



Linton Parish Council

Minutes of the Parish Council Meeting held on Tuesday 24th October 2023 at 7.30pm in the Fountaine Chapel

Present: Cllr Midgley (Chairman), Cllr Boothman, Cllr Oakes, Cllr Hill and Cllr McGuinn

Also in attendance: L Coverdale, Parish Clerk. One member of the public. Two representatives from Trail Architects re agenda item 4a.

- 1. To receive apologies for absence.**
 - a. To receive apologies for absence given in advance of the meeting
There were none
 - b. To consider the approval of reasons given for absence
There were none

- 2. To receive any declarations of interest under the Council's Code of Conduct.**
There were none.

- 7.35 pm Councillor McGuinn and a member of the public entered the meeting
- 3. To approve the minutes of the meeting held on 12th September 2023 as a true and correct record.**
Proposed by Cllr Oakes, seconded by Cllr Boothman and it was RESOLVED that the minutes of the meeting held on 12th September 2023 be approved and signed as a correct record of the meeting. (*unanimous*)

- 4. To receive information on the following on-going issues and decide further action where necessary.**
 - a. Linton Camp – presentation of potential plan changes by Trail Architects**
The representatives from Trail Architects presented a revised development plan that they intend to submit on behalf of the owner of the site.

The rationale for the proposed changes, which will be an entirely new planning application, is that having consulted with a number of other hotel chains it appears that the economics of the current plan will not support the staffing levels (and cost) associated with the plans. A staffing level of ~200 employees was mentioned.

The revised plans presented a number of fundamental changes to the design of the site. In summary the new proposal would result in an increase (albeit limited) in accommodation and a major decrease in central facilities. Therefore, if approved, the new plan would result in more guests (assuming full occupancy) and a major reduction in the full time staffing numbers required to operate the business.

The following information was advised

- 32 units, with 1, 2 and 3 bedroomed accommodations
- Small restaurant

- Small bar
- Smaller spa, primarily outdoor
- No swimming pool
- 2 lane bowling alley in the bar area
- Small cinema
- Small gym
- Concierge service
- Development now lower in the central section
- Minibus to transport guests to local facilities

The following items were discussed

- Car-parking – the previous planned underground parking facility has been removed with all car parking is under the wings of the building. The parking available has decreased.
- Servicing – external cleaning and laundry services would be used. The member of the public present asked if there was any guarantee that local firms would be contracted for these? The response was that this had been mentioned by the client. When asked further no definitive guarantee could be provided and this was an item that would be taken back to the client.
- Staff Requirement – it was advised that the projected staff requirement was 20 – 30 people working in shifts of 10 – 12 persons. The previous model employed 200 people in shifts. Job security was raised. This was unable to be answered as the representatives did not know.
- Staff accommodation - this comprises of 1 x flat, 2 x sleep over rooms
- Time scales – it was advised that the new planning application was expected to be submitted within three weeks and that the current passed application had a lifespan left of a couple of years before it expired.

The representatives left the meeting at 7.55 pm and the Council thanked them for attending.

- b. Registration of the Lanes** – the Clerk advised that the application was now ready to be sent to the land registry per the last communication with the solicitor.
- c. Community Asset Registration** – the council discussed the map requirement and agreed to provide a more up-to-date and accurate map. The council also agreed to ensure that the asset registration was inclusive of both the pub and the associated accommodation. The Clerk was asked to confirm details with the solicitor.
- d. Maintenance Updates**
 - i. **Clapper Bridge** no update was available
 - ii. **Well Lane** – Cllrs Midgley and Boothman to review the gravel requirements at a site meeting
 - iii. **Tree work - plantation replanting** – it was advised by Cllr Midgley that dead trees in the plantation had been identified and that the meeting with the representative from YDNPA was being replanned.
Ash trees – Cllr Hill updated the meeting that the cataloguing of the ash trees was progressing with photographs and what three words references.
Further tree planting – the ghyll was still to be looked at for planting.
 - iv. **Other** – Moor Lane Cllr Boothman advised that the stone had been delivered and required spreading. It was agreed to monitor the lower section of the lane where it meets the B6265 as the water had created channels.
- e. Resident Car Parking at Linton Falls** – Cllr McGuinn advised the meeting that he was continuing to gather feedback from the residents at Linton Falls.
- f. Anderton Memorial Institute**

