

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of a meeting of the Council held on Wednesday 17th April 2002 in the Village Hall, immediately following the annual Parish Meeting.

Chairman: Councillor M Kennett

Present: Councillors Mrs Wardman, Mrs Billenness, P Pick,

W J Bowyer, C Billenness, B Alderton, N Waller.

In attendance: Cllr Mrs G Firth (District Cllr./Clerk to the Council),

Three members of the public.

Apologies for absence were received from Cllrs Lumley and O'Connor.

Police matters

In the absence of a duty Officer, Cllr Waller produced a current crime situation sheet.

There had been no reported crime in March and only one in April to date.

The annual number of crimes recorded showed an improving trend over a number of years. There had been consistent low crime levels since 1994.

Cllrs reported continuing traffic problems on the B1224 in relation to the Rufforth Car Boot Sales/Autojumble sales.

The Clerk was asked to write again to York City Council and NYCC, asking that pressure be brought to bear on the owners/operators of the site.

Cllr Waller was thanked for producing a report in the absence of the Police Officer on duty.

Minutes of the last Meeting

The Minutes having been circulated and taken as read were agreed as a true record and signed by the Chairman.

Matters arising from the Minutes

- Bus Service 790 (modified route)- cllrs had received complaints about the lack of timetables and the shortage of an afternoon service. However Arriva fares were cheaper than Harrogate & District Travel and the staff courteous and helpful. The Clerk was asked to write to NYCC, requesting provision of sufficient timetables for distribution, commenting on the changes to the timetable, especially with regard to the afternoon service, expressing thanks that an alternative service had been provided but asking that gaps in the service be remedied as soon as possible. Cllr Billenness agreed to pursue a facility on the internet to provide a route for complaints to NYCC Passenger Transport Services.

- Planning - development at Cowthorpe - Cllr Billenness said it had been formally asserted that Dren Properties are not the land owners of the site. He had written to John Goodwin of Carter Jonas for clarification.
- Ralph Garth Update - the clerk was asked to find out the current position with regard to the Repossession Order.

Village Hall heating

The Chairman reminded the Council that there was an urgent need to install a new heating system and only a brief period of opportunity during the summer months to do it.

Resolved that the clerk contact British Gas and arrange the supply of gas to the building as soon as possible.

The clerk reported a conversation with the Director of Leisure & Amenity Services at HBC, where it had been explained that grant funding would be harder to obtain if the Management Committee did not have charity status. It was said that the intention was to form a charity underpinned by a Limited Company, which should not preclude grant funding.

An amount of money was still held by the Council, which had been raised during fund raising for the new Village Hall/Community Centre, and this could be used towards the capital cost of installing the heating.

The clerk was authorised to investigate and submit applications to all possible sources for grant funding, with confirmation that the Council would contribute up to £5000, equivalent to 33% of a £15,000 scheme, with £3000 from CC funds and £2000 from PC reserves.

The clerk was asked to approach the County Cllr for a grant from NYCC, following their disposal of the property with a restrictive covenant in place, and the Member budget available to him.

The Village Hall Treasurer was also to be approached.

Recent problems with the Youth Club damaging the Village Hall and roof were reported.

The clerk was asked to write formally to the Village Hall Committee and express concerns at the damage to the property, saying that the Council was eager to instigate the meetings promised by NYCC Education Department, regarding the behaviour of youth club members, before the Council agreed to purchase the building with the restrictive covenant in place. The Council would be seeking redress from NYCC as promised before the sale went ahead.

NYCC was asked to confirm that the Youth Club was intended to cater for the younger members who attended.

Westfield Green

It was reported that damage had been caused to the shrubs and plants by a gang of pre-teenage girls. Cllrs and residents were asked to keep a watching brief and find out where the girls came from, with the hope that the parents concerned could be asked to contribute to replacement planting. The School was to be approached so that a message could be delivered to the pupils asking them to respect the plants.

A recent incidence of the boundary hedge, between a property on Lucas Road and one on Westfield Green, being removed was reported. The clerk had taken the matter up with the Planning, Enforcement and Estates Departments of HBC. Resolved that the clerk ask the

Estates Department Officer to write to all properties with a joint boundary reminding them of the covenant in the deeds of sale to the effect that any works to the boundary hedge must be sanctioned by HBC.

The residents of the two properties where the hedge had been removed were to be approached and advised of the way forward. The contractor who had done the works and allegedly received permission from HBC was to be contacted and told of the covenant for future reference.

Marston Road

Standing Orders were suspended.

A resident spoke of concern about the broken fence adjoining Mr Elwess's land and the fact that it was an eyesore.

The state of neglect of the village pound site was also regrettable.

Stones and pebbles from Chapman's Yard were strewn over the pavement and road.

The state of the footpaths generally were complained of.

Standing Orders were resumed.

The Council has written many times to Mr Elwess concerning the state of the fence but without reply. NYCC has been approached, as the authority responsible for footways and verges, but again without action being taken.

As the fence is on private land the Council cannot take action without permission. Resolved that the clerk write again to Mr Elwess asking for permission for the Council to remove the fence owing to its dangerous condition.

The area around the Village Pound is the responsibility of NYCC, the Highway Authority.

Local neighbouring residents were to be asked if they were interested in maintaining the area, regarding grass cutting and planting, and it was hoped the Parish Council would provide bulbs for planting later in the year.

The residents of Chapman's Yard were to be approached by the Chairman who would ask that the pebbles be kept within their curtilages.

A dropped kerb, verge crossing and hard standing are being installed at an address in Marston Road for a disabled lady. The works are due to be completed shortly.

