

# Minutes of the Marske & New Forest Parish Council

## Meeting held on 26<sup>th</sup> May 2020 7pm via Video Conference

Present	Parish Councillors	Mr Nigel Phillips (NP) Mr Peter Coates (PC) Mr Martin Wallis (MW) Mr Raymond Ridley (RR) Mr E Jarvis (EJ)
	Parish Clerk	Joanne Wallis (JW)
	Guest	Cllr Richard Good
G & S Villiers		S & P Braithwaite
N Meredith		K & C Wallis
D McGuckin		M Tillotson
A Matthews		D & A Stoneham
D & L Wallis		P & A Simpson
N & L Ibbotson		R & L Ridley

Cllr Phillips opened the meeting at 7.05pm

The chair welcomed everyone to the meeting and thanked all for embracing the Zoom technology

Action

Public Representations – An informal public participation was held from 7pm, where members of the public were allowed approx. 3mins to address the Council on matters arising from Planning Applications relating to Marske Hall and associated buildings. This is a summary in brief of comments made:

D McGuckin – Felt that use of timings for this application due to Covid 19 pandemic and the previous one over the Christmas period were underhand. The plans are out of scale with the area and a number of inconsistencies leave little confidence in the developer. Objects very strongly to the development.

A Matthews – Job creation in question, as the developer already has a number of properties and this will be combined into an existing employees role. Objects due to noise, traffic generation, light pollution, litter.

P Simpson – Development would totally overpower Marske. Serious concerns on the impact on his farming business, shared access, the staff that he currently employs, sewage capacity and noise.

G Villiers – The sentiment of the whole village is against the Planning Application, no requirement for a 2<sup>nd</sup> events venue. Requested information on the number of responses for & against which the Chair declined to answer on confidentiality grounds. Requested a clear mandate on the direction on how the Parish Council would go.

1 **Apologies** – Cllr Yvonne Peacock

2 **Confirm minutes of the last meeting** – Due to government restrictions the meeting was held via video conference therefore the minutes of the previous meeting will remain as draft until the Council can meet at a normal meeting.

The Chair outlined to the meeting the Councils position and the limitations within its role when commenting on Planning Applications. The Parish Council is not the Planning Authority and it can only put forward a balanced view taking into account all views expressed.

### 3. **Planning Applications**

R/31/22S/LB Listed building consent for Marske Hall, Sawmill & Dog Kennels Refer to Appendix I for Parish Council Response

R/31/22R Full planning permission for Marske Hall, Sawmill & Dog Kennels Refer to Appendix II for the Parish Council Response

### 4. **Correspondence to the Clerk**

A request was received to extend the current Conservation Area of Marske Village to include Marske Hall – As this could have implications on properties within the area such as Home Farm a decision was deferred until further information and advice could be taken

NP

Toad crossing & signage along Skelton Lane – Thanks received for the completed registration with frogslife.org and the displaying of warning signs. A significant reduction in fatalities was noted but this may be due to lockdown.

Resolved

### 5. **Matters arising from previous minutes –**

- Ornate tree guard to be purchased for Wild Cherry Gem in the village – No progress PC
- On Line Banking – Application Form complete and with the bank for processing NP
- Waste bin near telephone box – base to be concreted into place NP
- Repair to wall on the low side of Marske Edge – Highways contacted and they reported that it is the landowners responsibility. Landowner informed work completed week commencing 18/05/20. Thanks given to landowner Resolved
- Repair to public footpath steps & gate near Pillimire Bridge – Public Rights of Way contacted and a maintenance ref for the repair to steps given Ref 20.43/15/1. Clerk informed that the gate is the responsibility of the landowner. This is to be questioned and with Public Rights of Way. JW
- Potential damage to the wall along School Terrace – Clarification on responsibility if damage is caused to the wall due to vehicles driving on the verge. Response from Highways that the area will be monitored and action taken as required Resolved

### 6 **Matters requested by Councillors/Clerk**

- Fly-tipping – reports have been received incidents of fly-tipping in the area 1) over Downholme bridge into the river and 2) into the cattle grids up Cordillerias Lane. Cllr Good informed the meeting that if fly-tipping occurs on public land then it is a District Council Matter and he should be notified. If it occurs on private land it is the landowner's responsibility. JW
- Further road subsidence near Downholme Bridge – Highways have been informed about the concerns for this stretch of road, they are aware of it and are monitoring the situation. Resolved
- Website Accessibility – A charge of £45 + VAT is required to bring the Parish Council website into compliance with legislation regarding accessibility for the visually impaired. NP proposed PC Seconded Resolved

- Update to various documents – All Parish Councillors had received the documents to review via email which included Standing Order, Clerk Job Description, Employment Contract and Grievance policy. No comments received. Chair to sign as appropriate, clerk to implement.

