

# **CRAKEHALL WITH LANGTHORNE PARISH COUNCIL CHAIRMAN'S ANNUAL REPORT – MAY 2024**

Following is a brief summary of some of the things that the Parish Council has dealt with over the last year, to try and improve the lives of the communities it serves:

This is the final year of my current 2 year appointment as Chairman of the Parish Council following my election as Chairman in May 2022. The year from May 2023 to May 2024 has proved to be extremely busy as apart from the regular Parish Council activity we have had to deal with the ongoing Planning Application in Station Road, Crakehall, a planning application in Langthorne and in April 2024 the application from a former Parish Councillor to the Land Registry to register the Charity Land in Mastil Lane. Little Crakehall in his own name.

Regarding the Station Road planning application, the original planning application of Outline Planning Application (with All Matters Reserved Except Access) for the Erection of 20 No. Dwellings on land to the south of Station Road, Great Crakehall which was formally submitted on 10<sup>th</sup> February, 2023 was withdrawn by the developer on the 31<sup>st</sup> August, 2023. On the same day the developer submitted another planning application this time for Outline Planning (with All Matters Reserved Except Access for the Erection of 4 No. Dwellings on a smaller part of the site. On October 9<sup>th</sup>, 2023 an Extraordinary Parish Council meeting was held to discuss the new planning application which was attended by 41 parishioners

The Chair opened up the floor for comments on the Proposed Housing Development from the Parishioners present. The main comments from Parishioners were:

1. Concerns regarding the very poor access to the proposed development along Station Road combined with safety issues relating to the narrowness of the road with no separation of pedestrians and vehicles in the roadway, which would only be exacerbated by additional traffic from the proposed development.
2. The fact that the proposed development was outside of the 2022 Hambleton Local Plan.
3. The detrimental impact that the proposed development would have on the character of Crakehall.

Other issues raised related to concerns regarding the effect the proposed development would have on the character of the village, the ecology of the surrounding area and the fact that Hambleton District Council had already exceeded their housing construction target by a significant amount. A show of hands revealed that all the 41 parishioners present were unanimously against the proposed development.

The Chairman invited Councillors to comment on the proposed development having reminded them that the planning application was an 'Outline Planning Application (with All Matters Reserved Except Access) for the Erection of 4 No. Dwellings and that the Parish Council was therefore being asked to approve access to the development and the principle of houses being built on the site. This would mean that the plans as submitted with the Outline Application could change should the Outline Planning Permission be granted. The Chairman also commented that he believed that this was 'Development by Stealth' in that the Developer had shown their hand by previously submitting a planning application for 20 dwellings, which NY Highways had consistently recommended for refusal on safety grounds. There was no guarantee that the Developer would not submit further plans for additional housing at a future date.

Councillors agreed with the issues raised by the parishioners present, particularly regarding the unsuitable access and safety issues along Station Road and the fact that the proposed development was outside of the 2022 Hambleton Local Plan. Councillors unanimously voted to oppose the Planning Application which was submitted via the planning portal on 16<sup>th</sup> October, 2023.

On April 19<sup>th</sup>, 2024 the developer submitted a revision to this planning application which is now for Outline Planning Application (with some matters reserved) Considering Access for the erection of 4 no. dwellings, including 1no. self/custom build unit and 1no. unit that complies with M4(3) building regulations wheelchair user.

The Parish Council submitted their objection to this revised planning application on April 19<sup>th</sup>, 2024 stating that the issues identified in the previous application still stand and adding

1. The revised proposal offers no mitigation to the severe risks relating to increased traffic flow along Station Road.
2. The proposed development remains outside the built form of the village, it is not included in the Local Plan and will be clearly visible from the centre of the conservation area.
3. The village already enjoys a well balanced mix of housing stock including about 80 bungalows. Many of these bungalows have been purposely built to accommodate residents with mobility issues.
4. We note the response to this third application relating to the development of this site from Highways Department and would support those comments

Turning now to the Langthorne Planning Application. On the 20<sup>th</sup> November, 2023 a planning application was submitted in relation to Land at Langthorne Hall Barn, Langthorne, DL8 1PQ. The application was a Full application for the conversion of listed barn to 1 no. dwelling and erection of 4 no. new-build dwellings totalling 5 no. dwellings, demolition of some existing barns and associated infrastructure.

On the advice of a Langthorne resident, Councillor Stirke visited the North Yorkshire Records Office and obtained documents proving that part of the planning application site was actually registered Village Green (registered as Village Green on August 1st, 1973). The

location plan of the proposed development includes this part of Langthorne Village Green in its curtilage and its boundaries and indeed proposes vehicular access to the houses across the Green. Whilst the Parish Council accepts there has been access for agricultural vehicles for many years the Council believes that access for vehicles to residential properties is a different matter and requires some further consideration within the constraints of the protections afforded to Village Greens. The Parish Council responded to the planning application on December 13th, 2023 supporting in principle the conversion of the Old Barn at Langthorne Hall (within the constraints of its listed status), but raising serious concerns regarding the preservation and ownership of Langthorne's registered Village Green, the drainage capacity and inadequate provision for foul and surface water, the belief that the Odour Report from Redmore Environmental is misleading and seriously flawed and objects to the layout and density of the 4 additional buildings and their appearance and design which is out of character when compared to Langthorne Hall and the rest of the village of Langthorne. The Parish Council therefore urges the Planning Authority to require these matters to be addressed and resolved before any approval is

