



Minutes of an online meeting of Ingleby Arncliffe Parish Council
held on Wednesday, 31 March 2021
via video conference - started at 7:00 pm

Chairman:	Councillor C Walley (CW)
Councillors	D Cook (DC) B Funnell (BF) G Hunter (GH) H Warhurst (HW)
Clerk & RFO:	S Stephenson (PC)
County Councillor	B Griffiths (BG)
District Councillor	D Hugill (DH)
	1 x member of the public

Min. No:		Resp.
21/039	<u>To Receive and Approve Apologies for Absences by an Elected Member</u> No apologies.	
21/040	<u>To Approve and Sign Minutes of 25 February 2021 Minutes</u> The minutes were agreed and duly signed.	
21/041	<u>To Note Any Declarations of Business (or other) Interests by Elected Members</u> Noted that GH and HW are both members of the Village Hall Committee and it was agreed that they could vote on the donation to the Village Hall, part of item 21/055.	
21/042	<u>Police Report</u> The report for 24/02/21-25/03/21 was received.	
21/043	<u>Neighbourhood Watch Report</u> The report was received.	
21/044	<u>Opportunity for Public Participation</u> No requirement.	
	With the agreement of the Councillors the Chairman changed the running order of the Agenda.	
	Business items brought forward:	
16/010	<u>Neighbourhood Plan</u> CW reported that HDC have contacted the Register of Examiners who will put forward a list of Examiners for the Neighbourhood Plan, to be agreed between HDC, the Parish Council and Directions Planning. No further work to be done by Directions Planning until a quotation has been received and agreed. The balance of the unspent grant has been repaid and a new grant application will be made in the new financial year.	
16/010a	<u>Beyond Housing proposed development</u> CW report attached. It was agreed that a letter be drafted to the Beyond Board. It was agreed that the Parish Council would assist Beyond if they wished to circulate information to the residents.	CW

Signed by  Date 28/4/21

20/030	<u>COVID-19 Impact on Parish Council Activities.</u> Postponed until next meeting.	
20/138	<u>Personal Injury Claim</u> Postponed until next meeting.	
21/008	<u>Winter/extreme weather provisions</u> Postponed until next meeting.	
21/011	<u>Coast to Coast possible relocation</u> Postponed until next meeting.	
21/028	<u>Local Government reorganisation</u> It was agreed that Councillors should respond individually if they wish to do so. HW to remind residents of the proposals and how they can respond – closing date 19 April.	HW
New Business Items:		
21/045	<u>North Yorks Moors National Park – Management Plan</u> Individual Councillors to respond if they wish to do so.	
21/046	<u>Forestry Commission's Public Register</u> It was agreed that the PC should reply and request that any footpaths disturbed by the proposed felling be restored on completion of the works.	PC
21/047	<u>Exelby Services/Grinkle Carr exit footpath kerb.</u> Concern raised with Highways England at the height of the kerb, which causes difficulties on vehicles turning left out of Grinkle Carr. To be discussed when meeting on site allows in conjunction with Item 20/106.	
21/048	<u>New LGA Model Code of Conduct</u> Postponed until next meeting.	
21/049	<u>Annual Parish Meeting and Annual PC General Meeting</u> Annual Parish Meeting – proposed date 28 April – time proposed 7:30pm Ideas for the Agenda to be forwarded to Chairman. New date required for April PC meeting Annual PC General Meeting – proposed date 26 May	All PC
21/050	<u>Grass-cutting within the parish</u> Contractor has confirmed no increase in hourly rate for forthcoming season. Additional areas to be added to the Contractors schedule that a resident has previously cut. The Chairman to confirm with Contractor	CW
21/051	<u>Parish Council laptop</u> Postponed until next meeting.	
Planning Applications:		
21/052	<u>Planning applications:</u> 20/01189/FUL – IA Primary School, DL6 3PA – awaiting formal HDC decision. 21/00334/FUL – Poet's Joy, DL6 3NS – Granted.	
21/053	<u>Correspondence and Meetings</u> Nothing to report	
Finance:		
21/054	<u>Bank account reconciliation and review of expenditure</u>	

Signed by  Date 28/4/21.....



