

Kirkby Fleetham with Fencotes Parish Council

Minutes of meeting – 16 April 2026 at 7:00 pm.

Present: Parish Councillors: C Walker (Chair), A Edwards-Heathcote, R Henderson and M Wall. County Councillor Wilkinson. Parish Clerk/RFO: N Lowe. Public in attendance: Twenty Seven

Residents raised the following issue before the meeting:

Black Horse Inn Planning Application

A vote based on a show of hands was taken at the beginning and all twenty seven people in attendance voted that they were in objection of the planning application.

The Council urged those in attendance that the only way their comments will heard is they are done through planning. Residents can make their comments public by phone, email or through the planning portal.

- **Tel:** 0300 131 2 131
- **Email:** planning.ham@northyorks.gov.uk
- **Planning Portal:** <https://planning.hambleton.gov.uk/>

Significant concerns were raised regarding multiple aspects of the proposed development:

- **Transport Statement:** The projected traffic movements are considered inaccurate, as they exclude key contributors such as the shop, spa, letting rooms, staff accommodation, and motorhomes. The inclusion of 105 parking spaces suggests substantially higher traffic levels than stated. Visibility at the proposed access point on Lumley Lane is also deemed inadequate due to obstructing shrubbery, failing to meet required safety standards. Concerns were further raised about vehicle speeds exceeding limits and the absence of footpaths, creating safety risks for pedestrians and other road users.
- **Drainage Survey:** The foul water discharge calculations are believed to be significantly underestimated and do not account for all site users and facilities. As a result, the proposed pumping station, sewer pipes and sewage treatment plant may not meet regulatory requirements. Additionally, concerns were raised about both surface water and sewer discharge into Mill Beck, which is already prone to flooding and debris build-up. This raises potential environmental and legal issues.
- **Sustainable Transport:** It was noted that the proposal does not align with Local Plan policies aimed at reducing reliance on private vehicles. Limited public transport options and the rural location mean that visitors would be heavily dependent on cars.
- **Visitor Economy Policy Compliance:** The scale and nature of the development were considered inappropriate for a rural setting and not compliant with Local Plan policies. Concerns were also raised about the proposed operational period exceeding permitted limits, and the difficulty in monitoring compliance if closure periods are staggered.
- **Lack of Key Information:** The planning application does not specify operational hours for the various facilities, nor does it include a Construction Management Plan. This lack of detail makes it difficult to assess impacts on traffic, infrastructure, and residential amenity.
- **Residential Amenity:** The proposal is considered to conflict with national planning policy requirements to protect residential amenity.
- **Business Justification:** Concerns were expressed that the development is being presented as necessary for the survival of the existing pub, whereas evidence suggests it is intended to increase profitability. The scale and cost of the development were questioned in this context.

- **Noise and Light Pollution:** Concerns were raised regarding the proposed padel tennis court, with potential for increased noise and light pollution. It was noted that the noise generated could be comparable to clay pigeon shooting, and that significant acoustic insulation measures would likely be required to mitigate impact on nearby residents. Residents were also concerned at the uncertainty over the opening hours for the courts and the potential for noise to go late into the night.
- **Public Consultation Responses:** Concerns were raised regarding the objectivity of supporting comments on the planning portal. It was noted that, of the 12 supporting submissions, 3 were from individuals living outside the parish and 6 were from individuals within the parish who may have business interests linked to the pub (e.g. as suppliers or through family employment).

Cllr Wilkinson will take advice on whether the application will go to a planning committee. The Parish Council will inform the residents that the site notice has now gone up and residents have until 6 May 2026 to make comments on the application.

1. Apologies

Cllr Lamperd. The Council accepted this apology.

2. Minutes of the Parish Council Meeting held on Thursday, 19 March 2026

Were accepted as an accurate record of the meeting proceedings and signed. Acceptance was proposed by Cllr Walker and seconded by Cllr Wall.

3. Matters to Report

Lime Tree, Todd Lane

One of the 14 WWI Remembrance lime trees on Todd Lane has holes caused by digging, possibly by a badger, around the roots of the tree. The holes require filling with soil and capped with a few heavy stones.

