



Proper Officer, Sue Reid

t: 07881 989148

e: bishopmonkton.pc@gmail.com

Bishop Monkton Parish Council Agenda

To all Councillors:

You are summoned to attend a Meeting of Bishop Monkton Parish Council to be held Tuesday 15th July 2025. This will take place in the Methodist Hall, Bishop Monkton, commencing at 19.00 hours.

Meetings are open to the press and public by virtue of the Public Bodies Admissions to Meetings Act 1960 (s1) unless the presence is prejudicial to the public interest (s2)

- 2025/102** **Introduction from the Chairman and a reminder of the Council's expectations for the audio or visual recording of this meeting.**
In accordance with the Openness of Local Government Bodies Regulations 2014, persons attending the meeting may record/film/photograph and make audio recordings or broadcast the proceedings of the formal Council meeting when the public and press are not lawfully excluded. This does not extend to live verbal commentary. Any member of the public who attends a meeting and objects to being filmed should advise the Parish Clerk who will instruct that they are not included in the filming. In addition, the council may record audio from the meeting to aid the accuracy of the minutes. When meeting minutes are formally accepted as a true record of events by the council, the audio recording will be deleted.
- 2025/103** **To receive any apologies.**
- 2025/104** **To consider the apologies and decide whether to approve reasons for absence.**
- 2025/105** **Declaration of Interests**
a) To receive any declarations of interest.
b) To receive, consider and decide upon any applications for dispensation
- 2025/106** **To approve the minutes of the Meeting of Bishop Monkton Parish Council held Tuesday 17th June 2025.**
- 2025/107** **Public Participation**
To convene a public participation session to allow members of the public to make representation in respect of the business on the agenda. No resolutions can be made under public participation.
NOTE: The public participation session shall not exceed 15 minutes unless directed by the Chairman and each member of the public shall not speak for more than 3 minutes. A question at the meeting shall not require a response or debate during the meeting. The Chairman may direct that a written or oral response may be given.



-
- 2025/108** **To receive a report from Cllr Nick Brown of North Yorkshire County Council.**
- 2025/109** **Clerk's report.** To note the clerks report.
- 2025/110** **Financial matters.**
a) To approve the payments as per the schedule attached.
b) To note the contracted ongoing payments.
c) To note the bank reconciliation.
- 2025/111** **Planning matters.**
a) To consider and make observations on the following planning applications.
- APPLICATION NO: 6.54.270.E.FUL HGTZC25/01179/FUL
PROPOSAL: Permission to change the temporary manager's accommodation and 2no. holiday lets to form permanent residential units.
LOCATION: Mill View Cottage Boroughbridge Road Bishop Monkton Harrogate North Yorkshire HG3 3QN
GRID REF: E 433761 N 466730
APPLICANT: Miss Jane Fowler
 - APPLICATION NO: 25/01394/FUL
PROPOSAL: Single storey rear extension and single storey lean to carport to side of property. Extension of roof over rear balcony. Felling of 2 no. Rowan trees within Bishop Monkton Conservation Area.
LOCATION: Bridge End Cottage St Johns Road Bishop Monkton North Yorkshire HG3 3QU
GRID REF: E 432931 N 466249
APPLICANT: Mr Jonathan Sizer
 - PUBLIC ACCESS: [view file](#)
 - APPLICATION NO: 6.54.288.A.FULMAJ
HGTZC24/03358/FULMAJ
PROPOSAL: RECONSULTATION ON AMENDED PLANS AND DOCUMENTS AND REDUCTION IN NUMBER OF UNITS: Residential development of 58 dwellings, including access, landscaping, public open space and associated infrastructure.
LOCATION: Land Comprising Field At 432447 466225 Moor Road Bishop Monkton North Yorkshire
GRID REF: E 432447 N 466225
APPLICANT: Alfa Homes Limited
PUBLIC ACCESS: [view file](#)
 - APPLICATION NO: 25/02017/FUL



PROPOSAL: Widen site entrance by 600mm. Minor modifications to existing stone boundary wall and railings. Replacement of gravel with reclaimed yorkstone cobbles to first 4.5m of driveway. New wrought iron vehicular gates (in style to match existing railings).

LOCATION: Little Garth St Johns Road Bishop Monkton North Yorkshire HG3 3QU

GRID REF: E 432922 N 466237

APPLICANT: Shervington

PUBLIC ACCESS: [view file](#)

- b) To note planning decisions.
There are no planning decisions to note.
- c) To note planning enforcements.
There are no planning enforcements to note.

2025/112

Ongoing matters.

