

**MINUTES OF THE REMOTE MEETING OF RUDBY PARISH COUNCIL HELD ON MONDAY 14 DECEMBER
2020 at 7.15pm**

In attendance: Councillor E Foden (chairman), Councillors K Clifford, A Collingwood, T Jopling, M McCluskey, A Mortimer, D Simpson, S Tate, N Thompson, A Voke, County Councillor D Hugill

1. **Apologies for absence.** District Councillor Fortune.
2. **Minutes of the meetings held on 9 November 2020.** The minutes were agreed.

Meeting open to the public. Zoom Meeting ID: 899 0813 5405 Passcode: 062037. There were 15 members of the public present (to include six members of the Neighbourhood Plan Steering Group), plus two representatives from Broadacres.

One member of the public asked Broadacres to comment on concerns he had that a leaflet he had received was not branded as being from Broadacres. He said that Broadacres appear to have had a small response and then extrapolated figures which are not in line with what the village wants. He also asked why Broadacres appeared not to be working with the Neighbourhood Plan Steering Group (NPSG) to deliver the Neighbourhood Plan (NP). The Chairman advised that Broadacres would be given an opportunity to make a presentation without any interruption and would then answer questions from the NPSG and Rudby Parish Council (RPC) before RPC debated the proposals and put forward any recommendations. Andrew Garrens responded to the comments as below and in his presentation.

3. **Broadacres proposals.** Andrew Garrens, Head of Development Services at Broadacres, and Glenn McGill planning consultant were both present .

Andrew Garrens presented the slides previously circulated, available on the RPC website. He said that Broadacres had sent a letter in May 2020 as part of their consultation with Hutton Rudby. It is Broadacres' view that much more residential development is needed in Hutton Rudby than has so far been identified. This is backed up by the 2020 Housing Needs Survey carried out by Broadacres, which identified a need for more affordable units, lifetime homes and other housing to fill current gaps and to free up larger houses once residents have been able to downsize. The previous survey carried out in 2018 was only in relation to affordable housing and so the more recent survey updates the previous one as well as being of wider application.

Mr. Garrens said that the initial NP had a target of 70 units. Mr. Garrens said the October minutes from RPC stated the most recent figure is a net figure of 51 units. Broadacres has reached agreement with landowners at two sites at Paddocks End and Embleton Farm; these are marketed as a package and are to be brought forward on that basis. Both sites are near the Spar and close to the settlement centre. Site selection is not just a question of developing a scoring system and then marking them, any sites need to be deliverable. The only other site is Belbrough which has fewer development boundaries and is therefore at greater risk of further development in the future. Both Paddocks End and Embleton Farm have minimal landscape impact issues and natural boundaries because of the ethylene pipeline. The proposal is for 78 units in total. Sites will be delivered to a high specification with air source heat pumps, good sized gardens, good drainage, and additional developer contributions which national house builders would not meet, to include Community Infrastructure Payments, play areas, a footpath link across the river, allotments, extensive tree planting and compliance with draft NP policies NP2 and NP4. Broadacres

are happy to consider anything else that the Parish would want provided it does not make the scheme unviable.

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In response to the question previously posed by a resident Mr Garrens said that the questionnaire sent out by Broadacres did have a letter with it which explained that Broadacres was trying to assess the housing need going forward. Broadacres already owns quite a lot of stock in the village and is always exploring whether it holds the correct stock. Broadacres was identified on the questionnaire.

Mr Garrens confirmed that Glenn McGill would be able to answer any questions of policy and Councillor Foden confirmed that Katie Atkinson was here on behalf of RPC and NPSG in a similar capacity.

Councillor Foden thanked Mr Garrens for his presentation and opened the floor to members of the NPSG.

The first NPSG member stated that there has been a painstaking exercise to make sure that any development within the village is in line with the needs of the village. He asked if the package was divisible into the site that the village says is its preference; and if not, why not?

Mr Garrens said that, in order to make viable the community benefits which are included in the scheme, both sites are needed. If there was a decision to go ahead only with the Paddocks End site a lot of those facilities would be lost.

The NPSG member stated the Broadacres proposal is three times larger than the NP proposal. Currently there is no allocation at Hutton Rudby within the Local Plan and Local Plan allocations in Service Villages are much smaller than anything envisaged by Broadacres.