Resolved

## 7 Finance

Spending since the previous meeting

19.02.20 Chq 100040 £150 Vision ICT Website Support

Previous balance £2071.53 Current Balance £1921.53

Clerk raised the point that no bank statement had been received since 21.02.20. Chair has requested a current statement but again received statement dated 21.02.20. A further request for a statement required to enable end of year accounts to be completed

JW/NP

## 8 Parish Councillor Meetings

Due to Covid 19 all meetings have been cancelled

## 9 The Annual Meeting of the Council – Please note the Annual Meeting of the Council will be delayed until the Council can physically meet. All current positions within the Council shall remain until the Annual Meeting can take place.

Date and time of next meeting

Thursday 6<sup>th</sup> August 2020 7pm more details to follow

There being no other business the meeting was closed at 9.15pm.

..... Chairman

.....Clerk

Date .....

# MARSKE and NEW FOREST PARISH COUNCIL

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## Appendix I

**Planning Comments on Application R/31/22S/LB** – Listed building consent for conversion of Marske Hall from 10 open market apartments to an aparthotel and conversion of basement to associated facilities, which include gym, sauna, laundry, retail space, cellar bar and tasting room. Conversion and extension of the kennels to an events space. Conversion of the Saw Mill to an events space. Construction of an outbuilding to electricity substation and provision of car parking

Following a Parish Council video meeting on Tuesday 26<sup>th</sup> May 2020 the council would like to make the following comments:

The Council recognises that long term view of the maintenance of the building must be taken into consideration but any development of Marske Hall must be done in a managed way that has least impact on the village and the surrounding area.

Marske Hall Conversion – No adverse impact on the listed building, sensitive planning extension. Provision for long term letting for local occupancy should be considered. Minimal exterior works which is an advantage.

Conversion of the basement to associated facilities- No issues with the planning application.

Conversion & Extension of the Kennels to form an events venue – discrepancies throughout the planning application on capacity. Confirmed figures must be submitted as this impacts on noise levels and parking

Construction of outbuilding to house electricity substation – the previous application stated use of an existing garden building

Conversion of the Sawmill to an Events Venue – The preferred option is to use the existing planning permission to either convert to two holiday lets or two dwellings with permanent residency with local occupancy, the council feel that this is more appropriate and would benefit the community.

# MARSKE and NEW FOREST PARISH COUNCIL

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## Appendix II

**Planning Comments on Application R/31/22R – Full Planning consent for conversion of Marske Hall from 10 open market apartments to an aparthotel and conversion of basement to associated facilities, which include gym, sauna, laundry, retail space, cellar bar and tasting room. Conversion and extension of the kennels to an events space. Conversion of the Saw Mill to an events space. Construction of an outbuilding to electricity substation and provision of car parking**

Following a Parish Council video meeting on Tuesday 26<sup>th</sup> May 2020 the council would like to make the following comments:

Due to the current Covid 19 restrictions it was felt that the planning application should go to the Planning Committee for further review to enable consultation with the relevant authorities and local community

The Council recognises that the development could possible create employment opportunities and the long term view of the maintenance of the building must be taken into consideration but any development of Marske Hall must be done in a managed way that has the least impact on the village and the surrounding area.

The Councils view is that the current plans are an overdevelopment of the site mainly due to the two events venues in relation to the village size and surrounding area, taking into account the following concerns:

**Overlooking/loss of privacy** – The neighbouring property of Scriddehurst will be impacted with regards to overlooking and privacy as vehicles leave the development.

**Parking** – Discrepancies on the quantity of parking spaces quoted on the plans. It was felt that there was insufficient for the development when all the venues cellar bar, tasting room, kennels and Sawmill and Marske Hall were in full occupancy. Staff vehicles, any commercial or deliveries vehicles would also add complexity to the parking capacity.

No provision for overflow parking is available. Concerns would be that any overflow would result in vehicles either blocking the farm access which would not be acceptable as access is required at all times for animal husbandry and farm vehicles or parking on the grass verges on Hard Stiles, which is not considered suitable due to the steep incline, increased safety issues for pedestrians and a sharp bend in the road. Damage to road verges would pose further hazards during inclement weather.

**Highway Safety & Traffic Issues** – The increase in the volume of traffic must be taken into consideration not only for this development but for the neighbouring Stable Block development and events venue at Telfit Farm. The access road has vehicle limitations due to its width with a small amount of passing places. The A6108 from Richmond via Downhole Bridge onto Cat Bank has issues with subsidence, the junction has poor visibility and the bridge is single file which could result in traffic congestion.

Concerns were also raised about the access and exit routes to the development which are both onto Hard Stiles and have poor visibility onto a steep road which is part of the Coast to Coast route and does not have a designated footpath. In the winter months this road can become very icy.

The choice of exit route will be in direct conflict with the farm right of way. This right of way allows for driven livestock and large farm machinery and livestock wagons to use this as a two way route, therefore potentially causing a hazardous situation if large vehicles are forced to reverse onto Hard Stiles road.