- a) To receive an update from Cllr Sargeson in relation to proposals for replacement equipment for the play area located at the playing fields.
- b) To receive an update from Cllr Culshaw in relation to the plan to provide an item to celebrate the Coronation of HM King Charles III, namely the Coronation Walk including an update on Uredale Community Partnership and the application for funding for the Coronation Walk. and decide any action as appropriate.
- c) For councillors to consider the draft Deed of Easement between Yorkshire Water, Kebble Homes and Bishop Monkton Parish Council. (circulated under separate cover) and consider approval and signature of same.
- d) For the council to receive an update on the planning application from Avant Homes.
- e) For members to receive an update on grant funding applicable to the councils requirements.
- f) For members to receive an update on the GAP Analysis in relation to the Local Council Awards Scheme and consider further actions.
- g) To receive an update on the purchase and instalment of hand pumps on the beck area.

2025/113

New matters and correspondence.

- a) To receive a presentation from Caddick Construction in relation to development plans for Mains Lane.
- b) For members to consider communication received in relation to the North Yorkshire Mobile Library provision and decide if Bishop Monkton wishes to continue with this service.
- c) For members to consider the potential to change the name of the 'Parish' Council.
- d) For members to consider an amendment to the wording of para 18 of the Council's Recording Policy.



-
- e) For members to receive an update on the Village Halls proposal to apply for S106 funds to facilitate a project.
 - f) For members to consider the PC submission to North Yorkshire in relation to the new local plan consultation.
 - g) For members to consider pursuing the feasibility of developing a Neighbourhood plan.
 - h) For members to consider the street naming request for development on Land Comprising Field At 432860 465889, Knaresborough Road, Bishop Monkton.

2025/114 **To agree items to be communicated to residents, and the methods to be employed.**

2025/115 **To notify the clerk of matters for inclusion on the agenda at the next meeting.**

2025/116 **The next Ordinary meeting of Bishop Monkton Parish Council will be held Tuesday 16th September 2025 in the Methodist Room. The latest date for members to submit items for consideration on the agenda and reports on tasks is Monday 8th September 2025.**



-
- 2024/xxx** **Introduction from the Chairman and a reminder of the Council's expectations for the audio or visual recording of this meeting.**
- 2024/xxx** **To receive any apologies.**
- 2024/xxx** **To consider the apologies and decide whether to approve reasons for absence.**
- 2024/xxx** **Declaration of Interests**
a) To receive any declarations of interest.
b) To receive, consider and decide upon any applications for dispensation.
- 2024/xxx** **To approve the minutes of the Bishop Monkton Parish Council Ordinary Meeting held xxxxxxxx 2024.** (Circulated under separate cover)
- 2024/xxx** **Public Participation** *For members of the public to raise matters on items listed on the agenda only. The session will last for a period of fifteen minutes only, with each participant having 3 minutes to speak. Please note that there will be no decisions made on matters raised in this session. Should there be a requirement then the matter will be brought to the agenda at the next meeting of the council. The Chairman may request the clerk to provide a written response.*
- 2024/xxx** **Clerk's report.** To note the clerks report. (To Follow)
- 2024/xxx** **Financial matters.**
a) To approve the payments as per the schedule attached.
b) To note the contracted ongoing payments.
- 2024/xxx** **Planning matters.**
a) To consider and make observations on the following planning applications.
b) To note planning decisions as per attached document.
c) To note planning enforcements as per attached document.
- 2024/xxx** **Planning matters.**
a) To consider and make observations on the following planning applications.
b) To note planning decisions as per attached document.
c) To note planning enforcements as per attached document.
- 2024/xxx** **Ongoing matters.**
a) Xxxxxx
b) Xxxxxx
c) xxxxxx
- 2024/xxx** **New matters and correspondence.**



- a) Xxxxxx
- b) Xxxxxx
- c) xxxxxx

2024/xxx **To agree items to be communicated to residents, and the methods to be employed.**

- a) Xxxxxx
- b) Xxxxxx
- c) xxxxxx

2024/xxx **To notify the clerk of matters for inclusion on the agenda at the next meeting.**

2024/xxx **The next Ordinary meeting of Bishop Monkton Parish Council will be held xxxxxxxx 2024 in the Methodist Room.**

The latest date for members to submit items for consideration on the agenda and reports on tasks is xxxxxxxx 2024.