Mr Garrens said that the initial NP target was around 70 houses needed then this changed when Government policy changed, and Hambleton District Council (HDC) moved towards putting development into market towns. As a result of the Local Plan inspection process, he thinks it is likely that villages will need to increase their housing allocations.

The second NPSG member said that a lot of the evidence regarding need and demand appears to be based on the Government White Paper which has a long way to go through the legislative process, Broadacres also appears to have taken account of a much bigger geographic area when making its assumptions. He said that many of Broadacres' commitments in terms of extra benefits are only in line with their legal requirements as any developer would have to meet the Community Infrastructure Levy and deliver affordable housing. He asked who is bringing this proposal forward, Broadacres or the landowners?

Mr Garrens said that we have pulled together what we feel is need. Ultimately the village will vote but based on the information from our survey we have tried to meet the needs that we have identified.

The third NPSG member said that, as a result of the site assessments carried out by the NPSG, Embleton Farm had performed poorly against the criteria and would come some way down the list if a second development site was needed.

Mr Garrens said that the district planners have also re-assessed all the sites and have scored the sites differently.

Katie Atkinson commented that the NPSG has done a significant amount of consultation. HDC can re-score but that does not mean that the NP evidence is wrong.

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Mr McGill said that the NPSG sees planning as a negative not a positive and there is a requirement for more housing coming.

The fourth NPSG member asked if Broadacres has options with either or both landowners - if not there is nothing to commit the landowners to using Broadacres and it could be a different developer. He was also of the view that the mix being offered is only a little better than the standard offering.

Mr Garrens confirmed that he has an agreement but not a legal agreement because he is not yet in a position to start to spend money bringing the development forward.

The fifth NPSG member asked how the phasing would work. Mr Garrens said that their proposal was to start at Garbutts Lane North, then Paddocks End in two roughly equally sized phases, each of approximately 18 months. He clarified that there would be a total of 103 units to include the Garbutts Lane North site, next to the cricket pitch, which already has permission for 25 units.

The sixth NPSG member said that Broadacres has worked well with RPC in the past and he was unclear why Broadacres are trying to push through a non-preferred site on this occasion.

Mr Garrens said that Broadacres were trying to come up with a package for the whole village. He does not entirely agree with the NPSG's identified need and he believes that the need is bigger. If a larger developer came in, they would look to build bigger houses which is not where the need has been identified. In his view the two landowners have recognised a need for more housing but are trying to provide what the community needs rather than maximizing the value of their land.

RPC Councillors were then given an opportunity to ask questions.

Councillor Tate asked if the proposed access road across the Paddocks End site has been adopted and Mr Garrens confirmed that it has been.

Councillor Jopling said that he likes the proposed mix of housing, but the question is around the numbers and that will dictate if one or more sites are needed. Since 2017 a lot of work has been done by the Steering Group and we have learnt a lot. We would like to get to a conclusion that is good for the village, with housing spaced out, ponds, adaptable properties, bungalows etc. Given the units previously built by Broadacres it would be a big plus to be able to work with them again. Paddocks End is an identified area and there is room for negotiation over the numbers to be built. Ideally, we would go ahead with more discussions on that site and leave the Embleton Farm to be re-considered along with other sites if more units are needed than Paddocks End can accommodate. In terms of build does Broadacres build them or sub-contract them out because we want a quality developer.

Mr Garrens confirmed that Broadacres employ contractors who work to Broadacres' specification. Broadacres' standards are higher, for example using air source heat pumps, having a higher number of sockets. Any profits go back into affordable housing. It will not be possible to tell the difference between the two types of housing built.

Councillor Thompson asked about the leaflet/brochure that was sent to some in the village where residents were asked to respond by SurveyMonkey. It was not widely sent round the village and it was not clear who had collated any responses. Mr Garrens said that it was not done by Broadacres, but he understood it had been done by the landowners themselves. Mr McGill confirmed that it was the landowners. He said that he believes that Broadacres and the landowners working together with RPC would be able to get this scheme over the line. In response to a question from Councillor Collingwood, Mr McGill confirmed that he is a chartered town planner, with 35 years' experience, who has been employed by Broadacres on this proposal.

Councillor Mortimer said that RPC might decide that this is a wonderful proposal but there are elements of the proposals which do not fit with the NP process. This discussion had been placed separately on the agenda to allow the widest possible discussion. The NPSG, RPC, and residents have invested four years in the NP which is a community driven process where the community is able to decide how much gets developed, what is developed and where it is developed. Examiners do not like developer dominated Neighbourhood Plans. Over 400 people replied to the questionnaire and hundreds have attended various consultation events and workshops. If the NP does not pass the tests set out under the process it will not get to the referendum stage and if it does not meet the wishes of the community, they will vote against it.