4. Burial Grounds

a. Parish Cemetery

The green bin licence has arrived and is now on the green bin.

After the molehills were flattened, there have been no more new molehills. The Council will continue to monitor the situation.

The joiner has shaved the gate and will invoice the Council shortly.

b. St Mary's Churchyard

The Church is continuing to raise funds for the Church repairs. The Council will contact grass cutter to walk around St Mary's and confirm what areas need cutting for the new season. A working party will be arranged to help tidy the churchyard. At the time, the Council will ask for volunteers by InfoNet.

c. St Andrew's Churchyard

There is no further news. St Andrew's Churchyard is still posted as sold subject to contract.

5. Correspondence

YLCA Training (0104/26), YLCA Weekly News and Notifications (0204/26), planned closure notice (0304/26), Black Horse Planning Application (0404/26), Contact Us got a new submission (0504/26), Infonet Bulletin (0604/26), The Pensions Regulator (0704/26), Kirkby Fleetham PC concerns Low Street (0804/26).

These were all circulated via email.

Parking on Green in Great Fencote

A resident is having a small gathering of friends and has requested for guests to park on the green outside their house.

The Councillors agreed to the request but have advised the resident to take care of the green and small tree.

6. Finance

a. It was resolved to pay the following, and the payments were signed accordingly:

Chq	Amount	Payee	Service
BACS		N Lowe	Clerk's wages for April + 7.5 additional hours
BACS	£254.00	YLCA	Membership Subscription 1 April 2026 to 31 March 2027
BACS	£120.00	AW Dick	Full grass cut x2 of the Parish Cemetery
BACS	£111.06	HMRC	6 Feb to 5 Mar, month 11 PAYE bill 2025 to 2026
BACS	£58.20	HMRC	6 Mar to 5 Apr, month 12 PAYE bill 2025 to 2026

This was proposed by Cllr Walker and seconded by Cllr Henderson.

b. Income:

The Parish savings account has received £58.58 in interest.

c. Financial Statements 2025/2026

The financial statements were circulated to the Councillors ahead of the meeting.

The Councillors accepted the statements of accounts. The Clerk will now collate all the financial information together and send it to the internal auditor to analyse and evaluate the parish accounting documentation.

7. Planning

a. Applications

ZB26/00401/FUL: Full planning permission to include an extension to improve disabled WC facilities, extension of hardstanding area in rear courtyard and installation of balustrade. Re-configuration and extension of car park to include the provision of disabled, motorcycle, bicycle and motorhome parking areas.

At Village Farm, the conversion of the farmhouse to letting bedrooms, the conversion and extension of the dairy outhouse to letting bedrooms, the demolition of the farm maintenance workshop and the erection of a replacement two storey building to accommodate a reception area, farm shop and village shop, spa and changing room facilities, plant room, and staff accommodation at first floor, the erection of building for sports uses including Padel Tennis Courts. Associated access and car parking and infrastructure provision relating to these uses.

The change of use of agricultural land to enable the creation of proposed holiday lodges with associated landscape, drainage, earthworks, parking, footpaths and access arrangements.

Location: Black Horse Inn, 7 Lumley Lane, Kirkby Fleetham, Northallerton.

Applicant: Mr Simon Cotton.

The Council agreed that it is inappropriate for them to either agree or object to the planning application until they have further information on the application. The Council have listened to the views expressed at the meeting and will coordinate a response to the application and comment on the highlighted concerns.

C1/21/00022/CM: Consultation on planning application for the purposes of the variation of condition No. 22 of Planning Permission which relates to the number of heavy goods vehicles (any vehicle over 3.5 tonnes) accessing and leaving the site on land.

Location: Killerby Quarry, Low Street, North Yorkshire, DL10 7PY

The Parish Council agreed that they have no comments or objections on this consultation.

b. Outcomes

The Parish Council has not received any outcomes on planning applications over the last month.

8. Community Transport and Social Care

There was no updated information on Community Transport and Social Care.

9. Any Other Business

No other Business was raised.

The meeting closed at 9:14 pm.

Date of Next Meeting: 21 May 2026.