The clerk reports the following for members to note:-

1. Work has commenced on supplying electric to the pole at the Harvest View end of Boroughbridge Road. A dialogue is being maintained to co-ordinate the electric works and the installation of the VAS Units. There has been a slight delay to the lead time for the VAS units due to confusion over which unit was to be ordered.
2. Planning permission has been granted to cut the tree causing issues in relation to the broken lighting. Once this has taken place Cllr Culshaw will notify highways and request they attend to make the necessary repairs.
3. The clerk has arranged to meet with officers from Harrogate to assess the viability of having two new waste bins in the village, one on the A61 at the top of Moor Road and on Mains Lane.
4. The new accounts package is set up, with all paperwork entered to date. The provider corrected the error made when setting the system up.
5. The account closure forms have been returned to HSBC. The account should be closed this month.
6. The Solicitor acting in the matter of the Pinfold has requested proof of the Parish Council receiving rental income. The Land Registry have requested this due to the application to register the land in the council's name. The information has been supplied.
7. Cllr Oliver has provided the necessary IT required to allow members of the public to sign up to receiving communications (agenda/minutes etc) and maintaining everything in compliance with GDPR. There have been a few people already taken the option to receive communications in this manner.
8. A resident has indicated her interest in helping with tending to the village signs. Their details have been circulated to members in order that a dialogue can be set up for the PC/resident to work together on this project.
9. All paperwork has been submitted to the external auditor, PKF Littlejohn, for the financial year 2024/2025. The clerk will advise if any questions arise.
10. The clerk has raised the invoice in the sum of £99 to the Village Hall in respect of the 99 year lease agreement. Once payment is received the clerk will draft a document for both the Village Hall Management Committee and the Parish Council to keep on record confirming the arrangement.
11. For members to note that the accounts with HSBC Bank have now been closed and funds transferred to Unity Trust.
12. The clerk has made an application to Unity Trust Bank for a debit card, as agreed by members.
13. Read Access for the new accounts package has been given to members.

Dear Parish Clerk,

North Yorkshire Library Service has received external funding to replace the existing mobile library, which is nearing the end of its life, with a smaller, more versatile vehicle. We want to take this opportunity to reach more communities and extend provision of library services, so have reviewed all our current stop times and have built in extra capacity. We are writing to you as we would like to add Bishop Monkton to our regular route.

The proposal is to visit Bishop Monkton for one hour, every four weeks, providing access to books, information and digital support. We are also planning to work with other partners who will, on occasions, accompany the vehicle to offer outreach and specialised services.

We have a number of qualifying criteria for new stops which your community meets, however, we would need your support in identifying a suitable location to park for the duration of the visit. The dimensions of the new vehicle are 7730mm long x 2250 wide x 3200 high. We would also ask for your help in promoting the service to residents. Please could you confirm whether you would like to receive a mobile library visit by responding to lee.taylor@northyorks.gov.uk by Friday 25th July. We will need to visit to assess possible locations in the community to ensure that they are suitable before starting work on optimising our routes. As soon as we have a full route list, we will be able to confirm stop days and times.

It is hoped that we will take delivery of the new vehicle at the end of the summer. After the new Mobile has been in operation for 12 months, we will review all our stops. We anticipate having a waiting list of communities who meet our criteria. If this is the case, we will need to take decisions based on how the Mobile Library can have the greatest impact and this may involve changing moving a stop to a new community.



Item 2025/113 c

Bishop Monkton Parish Council Agenda Report

Agenda item Title: Possible change of name from “Parish Council” to “Village Council” (or “Community Council” or “Neighbourhood Council”).

Purpose of Report

To start a discussion at this time – further consultation is likely to be required.

Key Points

Section 75 of the Local Government and Public Involvement in Health Act 2007 (“the 2007 Act”), which came into force on 13 February 2008, inserted a new section 12A into the 1972 Act, and also amended sections 14, 15 and 16 of the 1972 Act to offer flexibility in the name of a parish council and a further choice of alternative styles available to a parish council. These alternative styles are community, neighbourhood and village

See : [LTN N](#)

The name “Parish” has strong connotations with the Church of England and indeed leads to regular confusion (based on my conversations in the village only!) between the Parish Council and the Parochial Church Council. This confusion is completely understandable. I fear that this may put some people off from serving on the Parish Council as they will think it’s “about the church”. Given we struggle to attract Councillors and our current body is all-male and largely co-opted, we need to be mindful of all things which may put people off.

As we live in a largely secular society, the wording is archaic. Additionally other faith groups are represented in our village – including a thriving Methodist Church.

We have nothing to do with the Church of England!



I believe a name change – although I know many in the village will resist it on the basis of “tradition” - will make us more modern and accessible. The “PC/PCC” confusion will also end.

It is important to note that any change is not without challenges – we would (for example) have to edit all of our Standing Orders and other documents – and make changes to the website (we could potentially outsource this administration work at quite low cost). Additionally, there are several statutory bodies we must inform.

In a resource-limited organisation this will be challenging and time spent here will mean other things don’t get done as fast.

