried out before permission is granted. This is important. The village is over 1000 years old and is known to be the site of one of the Archbishop of York palaces. The Bishop Monkton Local History Group believes that could be important remains on the site.

The environmental impact on the village was stressed early on with Alpha Homes as an important aspect of any development.

There appears to be little information on how the developers are going to compensate for loss of wildlife habitat. Green space is minimal but could be increased if the density of the housing was reduced.

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It has been pointed out by Yorkshire Wildlife Trust in their comments on the development that Brook Ecological appraisal contains no detailed assessment of the proposed residential scheme and therefore specific impacts are not listed. The Trust state that proposals should demonstrate a measurable net gain of 10% as good practice if not yet in law. We ask that this is achieved.

It has also been highlighted that whilst a number of the existing hedges are retained, they are now incorporated into private gardens therefore control over how they are maintained is lost. A central public green spine up the centre of the development as we originally proposed and pulling the development away from the Old Vicarage boundary would help to achieve this and maintain these important features of the site.

The new footpath and green space proposed from Knaresborough Road does not give any public benefit. The view into the site up this space is of a vehicle turning head and a road. No houses look over this area. It does not contribute to the character of the development. As we have said before – townscape, character and views must be considered.

The “green space” highlighted in the centre of the northern boundary is nothing more than a fenced pumping station with an underground surface water tank and electrical substation. No trees only grass can be planted in this area and is not compensation for what is lost.

The effect of views around the site and new views within the site have been ignored. The important view from Burton Leonard across to Ripon is highlighted in residents’ objections.

Can North Yorkshire CC Highways please explain why tarmac footpaths are required both sides of the access road. We are aware that this is a standard adoptable road requirement in urban situations but in other areas of the country this is reduced to one footpath. This would free up more area that could be planted with trees as part of green space that we are suggesting through the development.

Infrastructure

The lack of infrastructure within the area has been highlighted in the roads section above. Other objections raised by resident’s cover:

- Bus services through the village which are minimal.
- The lack of footpaths outside the development area especially up to the Ripon/Harrogate A61 bus stop.
- Pedestrian crossing of Knaresborough Road.
- Village school capacity.
- Road capacity with 150 plus extra cars.
- Construction development of the site with the majority of the roads having only a 7.5-ton load limit.
- Mud on the roads from construction traffic running down Hungate and ending up in the beck.
- Lack of a village shop.

It appears to the village that the developers have looked at the site in isolation and not considered its effect on the local community both during and after construction – this is unacceptable.

Summary

The Bishop Monkton Parish Council objects to the proposals put forward by Alpha Homes for the following reasons:

- Density is too high with little respect to the layout and character of the village.
- Design of the housing and materials used lacks reference to the materials and design in the original central

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core of the village which is the basic character of Bishop Monkton.

- The safety and design of the road system must be investigated further and acted upon before approval is given.
- The drainage proposals are incapable of being incorporated into the present drain system or beck without causing significant damage to properties and effluent overflow; the environmental consequences of such events must be avoided.
- The pedestrian and cycle flows and routes need to be considered further around the site.
- The infrastructure covering the surrounding, roads, schools and bus transport cannot incorporate a large-scale development.
- The overall environmental impact is negative.

We ask that the application is refused or deferred until the above issues are investigated and taken into account.

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