

**MINUTES TO A MEETING OF NORTH DALTON PARISH COUNCIL
HELD ON THURSDAY 28TH AUGUST 2025 7.30PM**

Present: Cllr R Harrison (Chairman); Cllr R Williams (Vice Chair); C Wade P Robinson; S Palmer; A Mcloughlin

690. To receive Apologies: Cllr E Glassby; T Byass; L Garland-Collins; I Young

691. To receive Declaration Interest: NTR

692. To agree to open the meeting to Ward Councillors and members of the public

No Ward Councillors Present.

Public Participation:

One member of the public was present – the owner of Tithe Farm and the applicant for the planning application under discussion that evening. He addressed the Council regarding his application, explaining that the building currently has holes in the walls and a leaking roof, allowing water ingress. He stated that the proposed conversion would help preserve and secure the building for the future.

693. Planning Applications / Updates

a. **To Comment:** Planning Consultation for 25/02203/PLF

- Tithe Farm Village Hall Road North Dalton East Riding of Yorkshire YO25 9UX

Conversion of existing stable area to additional living accommodation, installation of covered canopy to rear, raising of window cill on northeast elevation and erection of an extension to existing detached garage

Unanimous Vote – No Objections to the Plans, concerns raised regarding the trees.

The Council wishes to submit the following observations:

- The Council has no objection to the proposed conversion and associated works. Members welcomed the restoration of semi-derelict buildings and the positive contribution this will make to the site's overall use and appearance.
- However, the Council noted an inaccuracy in the application regarding the proximity of trees.
- It was further noted that these trees have previously been subject to a planning application for trimming/pruning (Application No. 23/01480/TCA – The Old Rectory, dated 15 May 2023), and that the owner now commissions regular surveys to monitor their condition. Concerns were raised that this new application may result in increased insurance premiums for the tree owner.
- While the Council does not object to the development itself, it recommends that the Planning Officer be made aware of the proximity and recent history of the trees. Should permission be granted, it is likely that further issues may arise relating to the trees, and these should be considered in advance to avoid complications.

b. **Noted:** Planning Raised No Objections for 25/02038/TCA

Manor House Main Street North Dalton

NORTH DALTON CONSERVATION AREA - Fell 1 no. Ash tree (T1) to prevent further damage to adjacent listed dovecote and shed; Crown lift 1 no. Elm tree (T2) by removing 1 no. limb at 2.5m to West as illustrated to prevent further damage to adjacent listed dovecote and shed

694. To Note Any items received since publishing the agenda.

- a. **Planning Ref: 25/02450/TCA - Mulberry Cottage Main Street, North Dalton, YO25 9XA
Trimming of two confer trees at the rear of the property, one cherry tree to the front
of the property.
Council raises no Objections (Proposed Cllr Palmer Seconded Cllr Mcloughlin)**

Date of Next Scheduled Meeting: 13th November 2025 7:30pm Village Hall
(Any additional meetings will be advised with notice)

Meeting Closed 8.20pm (In the absence of the Clerk Cllr R Harrison took the Minutes)