Recommendation

- Discuss / get the views of Councillors at the June meeting.
- If there is traction, agree our preference between “Village Council” / “Community Council” / “Neighbourhood Council” (I prefer the former).
- If there is traction, engage in discussions with faith groups (our two churches) to test opinions. We don’t want to insult the churches.
- If there is support here, consult with the community and only proceed if we feel there is support. We could run a simple “ballot” (not a true referendum as the bar and cost for legitimacy is just too high) on Survey Monkey

P Goodier

6th June 2025.

"Bishop Monkton Parish Council may itself photograph, film, record or broadcast meetings for its own use. Where recordings are made to ensure accuracy of subsequent meeting minutes, it will ordinarily delete such recordings on adoption of the minutes as a formal record. An exception will apply where recordings are required where the council identifies specific concerns requiring retention and then they will be discarded as soon as practicable."



Item 2025/113 e

Bishop Monkton Parish Council Agenda Report

Agenda item Title: Commuted Sums

Purpose of Report : Information only

Key Points : Substantial unspent commuted sums exist which are allocated to our Parish. The Village Hall is about to apply for funding for a perimeter footpath which will use about £28k of the commuted sums.

The Village Hall has no plans which can realistically use the c.£3,300 of commuted sums allocated to Natural and Semi-Natural Green Spaces – and the Village may wish to identify suitable projects relating to wildlife / biodiversity.

The Village should also give thought to the c.£80k of new commuted sums which will be received when the last new house at Church Farm is sold – and a likely larger sum if Avant proceeds. The £18.5k allocated from the Church Farm new funds to Children and Young People may be of interest for the playground project?

The Cricket Club is looking to access funds for new cricket nets. There will not be enough commuted sums to make a material contribution to this project.



Recommendation

The available commuted sums are detailed in the table below:

Available Commuted Sums - February 2025

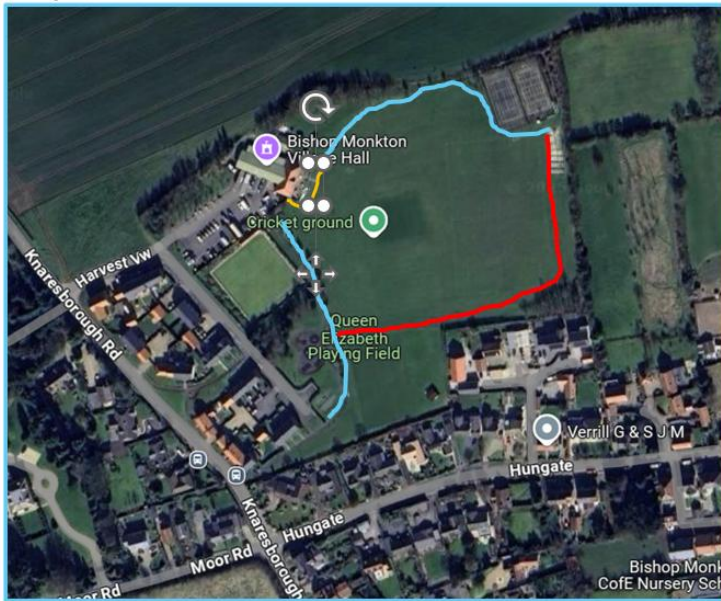
Parish	NYC REF	Planning Ref No	Development name	Typology	Spend Site	Spend Date	Available
Bishop Monkton Parish Council	CSLIVE		High Barn Hse B'bridge Rd	AGS	Bishop Monkton PC	01/03/2008	£0.37
Bishop Monkton Parish Council	CSLIVE	16/00702/FUL	The Old Cowshed Church Farm Knaresborough Road Bishop Monkton	AGS	Bishop Monkton Village hall grassed area	13/09/2026	£384.00
Bishop Monkton Parish Council	CSLIVE	14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	AGS	Bishop Monkton Village hall grassed area	14/06/2028	£7,040.00
Bishop Monkton Parish Council	CSLIVE	14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	CEM	Bishop Monkton	14/06/2028	£5,720.00
Bishop Monkton Parish Council	CSLIVE	14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	CYP	Bishop Monkton	14/06/2028	£4,196.17
Bishop Monkton Parish Council	CSLIVE	16/00702/FUL	The Old Cowshed Church Farm Knaresborough Road Bishop Monkton	NSNGS	Hungate farm	13/09/2026	£171.00
Bishop Monkton Parish Council	CSLIVE	14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	NSNGS	Hungate farm	14/06/2028	£3,135.00
Bishop Monkton Parish Council	EXACOM	19/03854/FULMAJ	Primrose House, Copgrove Road, Burton Leonard, Harrogate, HG3 3SR	OSF	Bishop Monkton Boules	10/10/2032	£21,480.42
Bishop Monkton Parish Council	CSLIVE	14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	VH	Bishop Monkton Village Hall	14/06/2028	£12,630.81

The Village Hall is about to apply for funding to complete the perimeter path on the playing field which will cost about £30k. This will use up the entirety of the £7k + £21.5k allocated to outdoor sports facilities (see table below) with any additional funding likely to come from Hall funds (subject to committee approval).

