

THE PARISH COUNCIL OF NEWTON UPON RAWCLIFF AND STAPE

Minutes 21 August 2018

Present	Chairman Ian Parkin Deputy Chairman Steve Jackson Councillors Ian Clough David Hall Josie Hall Jane Hemingway Philip Jackson Grant Nersessian
86/2018	Apologies for absence received and approved from: All Councillors present so no apologies for absence
87/2018	Declarations of members' interests in respect of items on this agenda No Declarations were received
88/2018	Open Forum – Members of the public may make comment and give the Council information about matters on the agenda to be debated later in the meeting. No such matters were raised by the public.
89/2018	<p>Consideration of Planning Application reference NYM/2018/0504/FL Cropton Forest Lodge, Heads Road, Stape. Grid Reference 480316 492737</p> <p>Application for use of land for equestrian purposes and erection of stable block together with use of land for the siting of 5 no. shepherds huts for holiday purposes and creation of fire pond with associated access track.</p> <p>Councillor Phil Jackson and Councillor Ian Clough reported their findings to the meeting, having made a site visit on Thursday 16th August 2018</p> <p>The Parish Council expressed its serious concern about the level of detail that has been omitted from the application and its surprise that the application had been validated without the detailed information that is usually required by the NYMNP.</p> <p>Councillor Phil Jackson proposed and Councillor Ian Clough seconded that the Parish Council resolve to object to the above planning application for the reasons set out below in the resolution.</p> <p>Resolved</p> <p>The Parish Council Object to the above Planning Application reference NYM/2018/0504/FL for the following reasons:</p> <ol style="list-style-type: none">1. The Shepherds Huts are each shown to have a wood burning stove and chimney. The Shepherds Huts are very close to the forestry, and would present a fire risk.

2. No Design Statement has been provided addressing highway access. Vehicular access to the Site is via Heads Road which is in a poor state of repair. No details have been included about how this road will be brought up to a standard to cope with the additional traffic movements of the occupants of 5 Shepherd Huts and horse boxes used to transport horses to and from the Site for the period of their stay.
3. No details have been given for the dimensions, sections, engineering works or the materials to be used to construct the proposed new road across the site for access to the Shepherds Huts, car and lorry parking, and the stables.
4. The Shepherds Huts are shown as being on sloping ground. No details have been provided about what works will be undertaken to provide each Shepherd Hut with a level site.
5. The proposed new road appears to join the existing private access to Cropton Forest Lodge at a point that it will have to cross land that is in the ownership of the Forestry Commission. This needs to be clarified.
6. It is proposed that a fire pond be constructed. The need for this is not explained. The Site has mains water, so a water hydrant can be installed. A water supply will be needed for the Shepherd Huts and the stables and the turn out area for the horses.
7. Initially no cross section for the proposed pond was provided. One cross section has now been provided, but it does not show the cross section in relation to the existing ground level or the levels for the rest of the perimeter of the pond which slopes down from the north-west to the east to south quadrant.
8. No details have been given in relation to the pond and its dimensions, sections at each illustrated contour, engineering works, the construction materials or how water will be prevented from escaping. To the south of this Site is the de commissioned Middle Head Spring Water Ram. Water can still be heard rushing under-ground in the area of the ram and can be seen pouring out of the ground above where it joins the Stape Beck. The Parish Council suggest that a ground condition and geological survey for positioning a pond would be appropriate in this case.
9. Although the drawings are to scale, no measurements are given for the Shepherds Huts. When the drawings are printed out from the website at A4 the dimensions are too small to be read and cannot be accurately scaled from. As Parish Councils are no longer given hard copies of the Planning Applications it would be helpful if applicants could be requested to show key measurements on the drawings at a size that will be readable when printing the drawings of at A4. It would also be helpful if applicants could be advised that Parish Councils and Statutory Consultees generally only have access to an A4 printer and taking a laptop to Site is generally not of assistance as there is unlikely to be a sufficient broadband service to connect to.
10. No detail has been given for the materials to be used for the exterior walls, doors and roof of the Shepherd Huts
11. No details of the interiors of the Shepherds Huts has been given, i.e. bathrooms, toilets, electrical hook-up. No provision has been shown in the Application for toilets and washing facilities. The Councillors making the site visit raised this with the Manager and were advised that the Shepherds Huts would be luxury models each with its own toilet and washing

	<p>facilities. This needs to be clarified. No detail has been provided for foul drainage storage or disposal.</p> <p>12. Clarification is needed about parking. Are visitors to the Shepherds Huts to park on the grass alongside the Shepherds Huts or would the visitors to the Shepherds Huts and Horse Boxes would be allowed to drive on the proposed new road for the purposes of unloading only and would they then be required to park in the existing car park for Cropton Forest Lodge. If car parking is to be allowed alongside the Shepherds Huts and/or the Stables, what provision is to be made to protect the grass and or provide a surface for vehicle parking.</p> <p>13. It is not clear if the equestrian use is for the owner's personal use of their own horses, visitors with their own horses, or horses provided by the owner for the use of visitors. This needs to be clarified, as this impacts on whether or not NYMNPA Policy CO21 applies and the Licences that may be necessary to operate and the facilities to be provided for the horses.</p> <p>14. The proposed position for the stables is the highest point on the site and will be very prominent in the landscape.</p> <p>15. Although the drawings are to scale, and measurements for the stables are given, when these are printed out from the website at A4 they cannot be read and cannot be accurately scaled from. Based on this, the stable do not appear to meet the recommended size for a horse of 12ft by 12ft.</p> <p>16. No detail has been given for the materials to be used for the exterior walls, doors and roof of the Stables.</p> <p>17. The turnout area for the horses, is extremely small for three horses and is not sufficient to provide grazing for three horses. This needs to be clarified, together with details provided to show what measures will be taken to prevent the land becoming poached.</p> <p>18. No details have been provided of where hay, bedding, feed and equipment will be stored.</p> <p>19. No details have been provided of where manure will be put or the arrangements for its disposal.</p>
90/2018	<p>Any other urgent business</p> <p>No urgent business raised at this meeting.</p>

Signed:

Chairman _____

Date _____