



**Minutes of a meeting of Ingleby Arncliffe Parish Council
held on
in Ingleby Cross Village Hall
Wednesday 26th January 2026**

Chairman: David Hugill.

Councillors: Hazel Warhurst, David Cook, Jack Bell.

Councillor David Hugill.

Clerk vacant post

Members of the Public: 7 people attended.

Min No	Item	Resp.
0126	To receive and Approve Apologies for Absence by an Elected Member All Councillors present	DH
0226	To approve and Sign the Minutes of 26th November 2025 meeting Agreed and signed by DH	DH & HW
0326	To Note Any Declaration of Business (or other) Interests by Elected Members. DH Lobbied by prospective tenant DC Family member interested in housing. JB Recreation Area	DH
0426	Police Report , no incidents reported in December 2025, January 2026 report not yet received.	DH
0526	Neighbourhood Watch Report. Nothing to report.	DH
0626	Opportunity for Public Participation. Discussion around social value.	DH
0726	New Parish Councillor Training , none undertaken.	DH
0826 0926	Beyond Housing Development Update received from Beyond re council's questions, see Appendix 1. Social Value ideas presented to Parish Council included Children's Cycle Track, Tree planting around recreation area, Vehicle activated sign (Cross Lane) and improvement to footpath to Recreation area and the footpath to Ingleby Cross via The Parklands. Decision made to send out 2 nd email to residents asking for further comments on the ideas presented to the council.	All
1026 1126 1226 1326	Recreation Area To note the status of existing maintenance jobs. Ongoing To note, consider and schedule any other jobs. Les Sutton Haig is working through them as weather allows To discuss timing of installation and cost of Zip Wire If cost as quoted in November by Playdale to go ahead and book it. Annual Inspection £175 approved – To book	HW
1426	Cycle Track Project. Report sent to council, two funding bids outstanding.	JS/VL

Signed:

Parish Council Chairman

Date

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1526 1626	Defibrillators To note any issues arising from the two Defibrillator Guardians. No Issues reported To progress the move of the Atkinson's defibrillator to the top of the new development.	DC
1726 1826 & 1926	Bank Mandate and Banking provision Decision on hold regarding banking changes until clerk in post.	HW
2026	Parish Clerk Replacement Status , clerk recruited, councillors decision was to employ this person subject to contract which requires further discussion.	DH
2126	Coast to Coast Path Agreed JB to chase up progress.	JB
2226	Repair and Relocation of the Village name sign on Exelby Lane Agreed sign should be placed nearer hedge and DC to chase up quote	DC
2326 & 2426	Agreed to explore creating hard standing at the bus stop for passengers to wait safely after consultation with landowner and Les Sutton-Haig.	DC
	New Business Items	
2526	Parish Councillor Vacancy Notice on vacancy has been placed in notice boards.	HW
2626	Neighbourhood Plan Agreed to continue progressing speed camera, coast to coast and pathways. Ingleby Cross parking to be discussed at next meeting.	DC
	Donations	
2726	Donations approved by the majority for £50 to Yorkshire Air Ambulance. Citizens Advice Donation declined.	DH
	Correspondence and Meetings	
2826	Report on Correspondence Received and Meetings attended by Councillors on behalf of the Parish Hearing Loop to be installed via Village Hall in near future Regular circulation of emails from Rural Service Network, Community First Yorkshire, Parish Liaison (from NYC), and Yorkshire Local Councils Association (YLCA)	DH
	Planning Applications	
2926	Status of Hambleton /ZB20/01189/DCN02, Beyond Housing application regarding installation value and ventilation.	DH
	Finance	
3026	Bank Reconciliation Report agreed. Consider possible overpayment to Village Hall	HW
3126	Bank statements available.	HW
3226	Following last month's consideration of the Council's Risk Assessment Statement to approve and adopt (or otherwise) the updated Assessment. To be on hold until new clerk in post	DH
3326	Payments of accounts falling due agreed.	HW

Signed:



Parish Council Chairman

Date

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3426	To approve retrospectively the following payments due and paid prior to this meeting: £100 - Arncliffe Farms- Recreation Annual Rent £ 20 - Ingleby Cross Village Hall Hire (December Drop-in Session) £180 - NYC Re-filling of grit bins	DH
3526	New Payments £20 - Village Hall Hire, on hold, Donations: Yorkshire Air Ambulance £50,	HW
3626	Amount of VAT to be recovered, currently £17.39	CW
3726	North Yorkshire Councillor's Report. <ul style="list-style-type: none"> • Boundary review for next election we are now in Hutton Rudby and Appleton Wiske Division. • Budget set by North Yorkshire Council for next year, 3 years reduced funding, however, savings of £69 million have been made this year through local government reorganisation. 	DH
3826	Chairman's closing remarks, The Chairman thanked everyone for attending.	DH
3926	Date of Next Meeting: Wednesday, February 25th at 7:30pm	DH

