

**MINUTES OF ESCRICK PARISH COUNCIL MEETING
MONDAY 27TH SEPTEMBER 2010 IN ESCRICK & DEIGHTON
SOCIAL CLUB**

PRESENT: Mr Steve Smowton (*chair*); Mr Brian Forster (*vice-chair*);
Mr Charles Forbes Adam ; Mrs Sara Cunningham; Mr Peter Skilbeck;
Mr Mike Russell; Mr Bill Reader; Mrs Lilian Coulson; Dr Jon Askham;
Mrs Amy Lamont

APOLOGIES: Mr John Reader

MINUTES OF LAST MEETING

MATTERS ARISING

To replace the sentence commencing 'Balloons have already been put up to show the height of the wind turbine..... ' with 'Balloons have already been put up to show the height of the wind turbine but, although attempts were made to inform the residents in the affected properties, they were not present when the balloons were up'.

Confirmed as true record.

Chair declared the meeting open

Residents and other local people concerned about the proposals for North Selby Mine site attended the meeting and expressed their concerns about the proposed development of the composting and gasification plant. Leaflets are being distributed around the parish informing residents of the plans and a website has been set up by this group to keep interested parties up to date. BNP Paribas, consultants for the lead parties behind the proposal, held a consultation meeting in Wheldrake last week which had not answered resident's concerns and was in a venue far too small, so the council decided to move our meeting to the Social Club which is far larger than the original meeting venue. This consultation will be held therefore in Escrick & Deighton Social Club on Tuesday 19th October from 4.30 – 7pm.

Apart from publicising the draft proposals the council felt that it should strongly urge York City Council to request that the land be returned to agriculture use which was condition of the original planning permission. The letter will be copied to all the local parish councils and SDC to encourage them to write similar letters. This action is to be taken urgently as it was said at the meeting that the condition will lapse in 2011 if no enforcement action is taken.

Action SS

Meeting closed

MATTERS ARISING:

POLICE REPORT

The latest Police Report can be found on the web.

<http://maps.police.uk/view/north-yorkshire/selby>

The Police are reviewing "Route 4 You" later this month.

ESCRICK PLAYING FIELDS

Dr Askham is attending the AGM meeting in October and is sure that a new committee will be formed. Dr Askham agreed to take on the role previously carried out by Mrs Mannix to report to the council on PFA activities.

ACCOUNTS

The accounts are in credit

A/c No 1	£812.81
A/c No 2	£986.87
Money refunded from npower	£381.26
It was agreed to pay:	
Escrick & Deighton Social Club	£10.00
Mrs Cumberland – broadband – Sept/Oct	£27.98
Postage	£7.60
Mazars	£156.62
Escrick Park Estate – rent for village green	£10.00
Green Vale Gardens	£174.51
Escrick & Deighton Social Club rent for BNP consultation	£20.00
Staples Stationary	£52.50

Mazars has no queries with the accounts this year and as a result their fees reflected this and congratulations were offered to the clerk and to the internal auditor for producing such excellent records.

PLANNING APPLICATIONS

8/10/246/PA erection of 50kw wind turbine Street Record Wheldrake Lane Escrick

The Parish Council has no objection in principle to the application and feels that it ought to support proposals for alternative energy technology, but only where they are sensitively located and have no detrimental environmental effect for residents of Escrick Parish.

It should be recalled that this application was initially linked to that of redevelopment of agricultural buildings nearby at Manor Farm, Skipwith Road, (applic. 8/10/15A/PA) to residential / livework use, as a means of 'offsetting' and enhancing the 'green' credentials of that application. We understand that this application has been refused and therefore it must be questioned whether there is still a requirement for the proposed wind turbine and, if so, whether it's exact location is still so crucial.

The application was discussed in detail at a recent meeting of the Parish Council on 16 August 2010 where several residents raised concerns regarding noise assessment, transport assessment both during construction and post completion, shadow flicker, blade glint and overall impact on ecology.

