

CRAKEHALL WITH LANGTHORNE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 17th January 2024 in Crakehall Village Hall

Councillors present: Councillors Mr D Shaw (chair), Mrs S Stirke, Mr J Wilson and Mr A Beal

Also present: Cllr J Weighell, 9 parishioners

Clerk: Mr R Bocking

The following items were raised by members of the public;

Mrs S Milligan (Bridge House) attended to give a brief overview of the proposed work to the access track to Bridge House across The Green and details of her chosen contractor. The outcome is referred to below in the relevant item of the clerk's report.

1. Apologies for absence

Cllr J Neale, Cllr J Randall, Heather Lees (police liaison)

2. Minutes of the Extraordinary Meeting of the Parish Council held on 15th November 2023

The minutes of the meeting were confirmed as accurate by those members present and signed by the chair.

3. Any Matters Arising

There were no matters arising.

4. Police Report

The police report was read by the clerk. No concerns were raised.

5. To consider the exclusion of the public and press because of the special or confidential nature of the business to be transacted under agenda item 9.

It was agreed that, because of the special or confidential nature of the business to be transacted under item 9, the public and press would be excluded whilst the items were discussed.

6. Parish Clerk's Report

- Concrete posts around the Green – the clerk has conducted a survey of the state of the posts around the village and has produced a map (appendix 2). At the time of the survey it was found that 10 posts were loose, 1 was broken, 1 was completely missing from its location and 3 posts had been replaced by white painted stones. Councillors agreed that the clerk will ascertain how many loose posts can be reset and how many need replacing. Councillors also expressed a wish to replace the three white stones with new posts. Once numbers are established the clerk will purchase new posts and arrange installation.
- Village Hall play equipment – see item 8.
- Cemetery landscaping – the inclement weather and Cllr Neale's absence have precluded any further developments at this time.
- Planning applications – The following communications regarding planning applications were received since the last Parish Council meeting:

<p>ZB23/01836/FUL received 17/10/23</p> <p>PROPOSAL: Single storey extension to dwelling to Form Annex for Family members to include garden room, bedroom, kitchenette & WC</p> <p>LOCATION: Cobblestones The Green Crakehall Bedale</p> <p>APPLICANT: Mr And Mrs Starkey</p>	<p>Application withdrawn</p>
<p>ZB23/02267/FUL received 10/11/23</p> <p>PROPOSAL: Construction of a new shower block and four camping pods (Family Pod) with associated parking area</p> <p>LOCATION: Certificated Campsite At Greengate Farm Green Gate Lane Little Crakehall</p> <p>APPLICANT: Mr Steve Pounder</p>	<p>Granted</p>
<p>ZB23/02346/LBC received 22/11/23</p> <p>PROPOSAL: Restoration of the listed barn, including recreation of historic openings, interior and exterior works to allow for the barn to be converted to residential use.</p> <p>LOCATION: Barn North West Of Langthorne Hall Langthorne North Yorkshire</p> <p>APPLICANT: J. A. Thompson, C Nicholson</p>	
<p>ZB23/02395/FUL received 22/11/23</p> <p>PROPOSAL: 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.</p> <p>LOCATION: Barn North West Of Langthorne Hall Langthorne North Yorkshire</p> <p>APPLICANT: J. A. Thompson, C Nicholson</p>	
<p>ZB23/02536/FUL received 13/12</p> <p>PROPOSAL: Minor internal alterations, with conversion of existing garages and construction of a rear, two storey extension.</p> <p>LOCATION: 1 Moorfields Little Crakehall Bedale North Yorkshire</p> <p>APPLICANT: Mr & Mrs T Jacques Jacques</p>	

- Internal audit recommendations – no further progress has been made on this item.
- Broadband installation in Langthorne – Mr C McGee (acting as the council’s liaison on this matter) was present at the meeting and reported that installation would be hopefully progressing in the next few weeks
- Weeds and rushes in the beck – the recent storms and flooding of land adjacent to the beck means that no progress is likely on this matter in the short term
- Work to trees identified in the recent tree survey – the work was carried out by Rennison Tree Services in the week prior to this meeting
- Damage to the Green caused by parking at school drop off/pick up times – The Parish Council would like to thank the school for their efforts in making parents aware of the damage being

caused, however a number of vehicles have still been parking on the grass verge causing yet more damage. The clerk will make further contact with the school.

- Flooding in Langthorne – Cllr Stirke gave a detailed account of the lengths residents of Langthorne had to go to in order to persuade NYC to attend and unblock the drains to relieve flooding. New drain ducts have been installed but the Parish Council again expresses its frustration that approaches through the recognised channels went unanswered and it was only the combined clamour of a number of residents that prompted any response. In addition, Langthorne is grateful to Andersons from Ainderby Myers for digging out a gully to relieve the water in the flood, before the council were able to fix it properly.
- Access to Bridge House over the Green – Councillors listened to the difficulties being encountered by the residents due to erosion of the existing trackway. It was agreed by those councillors present that the two existing narrow trackways be dug out and infilled with compacted hardcore but it was made clear that the trackways must not be widened to form a single approach to the property.