In April 2024 the Parish Council received notice that former Parish Councillor, Mr Harry Lillystone had applied to the Land Registry to register a plot of land in Mastil Lane, Little Crakehall in his own name. The land in question is legacy land left to the poor of the village of Crakehall in the 1648 will of William Clarke. The land has been rented out by the Parish Council as an allotment since Parish Records began in 1897. Mr Lillystone was appointed tenant of this allotment in 1973. Crakehall with Langthorne Parish Council strongly opposes the Land Registry application (NYK497215) of Mr Lillystone, particularly in regard to errors and omissions contained in Mr Lillystone's 'Statement of Truth' and Certificate of Exhibit HL2 and has formally objected to this Land Registry application and will continue to do so on behalf of the village.

Back in January 2023 a parishioner reported to the Parish Council that a gap had appeared between the pavement tarmac and the retaining wall of the Crakehall Beck in Little Crakehall. In March 2023 NYCC (as was) inspected and effected a temporary repair, when it was discovered that the wall has been undercut in places by the beck. Sandbags were placed and pinned in place by the diver to prevent further erosion of the base of the wall. In October 2023 NYC closed the footpath on the beck side of the A684 and advised that more permanent repairs would take place in Spring or Summer 2024

The Vehicle Activated Sign (VAS) was continuously deployed throughout the year at the 3 sites in the village (Little Crakehall, Crakehall Green and Hackforth Road). Data collected by the VAS shows that although speeding continues to be an issue the percentage of vehicles that speed through Crakehall (at a speed where the police will take action ie. over 35mph) remains on average less than 5% at Crakehall Green and 6% at Little Crakehall, with weekends seeing the highest percentage of speeding vehicles. Unfortunately, there were no visits to Crakehall by NY Police motorbike patrols and we will be contacting them to get them back as soon as possible.

As parishioners are aware during the summer of 2023 grass cutting services provided by Farm and Land Services in the village were not satisfactory. In 2023 only Farm and Land submitted a bid and are effectively the only game in town. Their contract was therefore

renewed for 2024 with the promise of an improved performance over 2023. Unfortunately, after a good start this has proved not to be the case and the Parish Council is now actively seeking to remedy the situation.

A full survey of all the trees on the Green, The Batts and the Cemetery was undertaken in 2023 which resulted in two trees being identified as requiring action which was carried out.

The play equipment at the Village Hall is showing its age and requires replacing. Fortunately, the Parish Council has received £5000 toward the cost from NYC Locality Budgets Funding and Newett Homes have an obligation to provide £2769.50 in lieu of them not incorporating a play area into the Cringlefields development. It was agreed that the Parish Council would contribute £2230.50 from the CIL monies received previously. This brings the total to £10000. Quotes have been obtained from two play equipment providers thus far. The monies raised would enable a modest replacement of the play tower at the Village Hall but are insufficient to also replace the broken spinner in the Batts play area. Further information is also being sought from parishioners as to the most appropriate age range and we are grateful for the contribution from the Brownies who have expressed their preferences for replacement equipment.

Turning to the Parish Council's financial position, expenditures this year have again been quite low. The council has therefore succeeded in maintaining a contingency of around £10,000 in its general reserves which is in line with national guidelines. This means that routine expenditure and maintenance can be covered by the precept as usual with the contingency reserved for non-routine and special / emergency projects.

I wish to thank Fellow Councillors and in particular our clerk, Richard Bocking, without whose sterling efforts the Parish Council would not function. Whilst we acknowledge that we cannot please all of the people all of the time, we endeavour to do our best and act in what we believe is the best interests of our villages.

In September 2023 Councillor John Wilson was presented with the second Honorary Burgess certificate issued by the Parish Council, in recognition of his long time of service to the Parish Council

I would just like to acknowledge the (generally unsung) work of members of our community who help keep the village as one of the best kept villages in the Lower Dales with special mentions to:

Rob Exelby for his kind donation of a Christmas tree (again) for the Green.

Phil Kelley for his efforts in cleaning local footpaths.

Kevin Hails for his work in repairing the bench on the Green and his forthcoming work in repairing the broken bench in the Pinfold.

The volunteers who helped clear the tree debris from the Watergate on the Batts and the main road bridge on the A684

Apologies in advance for anyone that I have forgotten to mention.

The PC greatly values the input of parishioners to bring issues to our attention. The PC does its best to inform parishioners of the activities and decisions of the PC by posting information on the village notice boards, via the All Crakehall Great and Small Facebook page and the [www.crakehall.org](http://www.crakehall.org) website. If parishioners can think of any other means we can inform them of the Parish Council activities please let us know.

David Shaw (Chairman, Crakehall with Langthorne Parish Council)