- i. **To receive any updates regarding the institute following the AGM** – Cllr Oakes updated the meeting and provided some background information advising that the institute was a gift to the village, it is volunteer run and overseen by trustees. At the recent AGM it was asked if the Parish Council would be available to provide some assistance. As the requirement was not defined it was agreed that Cllrs Midgley and Oakes would meet with members of the institute committee to clarify the request and then feedback to the Council.
- ii. **Lack of visibility for vehicles when exiting the car park** – The Council discussed the use of a mirror to aid exit however this would impact the road width, lowering the wall was considered but this has a large tree next to it. It is hoped that the recent accident is an isolated incident. Cllr Oakes advised that a high viz vest was now available to wear should the need arise to help vehicles out of the car park entrance.

5. To consider the following Planning Application: (Any applications received by the clerk after publishing the agenda will be tabled at the meeting)

a. **C/50/83F/LB Brows View Linton BD23 5HH**

Listed building consent for the removal of all cement pointing on all external aspects of the building and to repoint using lime mortar. Also, to undertake sympathetic repair to any existing lime pointing as is required.

The Council agreed that they supported this application and had no objections.

6. To receive and minute the following planning applications considered by the Parish Council between meetings:

There were none.

7. To receive the following planning decisions:

None received

8. Financial Matters:

a. **To report payments made between meetings** (Annex 1: Finance Report)

There had been no payments

b. **To approve accounts for payment** (Annex 1: Finance Report)

The October staffing costs were approved.

c. **To report receipts since last meeting** (Annex 1: Finance Report)

The following receipts were reported

Payee	Details	TOTAL AMOUNT
North Yorkshire Council	Precept Payment	£3,250.00
HMRC	Vat refund	£486.96

d. **To receive finance the report from Responsible Finance Officer** (Annex 1: Finance Rep) The Responsible Finance Officer reported an account balance of £6,682.61 at 14/10/2023

e. **Verification of bank reconciliations** - Cllr. Oakes

There were no issues.

9. To consider and adopt the following Council policies and procedures:

None received

10. Matters requested by Councillors

a. **Dog waste bins** – Cllr Hill

Cllr Hill advised that dog waste facilities at Linton Falls were a concern as the bin was often overflowing. Cllr McGuinn added that this could be a health issue. It was agreed that the Clerk would contact the waste management service regarding the servicing frequency of the bin by the toilet block and enquire about the justification requirement for a further bin should this be needed.

The location of an additional bin would be confirmed once we have received feedback from the waste management service.

11. Matters requested by the Clerk

a. Grass cutting and verge trimming in 2024

It was RESOLVED to accept the quote from the contractor R.M.J.Robey Groundcare Ltd for the grass cutting and verge trimming for 2023-24. The Council agreed to ask the Linton Community Fund to contribute to this.

b. Budget 2024-25

The draft budget was discussed and the Clerk was asked to amend and recirculate the updated version.

c. Appointment of the Internal Auditor for financial year 2023-24

It was RESOLVED to appoint Clare Smith as internal auditor for the financial year 2023-24.

12. To discuss correspondence received & decide further action if required

- a. Letter from the Pageant Master, about D Day 80 received from YLCA circ via email 28/09/23 - NOTED
- b. Precept arrangements received from NYC circ via email 12/10/23 - NOTED
- c. Letter for the Parish Council from local Citizens Advice circ via email 14/10/23 – NOTED
- d. Housing Consultation received from NYC circ via email 19/10/23 - NOTED
- e. Support for Climate and Ecology Bill received from Zerohour circ via email 19/10/23 – NOTED
- f. Polling District Review Consultation received from NYC circ via email 24/10/23 – NOTED
- g. Let's Talk Money received from NYC circ via email 24/10/23 - NOTED

13. To receive updates on any matter (for information only)

- a. **Graffiti in the Lauradale Lane Bus Shelter** – Cllr Hill advised that this was above the noticeboard and that she would repaint – this was agreed.
- b. **Sustainable Energy** - Cllr Oakes shared with the meeting information about the possible opportunities for the parish to become more self-sustaining. It was agreed to add this to the next agenda.

14. To consider the date of the next meeting of the Council.

It was RESOLVED that the next meeting would be Tuesday 5th December 2023 at 7.30 pm in the Fountaine Chapel.

The meeting closed at 9.04 pm

Public Participation: There was no further public participation.