Planning Ref Number	Development Name	Spend Site	Typology	Available AGS	Available ALLOT	Available CEM	Available CYP	Available NSNGS	Available OSF	Available PG	Available VH	Available TOTAL
14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	Bishop Monkton Village hall grassed area	AGS	£7,040.00								£7,040.00
16/00702/FUL	The Old Cowshed Church Farm Knaresborough Road Bishop Monkton	Bishop Monkton Village hall grassed area	AGS	£384.00								£384.00
19/03854/FULMAJ	Primrose House, Copgrove Road, Burton Leonard, Harrogate, HG3 3SR	Bishop Monkton Boules	OSF						£21,480.42			£21,480.42
14/05219/FULMAJ	Land Comprising Field At 432538 466419 Knaresborough Road Bishop Monkton	Bishop Monkton Village Hall	VH								£12,630.81	£12,630.81



**Bishop Monkton Village Hall & Playing Fields.
Proposed Perimeter Path**



Key

- Existing Path
- Proposed New Path
- Proposed Additional Path to create wheelchair / buggy access to front of pavilion



We are also due to receive significant commuted sums when the last house at Church Farm is sold – the allocation below is from the Planning Portal:

Commuted Sums Due:

Type	Distance Threshold	Open Space within distance threshold (Ha)	Open Space required for existing population (Ha)	Difference between existing amount within distance threshold & required amount for existing population (Ha)	Open Space generated by development (Ha)	Actual Open Space requirement for this development (Ha)	Development Type	Site	Total
Open Space									
Allotments and Community Gardens	1000 m	0.00000	0.30940	-0.30940	0.02450	0.33390	Enhance	N/A	£0.00
Amenity Greenspace (includes Green Corridors)	1000 m	1.98389	1.44092	0.54297	0.11410	-0.42887	Enhance	AGSGC4427: Bishop Monkton Village Hall grassed area (5 previous sums)	£8113.78
Cemeteries, Disused Churchyards, etc.	1000 m	0.53581	0.44200	0.09381	0.03500	-0.05881	Enhance	Cem99: Bishop Monkton (5 previous sums)	£7280.00
Natural and Semi-Natural Urban Greenspace (including Urban Woodland)	3000 m	0.31905	9.05575	-8.73670	0.28490	0.28490	On Site	N/A	£0.00
Outdoor Sports Facilities	3000 m	3.57752	2.58100	0.99652	0.08120	-0.91532	Enhance	OSF238: Bishop Monkton Boules (0 previous sums)	£8536.35
Parks & Gardens	1000 m	0.00000	0.13260	-0.13260	0.01050	0.14310	Enhance	N/A	£0.00
Provision for Children and Young People	1000 m	0.10244	0.11492	-0.01248	0.00884	0.02132	Enhance	CHYP12: Bishop Monkton (5 previous sums)	£18475.60
Open Spaces Provision Total:									£42405.73
Village Halls	3200 m	3 Units	3 Units	-0 Units	0 Units	0 Units	Enhance	VH73: Bishop Monkton Village Hall (6 previous sums)	£37158.85
Village Halls Provision Total:									£37158.85
Total Commuted Sum due for Off-Site Provision:									£79564.58
Total Maintenance Payment due upon adoption of On-Site Open Space:									£13401.70
Grand Total for Off-Site Provision and On-Site Maintenance:									£92966.28

The £18.5k allocated from these new funds to Children and Young People may be of interest for the playground project?

The Village Hall is considering applying for commuted sums for a major sustainability project – solar panels, a battery and low carbon heating.

P Goodier
9th July 2025.



Background

Bishop Monkton Parish Council has studied the consultation document relating to the new North Yorkshire Local Plan. We appreciate the opportunity to comment and have attached our comments to the relevant sections of the document below.

Context

Bishop Monkton is a Small Settlement with a population of c.605 people and c. 300 houses, situated in a rural area south of Ripon. Two major developments are likely in the next 2-3 years (one has planning permission and the other an allocated site with a full application pending) which will add a further c.80 dwelling houses – an increase of 27%.

The Village has limited services with no shop and a limited public transport service (7 buses per day M-F, 6 on Saturdays and none on Sundays) in each direction on a slow service between Ripon and Knaresborough.