	Received and approved for year-ending 31/03/21	
21/055	<p><u>To approve payments of accounts falling due</u></p> <p>Received and Approved:</p> <ul style="list-style-type: none"> • YLCA – Training Webinar, 18-02-21 for BF = £15.00 • YLCA – Transparency code Webinar, 24-02-21 for BF = £15.00 • YLCA – Website Webinar, 02-03-21 for PC = £15.00 • YLCA – Annual membership, 01-04-21 – 31-03-22 = £133.00 • Village Hall - donation for y/e 31/03/21 = £125.00 • Restarting Hearts – De-fibs, 01/06/20 – 31/05/21 = £150.00 • Groundwork UK – grant repayment = £880.74 • ICO - Data protection fee, 04/21-04-22 = £35.00 DD • Clerk salary, Jan-Mar • Clerk PAYE, Jan-Mar 	
21/56	<p><u>Amount of VAT to be recovered (or recovered)</u></p> <p>£994 VAT unrecovered.</p>	
21/057	<p><u>District Councillors report</u></p> <p>DH reported: The move of the Polling Station for the forthcoming Police & Crime Commission election was a temporary measure and he expected that Ingleby Cross Village Hall would be used again in the future. A resident contacted DH concerned about the noise of Bird Scarers – the resident was sent the NFU guidelines. The Councillors felt that no further action was required by DH. There have been some queries about the increase of the Precept. HDC must follow Government guidelines. The Chairman reminded the meeting that the Parish Council has been spending more to run down the cash-reserves. An explanation from HDC on the Parish's precept increase is attached. It shows that there was a 7.6% increase in the Parish's precept for financial year 21/22, because of two factors, the rise in the Parish's budgeted expenditure and a fall in the Parish's tax base.</p>	
21/058	<p><u>County Councillors report</u></p> <p>BG reported: From June 2021 Highways are moving from an outside Contractor to an 'in-house' Contractor.</p>	
21/059	<p><u>Chairman's closing remarks</u></p> <p>The Chairman had nothing further to add.</p>	
21/060	<p><u>Date of Next Meeting</u></p> <p>To be arranged.</p>	
	<u>The Meeting Closed at 9:00 pm</u>	

The following items are 'on-hold' until COVID-19 restrictions allow continuance &/or further information obtained:

Signed by  Date ...22/4/21.....



16/022	<u>Speeding in the village with reference to Cross Lane</u>	
19/120	<u>The Public Sector Bodies (Website & Mobile Applications) (No 2)</u> <u>Accessibility Regulations 2019</u>	
19/180	<u>Post Office</u>	
20/008	<u>Parklands footpath</u>	
20/034	<u>Ingleby Cross Proposed Bus Shelter</u>	
20/106	<u>Highways England/Exelby Services N bound A19</u>	
20/109	<u>Village Benches maintenance</u>	
20/155	<u>War Memorial kerb maintenance</u>	

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Beyond Housing's planning application is still showing as "awaiting decision" on the HDC planning portal website. A delegated planning decision was consent to and the planning officer's decision was that the application was to be granted.. The application's status on the HDC website can only be updated once the S106 is documented and agreed between HDC and Beyond. The planning application made in June 2020 was for 10 open market houses and 8 affordable houses. The numbers and categories of both open or affordable housing being driven by the 2016 housing needs survey as included with in the Parish's Neighbourhood Plan.

Beyond Housing in October 2020, informed us that for viability reasons they had to reduce the open market houses down from 10 to 7 whilst increasing affordable housing from 8 to 11. At the same time because of the significant increase in building costs, they have carried out a scrutiny of building costs which we understand has resulted in balconies being withdrawn along with fewer houses with chimneys.