Councillor Mortimer said that the White Paper may be amended as it goes through Parliament and the Local Plan examination process currently being undertaken by HDC may also lead to some changes of policy, but this is all currently speculative. Broadacres' desktop analysis addresses the needs of 70,000 so is not relevant as Hutton Rudby is not expected to provide for the needs of that size of population.

Councillor Mortimer said that there are several possible ways forward. The Broadacres proposals could be subsumed into the NP; or they could be progressed outside the Plan; or RPC could decide to work further with Broadacres to refine the Paddocks End part of the proposal; or RPC could reject the proposal altogether and work directly with any of the landowners who have previously put land forward for development; or RPC could decide not to make an allocation at all. Councillor Mortimer said that for the avoidance of doubt he would not recommend either the first option because Embleton Farm is not identified as a preferred site and so cannot be taken through the NP process, nor the last option because a need has clearly been identified so the sensible approach is to ensure that that need is met.

Councillor Simpson said that for the avoidance of doubt the numbers of suggested units referred to in the previous minutes (51 units) must have included the 25 which have already been given permission. Development is due to start in 2021. He said that there are benefits to the Broadacres proposal but that a number of the benefits identified such as the open space would be mandatory in any event. The NPSG has been pressing for higher design standards so that is what would be expected of any developer.

[Post Meeting Note: The minutes of RPC's 12 October meeting report a discussion on housing need which took place under the Neighbourhood Plan agenda item. The minutes also refer to an associated briefing paper circulated to councillors. These minutes are the agreed record of the meeting, but for the avoidance of doubt no decision on housing need was made by RPC and the figure of 51 homes quoted was incorrectly described in the meeting as being a net need. As set out in the briefing paper, the source

for the figure of 51 is the gross need identified in Broadacres housing needs survey carried out in early 2020. The NP assessment that an allocation 25 homes is a reasonable response to the housing needs survey evidence remains unchanged.]

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Councillor Foden said that it was very pleasing the Broadacres would like to work with us. She said that the community infrastructure proposals and standards on energy efficiency are the kinds of details that the NP would like to adopt. She noted the higher numbers of units identified by Broadacres in comparison to the numbers identified by the NPSG and would like to see further discussion about this between Broadacres and the NPSG to see if the two groups can align on the numbers. She would like to know if the two sites identified by Broadacres can be separated or whether they are inextricably linked.

Mr Garrens said that if a decision could be made by Broadacres then separating the sites would be fine, but that he would need to go back to the landowners to see if they would be happy for him to proceed on the basis of separating the sites.

Councillor Collingwood said that the community wants us to continue with the NP. We have worked on it a long time and it has community support. He asked that Broadacres work with RPC and the Steering Group to deliver what the community wants.

Councillor Foden proposed that RPC will continue to mandate the NPSG to deal with the NP, and that the NPSG be instructed to work with Broadacres on their Paddocks End proposals and to leave Embleton Farm to one side. Councillor Collingwood proposed an amendment that those negotiations should be within the NP timescales and seconded the motion on that basis. All were in favour.

Mr Garrens and Mr McGill left the meeting.

4. **Police Report and Neighbourhood Watch.** The Police report covering the period 8 November to 12 December 2020 was noted. It was agreed that the advice from the police on avoiding becoming the victim of burglary will be placed on Hutton Rudby Appreciation Society and on RPC's website.
5. **Matters arising.**
 - a. **Neighbourhood Plan.** Councillor Mortimer said that he will be submitting the close out report from this phase of the Locality grant once he gets KVA's last invoice. RPC have sought advice on how to hold in person consultations and YLCA have advised that advice should be sought from the police.
 - b. **Footpaths.** The new fence at Chappies Field has made the footpath narrow and unsafe. It will be impassable in Spring once the hedge re-grows. NYCC are writing to the landowners to ask them to remove fence – that would be the best outcome. The landowners have 28 days to respond. County Councillor Hugill said that NYCC's footpaths officer has advised that the correct footpath is 5m from the hedge so there is nothing to stop anyone from walking 5 m from hedge. A gap should be made at each end of fence until something else is done. There may be a small delay due to the Christmas period but things in hand. NYCC is on the case and on side. Councillor Collingwood proposed a big vote of thanks to Arrietty Heath and Councillor Hugill who have prioritised this at a very busy time. All voted in favour. In relation to the other footpaths around the village Councillor Collingwood confirmed that there is an ongoing exercise to walk all the footpaths in the Parish and to pass on information about any work needed to Arrietty Heath for action.
 - c. **Village Hall and Play Area.** The most recent Village Hall meeting was cancelled. Repairs to the roof area are being undertaken.