Appendix 1

Answers to queries raised by Ingleby Arncliffe Parish Council in email dated 2nd December 2025 1. The current Section 106 agreement does not adequately define, in legal terms, the ranking of the local connection. In the Third Schedule, Clause 2, first paragraph, Page 20, as written, any household meeting the qualifying criteria under the Choice Based Letting System, but without a local connection, or anyone meeting the local connection criteria but not necessarily qualifying under the Choice Based Letting System, could rank equally for the rented and Discounted Market Sale (DMS) houses. This is not the intended outcome for the S106. If our interpretation is correct, then the word 'or' (in italics) should be changed to 'and'. There has to be a qualification in both the Choice Based Letting System and local qualification, in order for a household to qualify. Response: Having reviewed this with a legal representative as part of the Deed of Variation process, I can confirm that 'Or' is adequate and does not fundamentally change the allocation process. The rental properties will be allocated to someone who qualifies for Choice Based Lettings and who also has a local connection. The next sentence also gives protection that in the absence of a Choice Based Lettings System, it would still need to be allocated to someone in need of accommodation and with a local connection. Furthermore, there is an additional local lettings policy in place for the affordable rental units. Finally, please note that this clause just refers to the Affordable Rental properties, rather than the DMS which has its own allocation criteria, covered in the Deed of Variation. Residents who are interested in Discount Market Sale properties, do not need to be registered for North Yorkshire Home Choice 2. There is a minor definition point regarding Rent to Buy: the reference should be to the Third Schedule, as there is no Fourth Schedule. Response – noted. This will be amended via the Deed of Variation. 3. The Council requested changes to the definition of the Parishes within the sub-category. At the Council meeting on 31st August 2022, which both Ben Briggs and yourself attended, concerns over the sub-category definition were raised. As noted in the minutes at the time: "Sub-areas highlighted in the S106 to be looked at in more detail by AW." Response: It was agreed back in 2022 by AW (Angela Walmsley) that this would be looked into. I can confirm this was investigated as an option; however, the Settlement Hierarchy

Signed:



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forms part of the planning policy within the local plan for Hambleton and as such, the addition or subtraction of parishes within each subcategory for specific schemes would lead to inconsistencies across the local plan area and would not be policy compliant. Furthermore, the neighbourhood plan seeks to address housing need for Ingleby Cross and Ingleby Arncliffe and these villages have been prioritised within the initial cascade.

OFFICIAL 4. The reduction in the Discounted Market Sale (DMS) discount from 45% to 20% is unfortunately not understandable. What has happened from March 2022 to November 2025 to warrant this change? Hambleton District Council presumably with Amanda Madden's input were the parties seeking 40% discount levels - so what has changed? Beyond simply stating 20% is what we used and have used in their viable assessments, are hardly answers. The Northeast, Beyond's main home, has a noticeably different ratio of house prices to income to North Yorkshire. So, the Councillors cannot understand the discount change, but David says you gave a slide show at a NYMPA meeting which helps or does explain the reasoning. It would be really helpful if you could explain the reduction to the Councillors. Response: The discount within the section 106 agreement is, as you rightly point out set at 45%. The standard discount nationally for DMS properties is set at 20%. As Beyond have already explained, the discount of 20% rather than 45% was made when producing viability appraisals and the subsequent conversations with grant funders were based on the discounted figure being set at 20%. Beyond have acknowledged the concerns of the Parish Council and have apologised for the oversight. As you are aware this scheme has attracted a substantial amount of funding from various sources and has already been subject to several months of delay. Whilst I understand that the situation is not as was initially intended within the 106 agreement, North Yorkshire Council support a variation to the 106 agreement to bring the level of discount in line with national levels. This will allow Beyond to move forward with a viable scheme and begin marketing the properties as soon as possible, in turn providing the intermediate tenure homes for those with a local connection, without further delay. 5. The Council welcomes the inclusion of DMS within the local connection. Response: Noted. The DMS local connection criteria will match that of the rental properties as agreed. 6. Equally, the Council supports the move from affordable to social rent for the eight rented properties, provided the Choice Based Lettings system draws no distinction in qualifications terms as between affordable and social rent. Beyond have assured the Council on that point but your input/confirmation would finish our concern. Response: The eligibility criteria for North Yorkshire Home Choice does not distinguish between social rent and Affordable rent.

Signed:

Parish Council Chairman

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