The applicant's agent kindly attended the Parish Council meeting and endeavoured to answer queries and concerns. In response to the main concerns of residents and at the request of the Parish Council, she offered to organise that the balloons

previously erected should be re-erected for a short time to provide a better idea as to the potential height and spread of the blades proposed. It is appreciated that this will only be undertaken once. On the basis that the balloons will be re-erected at a time agreed with the District Council (to allow them to be of use to local residents, officers, members and the Parish Council), I would be obliged if you would advise both the Parish Council and local residents who have previously been consulted of the time agreed so that we can all consider our position further in this context. On that basis, I would also request that further representations should be allowed to be made once the implications of the application (with the balloons erected) can be further understood.

The main other issue raised by local residents, and thus of concern to the Parish Council, is the proposed location of the access road to the turbine – with regard to both its initial erection and future maintenance. Again the agent agreed that she would be willing to relook at this and I am therefore enquiring whether any amended proposals have been considered with the Council and indeed submitted formally. There was a particular highways safety concern regarding the position of the access road on Wheldrake Lane (near a dangerous blind corner with an established accident record) as well as the location and extent of the road itself to the turbine and its ecological implications; also the implications of the construction (and to a lesser extent maintenance) traffic on the amenity of nearby residents.

Due to these potential adverse implications, we would ask you to weigh up the potential environmental benefits against these amenity issues and the potential visual impact on the local environment, in what is a rural location.

8/10/40AS/LB application listed building consent for the demolition of outbuildings to facilitate the erection of a hotel spa building The Parsonage County House Hotel Main Street Escrick.

8/10/40AT/CA demolition of outbuildings and wall. The Parsonage County House Hotel Main Street Escrick.

8/10/40AR/PA erection of hotel spa building. The Parsonage County House Hotel Main Street Escrick.

The Parish Council objected in principle to previous applications to develop a major hotel spa at the Parsonage Hotel, mainly on the grounds of overdevelopment in the Green Belt but in particular on highways grounds. We also stated our support for the hotel as an important part of the village as a prestige venue and local employer, and appreciate that the spa would greatly assist the viability of the hotel in attracting staying guests and also members of the spa. Therefore we now feel that the issue of Green Belt and any potential overdevelopment is one for the District Council to determine.

In particular, we note the Business Case and Planning Design and Access Statement submitted to support the various applications.

The Parish Council considers that the detailed design of the proposed spa building has been far more sensitively undertaken to reflect the site's constraints and the Conservation Area within which it is located.

However, when the application was discussed in detail at a recent meeting of the Parish Council on 16 August 2010, members were extremely concerned to note that there were no highways improvements at all proposed, nor additional parking to cater for the additional visitors to the hotel, whether they be hotel guests or members of the proposed spa.

We believe that the Planning Design and Access Statement, which supports the applications, is purposely misleading in this regard. In particular, we would draw

your attention to para 2.22 – the case regarding parking and access – which states: “The proposed scheme is an ancillary use, intended to provide spa facilities for the guests of the hotel and member usage from the wider community, including residents of Escrick. No alterations to the existing access and parking arrangements are proposed as a consequence of the scheme.”

Para 6.83 – regarding traffic and parking – expands on this, whilst confirming that the current access and parking arrangements will remain unchanged, and states that “although there may be a small additional amount of traffic generated by private member visits, no enlargement of the car park is necessitated by this, which is an improvement on the previous scheme.” Para 6.84 then states “instead much of it will be through sustainable modes of transport, including walking from nearby Escrick. A hotel spa is the sort of facility that is convenient to travel to by public transport.....”