- d. **Sports Area.** Repairs to equipment, security gate, health and safety notices, s106 funds. Councillor Jopling confirmed that the new gate is on its way. Councillor Tate is putting proposals together to include new bins and Councillors can then vote on it.

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- e. **Village Green.** Andrew Wastell has built the shelves for the phone box and will fit them in the next fortnight, weather permitting. It was agreed that the Christingle service can go ahead on 20 December. It was noted that there will be socially distanced carols on the green on 16 December. There have been many positive comments about the new lights on the trees on the green.
- f. **Repairs to the village clock.** The repairs are due to be carried out on 18 December. Councillor Tate will attend if available to support the repair company.

6. Planning applications.

The following applications have been received by RPC. Full details of any responses are available on www.hambleton.gov.uk/homepage/16/planning

- a. 20/02246/FUL 7 Langbaugh Road, Hutton Rudby. Single Storey side extension, front and rear canopy extensions, raising of roof height to provide accommodation at first floor level including dormers and roof lights. The Council opposed the application.
- b. 20/02262/FUL The Cedars, 13 Hundale Road Hutton Rudby. Retrospective application for change of use of land for relocation of domestic boundary fence to allow for extension of rear garden to encompass part of Hundale Gill, culvert of gill and application of rubble and decking over gill. The Council opposed the application.
- c. 20/02281/FUL 4 The Wynd, Hutton Rudby. Application for a two-storey extension to the side of the existing dwelling house as amended 6 November 2020. The Council recommended approval subject to comments on a window being obscured and parking.
- d. 20/02428/FUL. The Cottage Hall Gardens, Skutterskelfe. Retrospective approval for the removal of a section of boundary wall and insertion of new reclaimed brick piers and powered timbered access. The Council recommended refusal and requested reinstatement.
- e. APP/G2713/W/20/3260334 Land west of Hill Top, Blue Barn Lane, Hutton Rudby. Appeal against refusal of application 20/01349/OUT outline permission for two dwellings.
- f. 20/02474/FUL and 20/02475/LBC The Bay Horse, Hutton Rudby. Application and listed building consent for landscaping to the garden to include terracing, covered structure, pergola, external bar, sculptural pond. The Council recommended approval subject to comments on potential noise, light and visual impacts on neighbouring residential properties, and increased demand for parking around the Village Green.
- g. 20/02507/CAT White Gables, 2 Wynd Close, Hutton Rudby. Proposed works to a tree in a conservation area - remove a large conifer from the front garden. The Council recommended that HDC should seek a Tree Preservation Order.
- h. 20/02473/MRC and 20/02698/LBC The Bay Horse, Hutton Rudby. Application and Listed Building Consent for variation of condition 2 (approved drawings) to application reference 19/02060/FUL. The Council recommended approval subject to comments on potential noise, light and visual impacts on neighbouring residential properties, and increased demand for parking around the Village Green.
- i. 20/02499/FUL Orchard House, 25 Doctor's Lane, Hutton Rudby. Application for the construction of a single storey rear extension and alterations to the front porch. The Council recommended approval.
- j. 20/02530/FUL 5 Langbaugh Road, Hutton Rudby. The Council recommended approval.
- k. 20/02573/FUL 19 Woodside, Hutton Rudby. Two storey side extension.
- l. 20/02628/CAT Wynd House, the Wynd, Hutton Rudby. Works to tree in a conservation area.

7. Reports from County and District Councillors.

Councillor Hugill reported that there has been a roll out of the COVID-19 vaccine in a small number of locations. There are restrictions on transport and storage of the vaccine and logistical issues over bringing people to the vaccine. Rollout is expected to accelerate in the New Year. Sadly two North Yorkshire residents have died. NYCC's COVID-19 rate is below the national average and Hambleton is particularly low. Scarborough currently has the highest rate within the County.

Proposals have gone in relation to the proposed re-structure. It has been confirmed that if the NYCC proposals are accepted then any reserves will be spent in the district they come from, but it is expected that most will be spent before the vesting date.

