

## **GREAT AYTON PARISH COUNCIL**

Minutes of the Allotment Committee meeting held at The Discovery Centre on Wednesday 21<sup>st</sup> May 2025 at 18.00

**Present:** Cllr Kirk (Chair), Mr C Hall, Mrs J Walker, Mrs R Young. Mrs A Livingstone (Clerk)

### **1 Apologies for absence and declaration of Interests**

Apologies for absence were received from Cllr Mason. There were no declarations of interest.

### **2. Minutes from the committee meeting held on 25th February 2025. To confirm the minutes as a true and correct record and discuss any matters arising.**

It was RESOLVED to APPROVE the minutes of the Parish Council meeting held 25<sup>th</sup> February 2025 as a true and accurate record. Minutes were signed by the Chair. There were no matters arising from the minutes for discussion.

### **3. Update re land purchase**

3.1 The Chair informed that the potential developer had lodged the plans, and they had been through initial scrutiny by the planners to ensure the application was legal. This was now out for consultation with comments requested by the Planning department by 9<sup>th</sup> June. It was anticipated that a development of that size would go to committee, a date was unknown, but County Councillor Moorhouse was applying pressure on the planners to deal with the application as quickly as possible.

3.2 The Chair advised that the landowner was advised that until there was effectively a green light on the development they would not negotiate, they understand the time issues with the COF grant. It was agreed that the time frame on the application going through before the 18<sup>th</sup> December 2025 to enable drawdown from the COF bid was tight. The Chair informed that the landowner was asking if the Parish Council was prepared to start going through the legal process to cut down the time. It was acknowledged that a cost would be required to enable the Parish Council to make a decision on if it was prepared to put forward some funds. But there was currently no stable plan covering the access requirements to enable the Parish Council to move forward on the legal side as this was tied in with planning. The title on the land could be looked at and a full cost for the works associated for a purchase of the land could be requested. Clerk to enquire and inform of the timescale implications.

3.3 The Chair had received an email from the developer saying that they were at the stage for planning and had employed consultants, he would speak with them to find what they had discussed with the planners and email any additional information. He felt that they would be well advised and would ensure that any development plans did meet current regulations. The landlord was drawing the new boundary which the committee acknowledged would need to be certain that the final area of land was at least equal otherwise this was a change of scope for the COF bid. The Chair stated that if the application was too slow the Parish Council would look to discuss a lease on the new described boundary. It was acknowledged that if the planning application failed the landowner would not be prepared to sell the new defined area as they needed to ensure access and wouldn't have that until they had planning approval. If the application was not approved, they would most likely appeal. Other possibilities for the access could be looked at in the future if fields brought forward in the Local Plan were made available for development. The Chair informed that he had heard during a planners meeting that the Hambleton area of North Yorkshire already had a five-year supply in place with the applications already approved, such as Station Road.

3.4 It was queried what would happen if the date for the COF bid was not achieved. It was confirmed that the allotment land would remain leased as allotments until a lease notice was received. The cost of the allotment land was agreed to be still at £220,000 despite the figure of £250,000 shown in a recent document.

3.5 The Chair confirmed that the planning application left the Parish Council in a predetermined position and therefore unable to comment on the application. The community would need to comment if they supported or objected to the application.

**4. Update re COF bid**

Mr Hall reminded that the COF fund had been shut down and the Parish Council application had been approved within the final round of applications. There was no possibility of a time extension, the funds needed to be drawn down by 18<sup>th</sup> December 2025. The appointed advisor was now working only one day per week and spoke with him every other week. They had requested a close down plan to ensure that this was in place. It was agreed that committee members would ensure that any purchases were lined up to enable a swift progression. Mr Hall to enquire if money could be drawn down from the funds for legal fees to be paid whether the purchase went through or not.

**5. Any actions required**

Clerk to request costs from Merritts Solicitors.

Mr Hall to circulate details on what was requested within the COF bid and to enquire if funds could be drawn down for legal expenses.

Chair to speak with developers to find what they had discussed with the planners and any additional information and circulate.

Committee to check all funding required and ensure that there were sufficient funds if the project went ahead, if there looked to be any shortfall additional fundraising would recommence for this project. A couple of events had been held, and monies were collected in a different bank account, the last money paid into the account held by the Parish Council had been £111.97 on 12<sup>th</sup> June 2024 presumed to be the funds raised at the summer fayre held on High Green on 8<sup>th</sup> June.

**6. Date of next meeting if known** – no further meeting required at present. Information would be circulated by email until a meeting was required.

Signature

Date

Clerk: Mrs Angela Livingstone – [clerk@great-ayton.org.uk](mailto:clerk@great-ayton.org.uk)