We advocate that the Planning Design and Access Statement should be carefully considered within the context of the Business Case prepared by Salon Consulting. This is a useful report in that it provides the justification as to why the spa is needed to support the continued viability of the hotel. It compares itself to other local facilities and, in section 6, concludes that the facility will need “a modest external membership of 250 members....and an occupancy of treatment rooms of 62.5% at weekends and 37.5% midweek.” The appendix set out in section 8 is useful in that it sets out comparisons of headline tariffs, membership numbers etc in the local comparable facilities, which appear to range from a single membership fee of £594 - £865 per annum and membership numbers of 120 – 350, depending on the range of facility found.

The issue of highways and parking appears to have now been brushed under the carpet on the assumption that future members of the spa in a rural area will use public transport to travel to the facility. It should be noted that North Yorkshire County Council has recently resolved to withdraw its funding subsidy to the 415 Selby to York route for all evening services (after 7pm) from April 2011 and therefore it is extremely likely that the current service will be further reduced. Furthermore, the majority of the rural villages in this location, from which potential members may be drawn, have no direct bus route to Escrick. Therefore it is extremely likely that the majority of the 250 potential external members will use private cars to travel the spa, rather than public transport as purported.

The Parish Council therefore maintains its previous objection regarding highways, and in particular parking and access. A Traffic Impact Assessment should be commissioned and undertaken before this application is determined. A suitable location for additional parking should be proposed to meet the need identified and suitable improvements to the access (and if necessary to the A19 if justified) undertaken to ensure that appropriate parking and safe access and egress is provided. If not, overspill parking will take place at the adjoining surgery, church etc with potential conflict for users of these facilities, the existing farm vehicles and residents who use the lane for access, as stated in our objection to the previous applications.

We would request that these comments be considered by both planning and highways officers before this application is determined. This is fundamental as we do not consider that the Planning Design and Access Statement in isolation clearly sets out the intended increase in visitor numbers, which we appreciate is needed to ensure the viability of the facility. The Business Case clearly sets out that substantial increases in hotel stays and the external membership is crucial for the success of the venture and therefore it is imperative that the traffic implications should be properly assessed on this basis.

**8/10/9F/PA display new pub signage Black Bull 91 Main Street Escrick -
SDC permission granted**

Mr Forbes Adam declared an interest in the following two applications

8/10/247/PA internal alterations demolition and extensions and new garage and front porch The Headmasters House, Escrick Park Gardens.

8/10/247A/LB internal alterations demolition and extension to the Headmasters House, Queen Margaret's School Escrick with new garage and front porch (including removal of 2 trees within the cartilage of the property) The Headmasters House, Escrick Park Gardens Escrick.

These applications arrived just prior to the meeting. No objections were raised at the meeting but the planning sub-committee will look at the plans in more detail and respond to SDC.

CORRESPONDENCE

Jennifer Hubbard sent a letter ahead of the official planning application for a proposed farm shop at The Hollicarrs. This is much smaller farm shop than the original application which has now expired. The planning committee will examine the plans produced but no objections were expressed at the meeting.

Megan Lenehan wrote about the land at the corner of Carr Lane and Main Street Escrick and the clerk to inform her that this area belongs to Escrick Park Estate.
Action VC

At the last meeting two residents had been co-opted on to the council. Unfortunately this would have exceeded the total numbers of councillors allowed which is 11, so the council co-opted the first person to apply – Mrs Lamont – and requested the second person – Mrs Brothwell - to await a vacancy. Mrs Lamont was unanimously co-opted onto the council.

ANY OTHER BUSINESS

The Estate tidied the area at Carr Lane and discovered that one of the trees was in a dangerous condition and they cut it down. Clerk to investigate if planning permission was required to cut this tree, and to advise the Estate if so. *Action VC*

Commuted sums are now available and Dr Askham will make enquiries about this. *Action JA*

The light at the junction of Skipwith Road and Carr Lane is not working and the light outside the police flats on Skipwith Road is still on continuously. Clerk to inform Tarmac. *Action VC*

DATE OF NEXT MEETING

Monday 1st November 2010 at 7.30pm in Escrick & Deighton Social Club