



MINUTES of the Extra Ordinary Meeting held on Tuesday 30th April 2024

Present: Cllr Houghton Cllr Jordan Cllr Shields Cllr Spensley
Cllr Strong Clerk: MRS C Smith 45 Members of the public

PUBLIC REPRESENTATIONS A resident reported an abandoned red van outside Applegarth.

The following concerns were raised by residents to the Council over the proposed housing development on Hargill.

- Plans are not clear. Is there a building line around Redmire anymore?
- The Footpath is not shown on the map.
- Plans do not show clearly the water table in relation to the beck, lowering of the soil will affect the water table and will increase surface run off.
- Concerns raised over the ecology survey.
- Noise, Disturbance, and Amenity.
- The capacity of the sewerage infrastructure.
- The area is at high risk for flooding- further investigation is needed.
- Water supply- questions were asked about the water connection.
- Concerns raised over the traffic increase through the village and past the Play Area.

The following questions were asked:

- Has change of use been granted?
- How will they ensure they will go to local people and not second homes. The affordable element will be kept?
- When is the building work anticipated to commence and how long will the development take?
- How will the safety of children using the Play Area be protected from the increase in traffic to the site?



- Affordable housing- will this be accessible by other people elderly disabled etc, are they going to be single level?

Unfortunately, a representative from planning or the developer were not able to attend the meeting- questions will be sent over to them by the Parish Council.

Residents expressed frustration that felt that they have not had chance to speak directly to the developers face to face in the meeting and requested that questions are addressed.

Residents also requested that the Parish Council send a representative to Yorkshire Water to ask what will be done about the issues with the capacity of the sewerage system in Redmire.

24.63 APOLOGIES- None.

24.64 DECLARATION OF INTEREST – None.

24.65 PLANNING

- a) **Ref: ZD24/00198/FULL PROPOSAL:** Erection of 8 no. Dwellings with Associated Access, Landscaping and Associated Works
LOCATION: Land At Hargill Lane Redmire Leyburn North Yorkshire
link to Public Access : [Planning Documents - Planning Documents \(richmondshire.gov.uk\)](https://www.richmondshire.gov.uk/planning-documents)

The Council discussed the application and the majority object to the current proposed plans, as valid concerns have been raised that need addressing. The Parish Council resolved to submit the following comments:

1. Housing need

- The planning statement details the core planning principles set out in paragraph 60 state that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward



where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay"

- The Council question what groups and what needs are being catered for by the proposed development?

2. Affordability and Housing Types:

- Does the development meet the housing need of Redmire? The Council acknowledges the need for local affordable housing.
- The Council questions the affordability of the proposed plans for 3-4 bed executive homes. Will a percentage of the housing will be genuinely affordable and what specific housing needs are being addressed by the proposed development?
- The Council have concerns about the development being used for holiday lets or second homes.
- Shared ownership might be a way to assist people in getting on the housing ladder and enhance affordability.

3. Highways and Traffic:

- Concerns about increased construction and delivery traffic through the village due to the proposed development.
- Hargill Road is narrow and access will be restricted from the other direction due to the Railway Bridge.
- The Council highlighted potential impact on safety, as the site is near the Play Area. Large HGV's will be delivering goods to the site and the safety of the children needs to be considered.

4. Lack of Existing Infrastructure:

- **Infrastructure Capacity:** The Council question the capacity of existing infrastructure (water, sewerage, electricity) to support the development.
- Redmire is a small rural village without a connection to Yorkshire Waters main supply, the village is supplied by local spring water.

5. Unsustainable Pressures on Existing Infrastructure:

- Introducing a new housing development will put strain on existing infrastructure.



- Increased population density means more demand for services like water, electricity, and waste management.
- Is the existing infrastructure robust enough to handle the additional load? The village already experience issues in summer with reduced water pressure and on some occasions a water shortage. The sewerage system reaches capacity and Yorkshire Water are currently on a regular basis leading away waste water.
- Concerns have been raised with the PC over the discharge of sewerage into Apedale beck.
- If the additional load is not addressed this may lead to inefficiencies, service disruptions, and overall dissatisfaction among residents.
- Do the developers have plans in place to upgrade or expand infrastructure alongside housing development?
- Improvements would ensure that any new housing would benefit the community without compromising existing services.

6. Greenfield Site and Agricultural Land:

- The proposed development is on a greenfield site, which means the loss of valuable agricultural land. Settlement Development Limits were established in the Richmondshire Local Plan (1999-2006) Policy which states that: "The defined boundaries sought to manage the expansion of settlements into the surrounding countryside, taking account of prevailing development needs and opportunities."
- Richmondshire Local Plan Core Strategy details that:

"Development will be encouraged to utilise previously developed land first (brownfield land), where that land is in a sustainable location and is not of high environmental value, in preference to greenfield sites. The use and development of land will be assessed against the community's housing, economic and social requirements."

The Council propose that there are potential infill sites within the village boundary that would be suitable for housing.



24.66 HEALTH

- a) **ICB meeting**- update from DH update since the last meeting about the discussions on the health concerns and level of (lack of) service. The ICB purchases services for the area, they are based in North Lincolnshire and have not visited North Yorkshire. The plans drawn up over the last year are focused on urban areas, nothing on the rural sector and this is a concern because of our demographic. These plans should reflect our needs and it is apparent that they currently do not.

Cllr Houghton has been lobbying on the local community's behalf to raise concerns over:

- Level of performance in North Yorkshire.
- The distance to hospital, concerns of maternity services.
- Transport to hospital and the cost to get there
- The choice and range of services

The Parish Council are asking for your views to present to the ICB. Please send any concerns to the Parish Council Clerk by the 12th May please.

24.67 FINANCE

- a) **Items awaiting payment**-approved.

24.68 EXCHANGE OF INFORMATION- None.

24.69 DATE OF NEXT MEETING- Annual Parish Meeting Tuesday 21st May.



Appendix

Payments Schedule

Redmire PC

Hybrid Property Care- Grass cutting	£360.00
ICO	£40.00
YLCA Membership	£140.00
Expenses A4 Paper	

Housing AC

Council Tax North Cottage	£361.76
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