On the 15th of March this year, Beyond Housing's project manager contacted the parish council telling us that the 7 open market housing were not meeting Beyond Housing required of return on sales of 15%. Indeed, the open market housing was showing them a loss particularly after Beyond Housing applied their sensitivity factors, such as lower prices and a longer period to sell the houses.

So, Beyond Housing went on to state that to obtain Board approval, it was necessary to remove all open market housing, making all properties on the proposed development of an affordable tenure, only.

Our expectation is that it is always the other way round, affordable housing numbers are reduced to sustain a level of open market builds. Beyond Housing counter to this is that can obtain Homes England grants for affordable housing and as a Housing Association they obtain a rental income for letting out affordable housing.

We have asked for Beyond to provide support to show how it was necessary to go from 10 open market houses in their original application in June 2020, then to 7 in October 2020 and finally to none in late March 2020. No support of any kind has yet been provided. A phone call has been promised for tomorrow.

Whilst we appreciate that the Parish Council has no role or control over the mix of housing or Beyond's method of assessing project. We need to be able to understand what has moved particularly from October 20 to March 21.

We are unclear whether it is the characteristics of the site and it's sloping nature, or the effect of Covid on building costs and on house prices that is hampering viability. Or, is it that all those factors come up against the principle that Beyond Housing will not proceed with open market housing unless it makes a particular level of return, that has resulted in the withdrawal of open market housing.

Further the timing of Beyond's proposal raises serious questions over why the parish council were not advised earlier of the impending difficult of delivering open market housing at a much early stage. Beyond had house price and rental estimates from estate agents in July and August of 2020, these are easily compared to building costs, so identifying a potential shortfall against Beyond Housing required rate of return in the Autumn of 2020.

Further Beyond's grant application to HDC in or prior to October 20 must surely have had demonstrated the needs for funds hence why would HDC have provided £220k of public funds to

support the development. After that HDC commitment Beyond Housing were proposing 7 open market and 11 affordable houses.

The same level of £220k required for 11 affordable houses in October 2020 is now it appears supporting the provision of 18, again we need that position explaining.

Turning back to Beyond Housing's proposal, the affordable tenures proposed would be made up of four categories - **affordable rent (5)**, **rent to buy (3)**, **shared ownership including shared ownership for the older person (3)** and finally **discount to market sales (7)**. The tenure breakdown may be subject to change depending on the results of a survey that the Rural Housing Enabler is to undertake in early April.

Beyond Housing consider that their present proposal continues to have and in their view meets the present demands of Parish residents. They made two points to support their proposals. The Community presentation in November 2019 shows a significant increase in affordable housing provision and a reduction in open market housing.

The registered interest, held by the Rural Housing Enabler for both affordable housing and open market housing, shows 19 Parish residents interested in affordable housing with a further 2 with family connections within the Parish compared to only 3 for open market housing.

The rural housing enabler has agreed to make inquiries with all those residents who have expressed interest in affordable housing to establish whether their interest is still current, what tenures they qualify for and what their interest represents in filling the house and bungalows making up the proposed development. Her work is expected to conclude by late April.

If affordable housing tenants cannot be found from within the Parish residents (or their close connections) then tenants will be looked at from Stokesley's villages, then Hambleton etc.

Again, the Parish Council is confused by the optimism shown by the Rural Housing Enabler on this point since we understand that North Yorkshire Rural House departments current procedure, as referred to in the 2016 housing needs survey, was to plan for 50% of the identified need, which would at the most, justify only 9 affordable homes.

Beyond Housing second point is that the range of tenures on offer may within a 2-to-5-year period result in between 3 to 6, or they would argue up to 13 open market properties being potentially available.

The tenure categories all have different eligible rules and tenants can only in two cases (rent to buy and shared ownership) become freehold owners, in the commonly accepted sense of the word. The proposed 7 houses of "discount to market sales" tenure whilst they would be freehold, the property would be subject to a covenant restricting the sales proceeds to 80% of the market price obtained on a sale, reflecting the fact that the property would have been purchased at a 20% discount to market price.