There are four road routes out of the village, all designated as minor roads. They have no footpaths beyond the 30mph village limit. Each has significant narrowing and in places is not wide enough for cars to pass in each direction. The main route out of the village is to the A61 to the West, where cars must turn onto the busy A61, which has a poor accident record.

Other key constraints that should be acknowledged and safeguarded are:

- the vulnerability and frequency of the village to experience flooding events;
- the lack of infrastructure capacity in the drainage system to deal with surface water and foul water; and
- the heritage asset and protecting their setting within the village and the immediate surrounding area.

It should also be acknowledged that we are currently investigating the feasibility of preparing a Neighbourhood Plan that would seek to guidance and control the future vision of our village.



Specific Comments

4. Delivering Sustainable Growth	
4.2	<p>We acknowledge the policy objective for increase housing provision in the County. However, we request that in rural settlements where significant development (measured by a high percentage increase in housing stock) is already planned and will be delivered in the period 2025-2030, as will happen in our village, that the Local Plan recognises that only when such development is complete will the actual consequences of this development (positive and negative) be known. We therefore recommend that a policy should be introduced to protect potentially vulnerable rural settlements that are currently experiencing significant growth and changes to prevent further expansion until such time as the cumulative impact of existing planned developments is understood fully.</p> <p>We also believe that as part of the evidence base required to support and justify the emerging Plan utility companies provide evidence of sufficient capacity of settlements to accommodate future developments, given that it has previously been reported as part of decision making process for the two proposed housing schemes in our village that it is up to communities to prove that the infrastructure is insufficient for demand if they have a concern – and clearly we do not have the relevant information.</p>
4.5	<p>In our view, new housing only supports economic growth where the housing is in an area of high, or potentially high, growth – which in general is close to major conurbations, Universities and business parks. Development in remote rural communities does not in itself support economic growth without growth in employment – it simply creates unsustainable commuter villages, putting further pressure on the road networks and public transport where / if it exists. For the record, we also do not consider it is sound planning practice to direct employment provision to remote rural villages such as Bishop Monkton.</p>
4.6	<p>We support the statement that development should be prioritised in settlements which already provide a range of supporting services</p>



	<p>and facilities. If this does not happen, more pressure is put on remote services which often are out of reach for many residents in smaller communities due to poor public transport.</p> <p>Additionally, development should not be permitted where there is evidence of a constraint in infrastructure such as sewerage treatment, storm water “overtopping” and electricity supplies unless such constraints are addressed in advance.</p> <p>Where a development does not provide access to sustainable transport, it should be recognised that in many cases the need to increase private car use may either be constrained (due to highway capacity) or may discriminate against the disabled and a generally ageing population. Young people who buy new houses eventually grow old!</p>
4.12	<p>Question: New Settlements. The ranking you request is as follows:</p> <ol style="list-style-type: none"> 1. Provide a range of supporting infrastructure and key services, e.g. schools, healthcare, shops, access to green spaces, other community facilities, etc. 2. Provide land for the creation of employment opportunities 3. Provide a genuine choice in transport options, <p>Equal “4”:</p> <ul style="list-style-type: none"> Provide the highest standards of design Deliver buildings that are highly energy efficient Meet energy needs through low-carbon and renewable technologies
4.17	<p>Development Limits: We are not against the concept of defining development limits, but we prefer the use of locally-agreed Neighbourhood Plan which is a democratic process reflecting local needs to determine these limits rather than the use of centrally-imposed Development Limits. A Neighbourhood Plan is an excellent signpost to developers about the wishes of local residents.</p>
4.28	<p>Question : Growth Options</p> <p>We can see merit in selecting from the following:</p> <ol style="list-style-type: none"> a. Prioritising growth in and around main urban areas b. Achieving a greater proportion of development in larger villages with a good range of supporting services and infrastructure



	<p>d. Growing locations that are well-served by existing and/or new high-quality sustainable transport links</p> <p>e. Developing entirely new settlements / communities</p> <p>Option c : “Dispersing development across a broader range of settlements, including smaller villages” in our view conflicts your aims of achieving Sustainable Growth – smaller villages simply don’t have the infrastructure to support the associated need for economic growth. This option would simply create larger “dormitory villages” and significantly increase car journeys and congestion, as smaller villages are rarely if ever served by good public transport.</p> <p>In general, housing growth should align with areas of local employment growth.</p>
--	---

