

MUSTON PARISH COUNCIL

Clerk: B. Williamson, West Ayton, YO13 9JP.

Tel: 01723 865033 Email: mustonpcclerk@gmail.com

Minutes of the Ordinary meeting of Muston Parish Council held on Tuesday 8th September July 2026 in Muston Village Hall.

Apologies: Cllr. J Brigham, NY Cllr. M Donohue Moncrief.

Present: Cllr. G Owen, Cllr. G Barnett, Cllr D Newland, Cllr. J McCluskey, Cllr. F Warters, Cllr. D Frodin, B Williamson (Clerk), 15 members of the public (part meeting).

Notice of meeting: Cllr. Owen declared public notice of the meeting had been given in accordance with Public Notice 1972 schedule 12 para 1-(2) of the Local Government Act.

Declarations of interest: None declared **48/26**

Chairs opening address: **49/26**

Cllr. Owen welcomed all to the meeting. She introduced all members of the council to the public and stated there would be an adjustment to the agenda. Clarity on the Public Forum was stated, 15 minutes maximum, councillors could not engage in the public forum, any new issues raised requiring responses would be put on the next agenda. Any accusations or insulting comments would result in the meeting being suspended or closed. All were asked to respect these boundaries.

Cllr. Owens report & update: **50/26**

Cllr. Owen stated she would read a letter received from Planning Services in response the query made by Muston Parish Council about the erection of a new residence, The Bungalow / Lawnswood, West Street, Muston and the associated complaints about the development. The following points were highlighted:

- A planning decision cannot be overturned by a Parish Council or the Planning Authority. The same applies to a planning appeal decision.
- Permission was granted for the development with associated clauses related to trees and the conservation area.
- Signage about the variance of the permission was displayed between 29/1/26 – 26/2/26 and a press notice on 5 February 2026.
- A variance of condition does not need to be notified to neighbouring properties.
- All the conditions are available to view on the NY planning website – ref: 2504680DUNC
- If it is believed a planning decision has been breached the Planning Enforcement Officer should be contacted. The same applies to tree preservation / conservation issues.

Open Letter from Muston Parish Council:

- The letter was issued on 3rd September in relation to the complaints about the stated development.
- Regular communication and advice gained from Cllr. Donohue Moncrief.
- Planning department received no comments from the Parish Council or any residents on the original planning application in 2010.

- No comments from residents on the variance of conditions in February 2026.
- It was stated MPC do not make planning decisions.
- It is not the responsibility of the Parish Council to notify residents individually about planning applications.
- Not being aware of the development prior to property purchases is an issue that would need to be raised with the purchasers' legal representatives as the information can be accessed via the planning website.

Open Forum:

51/26

Cllr. Owen stated that councillors would not engage in conversation or comment on any issues raised during this period. Items raised would be placed on the October agenda if not sufficiently covered.

Resident stated it was his belief that the current development taking place @ The Bungalow / Lawnswood House was partly in a conservation area & that it was his belief that any development should enhance and protect the area. It was not considered that this development met the brief. The brand-new property was not in keeping with the area, suitable materials were not being used.

Concern expressed about the lack of care on tree work, trees being damaged and due diligence was not being practiced.

It was felt there was no clarity on the development of the new property and the existing building.

Concern expressed about the damage to wildlife, impact on the community, reduction in value of the nearby properties.

Cllr. Owen stated all comments had been listened to and noted.

The meeting would revert to the original agenda format. Residents were invited to stay for the remainder of the meeting, Fourteen members of the public left at this point. One remained.

Reports:

52/26

a) NY Cllr. Donohue Moncrief: Very helpful and supportive over recent issues. She confirmed planning decisions could not be overturned by a Parish Council nor that they made planning decisions.

b) Clerks Report:

- All issues at July meeting reported & actioned.
- Certificate and signage issued.
- All parking machines in NY will be replaced by ticketless machines.
- Decision on refill of grit bins required. Vote taken all agreed to have them refilled ready for winter.
- Precept consideration required.
- Thanks to Cllr. Donohue Moncrief for her recent assistance expressed.
- Clerk stated working for different Parish Councils allowed her to compare the differences between them. She considered Muston residents were fortunate to have a very proactive council who were interested in all aspects of the community and contributed much on a voluntary basis. Cllr. Owen led the council by example and always ensured every aspect of compliance was adhered to.

c) Chairs report:

- Once again appreciation expressed to Cllr. Donohue Moncrief and Clerk Mrs Williamson for their recent support and work they had both undertaken. Both had been very supportive.
- It was agreed that the Clerk order the Poppy Wreath and donate £30.
- Requested Clerk contact Tree Preservation Officer to inspect current work being undertaken @ Lawnswood development and Planning enforcement Officer to determine / clarify that development at the property followed the planning conditions. To also contact the councils legal representatives as directed and report back.

To approve the minutes of meetings held on 15th July 2026: 53/26

Circulated and assumed read.

Proposed to accept monthly minutes of 15th July - Cllr. Barnett, seconded Cllr. Warters. All agreed & signed by Cllr. Owen.

Finance Report: Circulated. **54/26**

Income: NIL Outgoing: £1466.07. This is two months expenditure.

Annual payment scales. New rates introduced. Agreement signed & returned to Autela.

Planning: No new applications received. **46/26**

Parish Issues: **47/26**

Christmas Planning & Lights:

- Clerk will action agreed replacement.
- Placement of lights Sunday 22 November.
- Switch on Sunday 29 November @ 6.00pm. Arrangements at next meeting. Costs to be determined.
- Cllr. Owen will liaise with musicians.

Maintenance Update: Thanks to councillors for trimming weeds around the Green & Beck area. Bus shelter will be repainted voluntarily by councillor when health issue resolved and has free time to devote to this. Mr Chalmers will repair the bridge when work schedule permits. Clerk will follow up. Maintenance walk will take place on 27 September @ 3.30; this will assist in precept planning.

Items for next agenda: Notify Clerk one week in advance.

1. Christmas planning
2. Maintenance walk outcomes.
3. Parish precept planning

Meeting closed @ 8.20pm

Date of Next Meeting: - TUESDAY 13th OCTOBER 2026 @ 7.15PM.