NYNET, who provide superfast broadband, have delivered to another 15,000 properties, some in outlying areas. This is a wireless process for hard to reach areas.

The re-surfacing work on Doctor's Lane is scheduled for 2021 but there is no date yet.

8. Finance.

Quarterly accounts. Employer's summary October 2020. Councillor Thompson said that it was necessary for him to go to the bank to stop a cheque for Tees River Trust which they had lost. We have now issued a cheque for the full amount so everything should balance again in the next quarter.

9. Councillor resignation and appointment of new Councillor.

The Clerk will advertise the vacancy in the next few days. Due to the Christmas break it was agreed to give residents until the third week of January to apply with a view to holding interviews if needed in early February.

10. Trees for Tomorrow – report and request for further planting.

Councillor Thompson proposed that Councillor Simpson be permitted to plant further trees on Sexhow Lane down to the water splash, and that the budget be increased to £1250 plus VAT for this year. Seconded by Councillor Mortimer, all in favour.

11. Decisions of Hambleton District Planning

- a. 20/02023/FUL Application for a single storey extension to side and rear of the dwelling house as amended 9 October 2020 at The Gas Cottage Skutterskelfe. Granted. Noted.
- b. Email from HDC dated 25 November 2020 regarding registration of new dwelling plot 4 OS field 2719 Stokesley Road Hutton Rudby. Noted.
- c. 20/01979/MRC Application for the variation of Condition 3 (housing mix) relating to planning application 19/02068/OUT - Application for outline planning permission with access and scale to be considered (all other matters reserved) for a residential scheme of five dwellings. Granted. Noted.

12. Accounts

YLCA New Clerks Training 18 September 2020	£ 48.00
Care for Our Village tubs and sand for War Memorial	£ 33.98
NLS contracts Ltd burial ground drainage/excavation	£432.00
GGN Sports care hedge cutting and removal of low branches at Sports Area	£270.00
Festive Lights lights for trees on the village green	£898.88
Festive Lights lights for trees on the village green	£ 65.92
cpc additional materials for the lights for trees on the village green	£118.88
Station Software security	£ 43.20
Clerk pay November 2020	£587.77
Maynards Christmas tree for the village green and delivery	£360.00

Money received

Scouts Remembrance Day wreath	£19.00
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13. Correspondence

- a. Email North Yorkshire Police. Training on Black Friday and Cyber Monday dated 5 November 2020. Noted.
- b. Email from Councillor Fortune regarding unitary authority submissions dated 6 November 2020. Noted
- c. White Rose House update 6 November 2020, 20 November, 7 December. Noted
- d. Email from resident with poster for quilt project dated 13 November 2020. Noted
- e. Hambleton weekly briefing 13, 20, 27 November 2020. Various Covid financial support schemes are available. HDC is offering free parking from 2 December to 3 January. Noted
- f. Email from Kidz nursery dated 16 November 2020. Road safety posters. It was agreed that the posters would be displayed on the website and notice boards for a couple of weeks.
- g. Email from a resident dated 17 November 2020. Drainage at burial ground. Noted
- h. Email Keane Duncan Ryedale Council re local government reform 17 November 2020. Noted.
- i. YLCA councillors' discussion forum email 23 November 2020. Noted.
- j. Email Stockton BC dated 25 November 2020 regarding closure of Middleton Lane for three weeks from 30 November 2020. Noted.
- k. YLCA training programme 27 November 2020. Noted.
- l. NALC Chief Executive's bulletin 27 November 2020. Noted.
- m. Email from Scorton Parish Council re consultation on vehicle activated speed signs 1 December 2020. Noted.
- n. Email Civic Voice regarding charettes consultation 2 December 2020. Noted.
- o. RSN Rural Funding Digest 2 December 2020. Noted.
- p. YLCA Councillors' forum 10 December 2020. Noted.
- q. NALC consultation of standards in public life dated 4 December 2020. Councillor Collingwood proposed that we do not comment, seconded by Councillor Foden, all agreed.
- r. YLCA response to a request for residents to be able to erect Christmas lights on the Green. Noted.
- s. Email from NYCC dated 7 December 2020 regarding consultation for budget setting. For a decision. Councillor Collingwood proposed that we do not comment, seconded by Councillor Foden, all agreed.
- t. NALC guide on community business dated 8 December 2020. Noted.

There being no further business, the meeting closed at 20.58.