<p>5. Tackling Climate Change and Flood Risk</p>	
<p>5.4</p>	<p>Your data shows 29% of North Yorkshire’s carbon footprint relates to transport. One way to reduce this is to locate housing close to employment, to reduce car mileage and make zero carbon commuting (cycling and walking) a credible option.</p>
<p>5.6</p>	<p>Flood risk is increasing due to the higher frequency of extreme rainfall events, which is of particular concern to communities in river basins. New developments should not be allowed to increase this risk, and must employ suitable mitigation measures. A related issue, not referred to in your document, is river pollution caused by storm water overwhelming foul drains. The capacity of such systems should be considered in planning decisions, with utility providers being accountable for providing the information to demonstrate this.</p>
<p>Question : Adapting to the effects of Climate Change (3) We have a specific concern in Bishop Monkton where flooding is a regular occurrence, as is foul water systems being overwhelmed in storms. This concern should be given high priority in preparing the policy framework to ensure your overall planning strategy can adapt to Climate Change. We support the other objectives in the draft plan.</p>	



6. Creating Healthy and Sustainable Communities

We have no specific comments but support the broad draft policy statements and objectives.

7. Achieving Natural Environmental Resilience

Question: Pollution and ground conditions

1. Our greatest concern is pollution of the River Ure by the inability of our local sewerage treatment plant to deal with (a) normal demand and (b) storm water, resulting in raw sewerage being discharged into the River Ure – and indeed being deposited on our streets.

4. Through the evidence-based work you are preparing for the emerging Plan we believe that the planning framework should require Yorkshire Water & the EA to back up statements of sufficient capacity in planning consultations with their own data showing that their treatment plants and networks are operationally capable now and during the Plan period. We have evidence of the contrary – with YW declaring the local system to have capacity to planners when publicly available data shows regular consent breaches with untreated sewerage being discharged into the river. This is an important issue and we consider the planning system, through the Local Plan process, should be the right vehicle to resolve these discrepancies.

8. Meeting Specific Housing Needs

Question: Affordable Housing

We welcome the delivery of affordable housing as a reasonable percentage of any major market housing scheme as this will lead to a diverse and mixed community to the benefit of main settlements

9. Creating A Prosperous Economy

We have no specific comments but support the broad draft policy statements and objectives.



10. Creating Resilient Centres

We have no specific comments but support the broad draft policy statements and objectives.

11. Ensuring Sustainable Transport and Accessibility

We believe that the availability and growth of sustainable and safe transport links, where possible not relying on cars, should be at the heart of planning decisions.

Remote and smaller communities are near-impossible to connect to public transport corridors with rapid, high frequency and short duration bus services. The economics simply do not work – meaning that car journeys are used (for example) to travel to railway stations.

A high frequency bus service or rail travel are the only services which work for commuters in today's flexible workplace. Seven buses a day may be fine for shoppers, but are not generally useful for workers, especially if they do not operate early and late in the day.

12. Securing Infrastructure to Support Growth

We firmly believe that inadequate local infrastructure should preclude new development in small rural villages. Simply adding Houses to the current situation in our village, for example, will add misery to existing householders and disappoint new inhabitants. Our infrastructure is at capacity in the case of surface and foul water, our roads are narrow and weight restricted, on street parking is a significant problem.

As we mentioned in our response to paragraph 4.2, our village has already been subject to high level of committed housing growth and it is important to understand how this will impacts cumulatively on key infrastructure provision and local services before we consider any further development.

We strongly believe that infrastructure development should precede housing development



13. Achieving High Quality Design

	<p>We support the broad draft policy statements and objectives.</p> <p>Design should be in keeping with the heritage of the community / settlement, with a blend of styles and be in accordance with local design codes that should be produced.</p>
--	--

14. Safeguarding the Historic Environment

	<p>We support the broad draft policy statements and objectives.</p> <p>Consideration should be given to protect the landscape generally including agricultural land, woodland, wildlife habitats, the historic sites including designated and non-designated heritage assets and the key views.</p>
--	---

15. Delivering the Local Plan

	<p>We have no comments.</p>
--	-----------------------------

DRAFT



16. Our Village

Bishop Monkton is a beautiful village which has benefitted from sympathetic and limited development in recent years.

This development has however stretched existing infrastructure – specifically roads, sewerage and storm water drainage – to an extent where real problems are visible. A further circa 80 houses are expected to be built in the next 2-3 years and residents are concerned about the impact these will have on already stretched infrastructure.

We feel strongly that further development can only be considered once these homes have been built and the data shows where we do, and don't, have headroom for further development.

Furthermore, we expect that consideration of further development takes into account our comments about resisting spatial option (C): "Dispersing development across a broader range of settlements, including smaller villages" as well as ensuring that the landscape generally including agricultural land, woodland, wildlife habitats, the historic sites including designated and non-designated heritage assets and the key views are protected.