Beyond Housing have made it clear that with £120,000 either having been spent or committed to the project, they will make up their own mind on whether to pursue the development or not, although they would prefer continued community support.

Your Parish council has no formal role or power of veto or indeed power to impose any amendment on Beyond Housing proposal.

However, after contacting the Chief Planning Officer for HDC he consented to place a hold for a time, on the S106 agreement giving the opportunity for the Parish to consider Beyond's proposals. It is our understanding that Beyond cannot proceed without the S106 agreement being finalised.

The Parish Council appreciates that any housing development must be viable but the present proposal does not meet our objective of developing a mixed housing development of open market and affordable housing, mirroring the 2016 Parish Housing Needs survey, a key part of the Neighbourhood Plan. However, the Neighbourhood Plan accepted that open market housing could not be guaranteed to be solely or necessarily purchased by Parish Residents or indeed not purchased by "Buy to let" landlords. Quote from the Neighbourhood Plan "Beyond Housing is unable to guarantee the first choice of open market houses to parish residents for practical reasons".

Equally if the housing development does not proceed, it may or indeed, will set back the provision of smaller and affordable housing into the future.

We feel it is essential to bring Beyond's proposals to the community's attention as soon as possible and to invite resident views. The action of holding the S106 agreement should give time for the community to reflect and consider its position, with the benefit of having the results of the affordable enquiries to hand.

Council Tax Charge explanation

The charge to an individual resident is calculated on the following basis:-

Parish Precept - this is the responsibility of the Parish to set for what it requires for the forthcoming year.
divided by

Band D Base figure - this is calculated by Hambleton District Council

This figure calculates the Number of Band D equivalent properties in the Parish, it takes into account the number of houses and is adjusted for various items such as any potential new houses, people on benefits as they would have a reduced Council Tax bill, empty homes and the councils estimated collection rate.

Ingleby Arncliffe's Band D Base for the 2 years are as follows:

2020/21	169.63
2021/22	165.76
Difference	3.87 reduction

This means that there are 3.87 less Band D equivalent properties to be able to collect Council Tax from, therefore the actual Band D charge increases for all the residents as the precept is divided by fewer number of properties this can be seen below:

	<u>2020/21</u>	<u>2021/22</u>	<u>Variance</u>	<u>% Change</u>
(a) Precept	£6,375.00	£6,375.00	£0.00	-
(b) Band D Equivalent Properties	169.63	165.76	-3.87	
(a/b) Band D Charge	37.58	38.46	£0.88	2.33

This shows that if the precept amount was set exactly the same there would have been an increase of 88p or 2.33% due to there being 3.87 less Band D equivalent properties.

Below shows what has actually happened for 2021/22

Effects of the Actual Precept

set:

	<u>2020/21</u>	<u>2021/22</u>	<u>Variance</u>	<u>% Change</u>
(a) Precept	£6,065.00	£6,375.00	£310.00	5.11
(b) Band D Equivalent Properties	169.63	165.76	-3.87	
(a/b) Band D Charge	35.75	38.46	£2.70	7.57

This shows that the Precept has increased by 5.11% but the overall increase is 7.57% due to both the increase in precept and the 3.87 less Band D equivalent houses.

The Band D charge is the basis for all of the other properties in the parish as the other property bands are calculated on a set calculation which is as follows:

Ratio	<u>2020/21</u>	<u>2021/22</u>	<u>Variance</u>	<u>% Change</u>
Band A 6/9	23.84	25.64	1.80	7.57
Band B 7/9	27.81	29.91	2.10	7.57
Band C 8/9	31.78	34.19	2.40	7.57
Band D 9/9	35.75	38.46	2.70	7.57
Band E 11/9	43.70	47.01	3.31	7.57
Band F 13/9	51.65	55.55	3.91	7.57
Band G 15/9	59.59	64.10	4.51	7.57
Band H 18/9	71.51	76.92	5.41	7.57