Parish Council strongly recommend that options for an alternative flow of traffic should be investigated:

- The main Hall Gate to be used as the Exit route, this would alleviate problems with farm access and reduce traffic noise leaving venues close to neighbouring property & the village.
- A separate right of way for the farm access which would alleviate traffic & livestock issues near the Sawmill

**Noise** – The Council feel that the Noise Impact Assessment should be scrutinised by the Planning Committee to take into account such as the tranquil area that the development is in, weather conditions, wind direction, maximum capacity, windows and doors left open and people on the terrace. A large expanse of glass is detailed in the fabrication of the building which could increase noise levels on quiet summer evenings.

Additional noise will be generated from vehicles entering and leaving the site, general noise and disturbance from people talking, shouting as they leave the venue to return to cars or accommodation.

The noise impact should not only be considered for the community but to wildlife and farm animals. Due to the nature of the surrounding area and community Fireworks and Chinese lanterns are considered totally inappropriate.

The Council has been made aware of a local events venue having their license removed/not renewed due to noise and disturbance to the neighbouring properties, it is important that the lessons learned in other similar developments are considered here.

**Effect on listed building and conservation area** – No adverse impact was noted for the development of Marske Hall and was seen to be a positive way forward that an important historical building would be returned to use, which is in compliance with the National Parks 5 Year Plan.

However, to include both venues of the Kennels and Sawmill and the Stable Block the development was considered disproportionate to the size of Marske village. When at maximum capacity the development would more than double the size of the village population, which, a large part is within a conservation area. The impact on wildlife could be detrimental due to noise, traffic, parking & light pollution. If allowed the total development of the site would result in the largest hotel complex in the northern part of the Yorkshire Dales National Park, with a total of 30 rooms. In comparison The Kings Head in Richmond has 20 and Simonstone Hall 18.

A reduction in the Events Venues, would be beneficial as parking spaces would be adequate, thus protecting the gardens and grounds which have a high wildlife habitat and heritage value.

**Layout and Density of Building** – As Marske Hall is a Grade II listed building the works will be done under strict controls and were not thought to be detrimental to the building. Discrepancies on the maximum number of occupants were noted, this would be resolved, due to fire restrictions on occupancy levels.

**Design, appearance and materials** – Again this will be controlled by building regulations for a Grade II listed building. The proposed glass roof on the Kennels could accentuate noise and light pollution. The Noise Impact Assessment states that windows and doors will remain closed during an event but no provision has been included for a ventilation system on the plans.

**Government Policy** – The Council feels it is appropriate that Yorkshire Dales National Parks Planning Committee ensure that any statements on the planning application or associated documents are scrutinised thoroughly in accordance with their own policies.

**Disabled Persons Access** – No provision is evident for any disabled accommodation or parking.

**Proposals in the Development Plan** – The development is out of character and too extensive for a settlement the size of Marske. Further development or change of use could be required in the future.

**Previous planning decisions** – The Council feels that the original Planning Application for the Sawmill into 2 x 3 bed dwellings with local occupancy or holiday lets would be more in keeping with community.

The area is also losing the potential for 10 open market apartments within Marske Hall; therefore it would be beneficial if within the development there was the option for longer term letting or open market apartments for local residency which would benefit the community.

**Nature Conservation** – The village of Marske has a high proportion of properties within the conservation area. The surrounding green spaces and Marske Beck is a haven for wildlife and fauna many of which are classed as vulnerable species and should be preserved. Increase in noise traffic/ pollution and additional human activity could have a detrimental effect. The Council does recognise the requirement for active management of the trees within the grounds to ensure the survival of the specimen trees and felt that the Tree Report covered this in detail.

**Public Rights of Way** – Increased traffic causing potential danger to Coast to Coast pedestrians and the damage to local footpaths caused by the increased footfall.

**Flooding & Pollution** – The Council require additional assurance that the potential for foul water to overflow into Marske Beck during heavy rainfall has been fully investigated by Yorkshire Water and the additional development of The Stable Block has also been taken into account for the capacity of the sewage works.

As highlighted in previous comments noise, light and additional traffic pollution, are all concerns in regards to this development.

**Prevention of Crime and Disorder** – Any increase in the number of people gathering especially where alcohol is being sold holds the potential to create problems with drink-driving (as no public transport is available) or public disorder offences. Trespass into the neighbouring farm buildings is also a concern.

**Precedent for Further Inappropriate Development** – If some of the issues are not addressed at this stage such as parking then it would result in further planning applications to increase parking to accommodate the size of the venues, therefore the size of the development must be limited. The potential for further events space via temporary means i.e. marquee's is considered totally inappropriate.

**Conclusion** - The Council feels that a balance should be agreed between the Developer and The National Parks Planning Committee taking into account all residents' concerns and comments. A long term view on Marske Hall must be taken into consideration, which will enable a viable business for the developer and contribute to the local economy but not impact on local residents with detrimental effects.