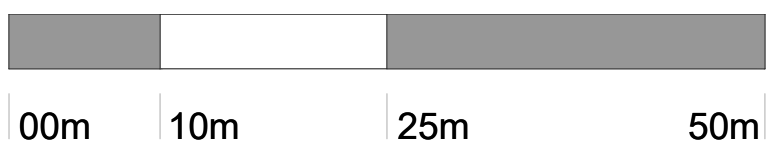
We have received a street naming and numbering application for a new development on Land Comprising Field At 432860 465889, Knaresborough Road, Bishop Monkton.

This will be a residential development comprising of 23 dwellings and 3 new streets, labelled as yellow, green, and blue on the attached site plan.

The developer has proposed the following street names for consideration:

Street name	
	Autumn Way
	Maple Way
	Becks Meadow
	Willow Way
	Conker Close
	Chestnut Close
	Spindleberry Way
	Wisteria Way
	Hawthorn Way

Please note that the suffixes (Way, Close etc) above are listed for indicative purposes only and may not be the final version.



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Drawn Scale 1:500

Removed Trees

"For the purposes of Planning Consent the following applies to any copy of this drawing made by the Local Authority.
This copy has been made by and with the authority of the person required to make the plan and drawing open to public inspection pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. If any copy is made under the authority only the whole drawing including the copyright holder's name and this notice, is to be copied."

- Rev P27 : 2023.03.16 : OG : BH : General co-ordination with design team
- Rev P26 : 2023.03.14 : OG : BH : Existing road south of Plot 01 altered for accuracy
- Rev P25 : 2023.03.13 : OG : BH : Proposed trees coordinated with Landscape masterplan
- Rev P24 : 2023.03.09 : OG : BH : Additional tree survey information added
- Rev P23 : 2023.02.13 : OG : BH : Layout revised to alter plots 07 & 08. New house types added (HT23 & HT24)
- Rev P22 : 2022.12.02 : OG : BH : Layout revised to alter plots 04, 05, 06 & 22. Unit types tweaked.
- Rev P21 : 2022.11.01 : BH : OG : Layout revised to suit planning officer comments and footpath updated
- Rev P20 : 2022.08.03 : BH : OG : Footpath added to link with the existing play ground and drives made wider.
- Rev P19 : 2022.07.13 : BH : OG : General updates to the layout
- Rev P18 : 2022.05.18 : BH : OG : Plots 21-22 amended to semi detached. Garage to plot 11 adjusted.
- Rev P17 : 2022.05.16 : OG : BH : Plots 21-25 amended, Plot 26 added. Garden areas amended to suit.
- Rev P16 : 2022.04.06 : BH : OG : Affordable mix and distribution updated
- Rev P15 : 2022.01.31 : OG : BH : Road alignment
- Rev P14 : 2022.01.18 : OG : BH : Amendments to plots 14, 15, 16, 17, 22 & 23 - Private sale to plot 16 & 17
- Rev P13 : 2022.01.07 : OG : BH : Site access altered, layout adjusted accordingly
- Rev P12 : 2021.12.02 : OG : BH : Affordable plots spread throughout the site
- Rev P11 : 2021.10.06 : OG : BH : Second Issue
- Rev P10 : 2021.04.15 : RC : BH : First Issue
- Rev P09 : 2021.05.19 : BH : BH : Text scale increased in response to planners comments
- Rev P08 : 2021.04.19 : BH : BH : Footway alignment changed
- Rev P07 : 2021.04.15 : BH : BH : Extent of the attenuation tank clarified
- Rev P06 : 2021.03.29 : BH : BH : Road and drainage updates
- Rev P05 : 2020.11.12 : BH : BH : Issued for information
- Rev P04 : 2020.10.25 : BH : BH : Footpath extended to the road junction
- Rev P03 : 2020.02.10 : BH : BH : Affordable units relocated
- Rev P02 : 2020.01.21 : BH : BH : Plot 15 split into two and plots 23, 24 and 27 reduced in 3 bed dwellings
- Rev P01 : 2016.12.22 : RH : BH : Layout revised to retain hedgerow and trees along southern boundary

Issue Purpose: PLANNING APPLICATION

Drawing suitable for: INFORMATION

P+HS Architects
 84 Albion Street, Leeds LS1 6AG
 The Old Station, Station Road, West Yorkshire TS9 7AB
 Milburn House, Dean Street, Newcastle upon Tyne NE1 1LE
 0113 245 4332 01642 712 684 0191 230 8103
 www.pandhs.co.uk

Client	Kebbell Homes	Issued From	Leeds
Project	2802 - Knaresborough Road, Bishop Monkton	Date	April 2021
Title	Proposed Site Plan	Scale	1:500 @ A1
Drawing Number	BMKH - PHS - XX - XX - DR - A - 9003	Drawn	OG
Project ID	Orig - Vol - Level - Type - Role - Drg no.	OG Auth	BH
		Suitability	Revision
		S2	P27