7. Financial matters

The clerk presented the latest receipts and payments (1 November to 31 December 2023) and a budget monitoring report.

8. Formation of a sub-committee to investigate funding/future development of the play areas

The chair gave an overview of the current state of the play equipment and highlighted the pieces in imminent need of replacement along with the likely costs which far exceed the financial means of the council. Therefore some external funding will be necessary. Cllr Weighell indicated that he could make some funding available and the Parish Council can make use of some CIL funding provided from the recently built Cringlefields housing development. It must be noted that Cllr Weighell's offer is time limited. The council also wishes to thank Tim Longstaff (member of the public) for his kind offer to join the sub committee.

9. Allotment on Mastil Lane

There were no further developments at this time.

10. Proposed development on Station Road

This Planning Application was not on the agenda of either the December or January meetings of the Richmondshire Constituency Planning Committee. Although the internal target date and agreed expiry date was December 18th, 2023, no decision has been reached to date for this application. The Parish Council will continue to monitor the North Yorkshire Council planning portal for developments and will attend the planning committee meeting on behalf of Crakehall residents as and when this planning application is on the agenda.

11. Proposed development in Langthorne

A planning application for the conversion of a listed barn and erection of 4 new build dwellings, adjacent to Langthorne Hall, was submitted on November 20th, 2023. 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. Crakehall with Langthorne Parish Council therefore urges the Planning Authority to require these matters to be addressed and resolved before any approval is given.

On December 21st, 2023 the Commons Registration responded to the Planning Application regarding Works on Town and Village Greens pointing out that Town and Village Greens are protected by section 12 of the Inclosure Act 1857 and section 29 of the Commons Act 1876. Section 12 makes it a criminal offence to do anything which injures a green or interrupts its use as a place for exercise and recreation. Section 29 also makes it an offence to permanently encroach upon or inclose a green, or to build upon or disturb the soil of a green otherwise than with a view to its better enjoyment.

It is not possible to apply for consent under section 38 of the Commons Act 2006 to carry out works on a T&VG unless it is subject to a scheme of management under the Metropolitan Commons Act 1866 or Commons Act 1899, or to a Provisional Order Confirmation under the Commons Act 1876. Even where there is such a scheme or Act consent under section 38 does not authorise works which constitute an offence under sections 12 or 29.

The Parish Council will therefore write to the Landowner, Agent and Planning Authority advising that no works will be allowed on or over this part of Langthorne Village Green without the prior written consent of the Parish Council.

12. Abandoned vehicle on Crakehall Green

Following a formal letter from the Parish Council the vehicle has been removed.

13. Matters of urgency

There were no matters of urgency.

14. Any other business (for information only)

Concern was raised over vehicles parking on the pavement along the A684 at school drop off times.

A request was made for footpaths in Langthorne to be cleaned.

A rotted footpath sign and a fallen tree branch blocking a stile, both adjacent to the A684 were reported.

A fallen tree branch in the cemetery requires attention.

15. Date of Next Meeting

The proposed date of Wednesday 20th March 2024 at 7:30pm was accepted.



North Yorkshire Police Report

Crakehall Parish Council (inc. Crakehall, Hackforth,

Statistics taken from	01/12/2023-31/12/2023	
Crime Type		
Anti-Social Behaviour	1 Report	Snape
Total	1 Report	
Arson	0 Reports	
Burglary Dwelling	0 Reports	
Burglary Commercial/Other	0 Reports	
Criminal Damage	1 Report	Crakehall
Theft (inc Theft from Shop)	0 Reports	
Violence against the person	0 Reports	
Other crimes	0 Reports	
Drugs	0 Reports	
Hate Crime	0 Reports	
Robbery	0 Reports	
Fraud	0 Reports	
Total	1 Report	

Local News:

North Yorkshire Community Messaging

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Sign up and receive email alerts about policing activity and initiatives in your local area as well as crime prevention advice and information. You will also have the opportunity to reply directly to your neighbourhood team and provide feedback via surveys.

You can sign up at:

www.northyorkshirecommunitymessaging.co.uk

Contact Us



@NYP_Hambleton – Local Twitter



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North Yorkshire Police - Hambleton

North Yorkshire Police – Force Page

Your Local Team –

Inspector Sarah Sanderson

PS Jerry Perrin

PCSO Heather Lees

PCSO Charlotte Jones



To contact Local officers please call 101 and select Option Two and state either officer's full name or collar number. Please do not report incidents via this method – please dial 101 and select Option One to speak to an operator.

Data Protection

In order to comply with data protection, whilst details of crimes and anti-social behaviour are included in Parish / Town council reports, North Yorkshire Police may not have a lawful basis to share further information.

Appendix 2