Instances of broken kerbs and dangerous footpaths should be made known to the clerk who will report them to the appropriate authority.

Report by District Councillor

Cllr Firth reported back on Building Regulations progress regarding a new property at North Field Farm.

A new Register of Members' Interests form would be made available by HBC, when the new regulations come into force.

Various sources of grant funding for refurbishment of the Village Hall had been provided by HBC. Cllr Firth also reported on the new Member Budget which would be available to the District Cllr after the May Elections.

Cllr Firth also answered questions and gave additional information as requested during the meeting.

Correspondence

Additional items 30-32, received since the correspondence file had been circulated were made known.

- Code of Conduct issues - the District Cllr/Clerk reported on the latest information and the fact that HBC was prepared to place a composite advertisement, regarding the decision to adopt the new Code of Conduct and publish the new Register of Interests, on behalf of all Parish Councils in the District.
Resolved that this Council will adopt the new National Parish Council Code of Conduct as from 2nd May 2002, and make available the new Register of Members' Interests after that date.
- The Chairman, clerk and up to 6 cllrs agreed to attend the Training session on Code of Conduct issues, to be held in the Long Memorial Hall at Spofforth on Thursday 27th June 2002 at 6pm.
- The clerk was asked to obtain copies of the HDLP Supplementary Planning Guidance on draft Biodiversity and Landscape Design Guides.
- NYCC - Review of Passenger Transport Services and Home to School Transport Services in the Harrogate Area - to be discussed at the May meeting.
- NYCC Winter Maintenance Review - this Council has responded but will do so again with concerns about gritting being carried out on all school routes and praise for the general standard of winter maintenance in such a large rural community.
- Internal Audit to be an agenda item for the May meeting
- Letter from a resident concerning disabled access/difficulties around the village to be supported by the Parish Council.

Planning applications

46, Marston Road - erection of rear conservatory.

The Parish Council did not object to this application but mentioned the severe flooding experienced at this property which could lead to future problems unless site levels are conditioned accordingly.

Land south of Orchard House, Westfield Green - erection of 1 dwelling with new vehicular access. Neighbour notification had been done and a copy of the response made by the immediate neighbour had been sent to the Parish Council.

The Parish Council objected to this application on the following grounds:

1. The proposals would be detrimental to the amenity of both Wood Grove, a large adjacent property, which is in the Tockwith Conservation Area, and 1, Westfield Green, the boundary of which abuts the application site.
2. The proposed dwelling would be immediately adjacent to the wall of Wood Grove, which has

principal windows overlooking their garden and private amenity space, and would be overbearing and block out light.

3. It is considered the proposals would be an over development of the site, with the proposed dwelling being disproportionate in size, at three storeys high.
4. The design of the proposed dwelling has no respect for adjacent properties, is out of keeping and would destroy the concept scheme negotiated for the Westfield Green development.
5. The proposals would have a detrimental effect on the village Conservation Area.
6. There is potential for causing road safety problems for both pedestrians and vehicles since the Westfield Green development was designed without footpaths and the access to and egress from the proposed site would have no sight lines because of the blank brick wall.

Jodhpurs Riding School, Blind Lane - erection of general storage building.

Neighbours had expressed concern. The Parish Council objected to this application on the following grounds:

1. Concern is expressed at the very large size of the proposed building, and it is questioned what could be stored, which would require a building of this size.
2. It is considered that further information should be requested to justify the size of the building.
3. Concern is also expressed at the lack of screening for such a huge building in a countryside location.

The Parish Council has no wish to interfere with the running of a successful local business but has concerns about the submitted plans because of the size of the proposed building. If approved it is considered essential that:

1. the use of the building should be tied to the operation of the Jodhpurs Riding School
2. adequate screening should be provided to allow the building to blend more readily into the open countryside location
3. no advertisements should be allowed on the sides of the new building because of its location
4. care would need to be taken with the materials and colour of both walls and roof, should such a large building be permitted
5. it appears that the building is of a size which could be used as an indoor training facility, this could have adverse traffic implications in this locality.

Standing Orders were suspended.

Residents expressed the opinion that the application by Jodhpurs suggested a dressage facility would be created.

Concern was expressed about the large sign for Tockwith School at the corner of Kirk Lane/Tockwith Lane/Southfield Lane. It was believed no permission had been sought for such a large, ugly sign which had highway safety implications because of its siting.

Concern was also expressed about the security lighting at the school which was left on all night and had become a problem for local residents.

Standing Orders were resumed.

The concerns with regard to the School would be passed to the Headmistress by Cllr Waller.

NYCC - Waste Recycling Centre specifically for materials associated with civil engineering, at Marston Moor Airfield.

The comments of the Parish Council were as follows:

The Parish Council is concerned about the impact of the proposed development.

1. Firstly it is considered that any expansion of industrial/business activity into the open countryside of the airfield, beyond the confines of the Business Parks situated along Rudgate, should be resisted.
2. The Parish Council and Harrogate Borough Council have always tried to make sure that activity does not spread in a southerly direction with the danger of joining up with development on the other side of Southfield Lane.
3. You may be aware that, for many years, there have been problems with activities on the airfield, causing concerns to residents of the large housing estate that is Prince Rupert Drive. These concerns include problems of noise, dust, fires and additional traffic problems along Rudgate, which takes a large number of Heavy Commercial Vehicles daily, due to the success of the Business Parks.
4. Concerns are expressed about the proximity of the proposed development to the adjacent Marston Moor Business Park, at the nearest point of which are several businesses requiring a 'clean' environment in which to operate e.g. pharmaceutical firms.
5. The Parish Council expresses concern at the impact of the development on neighbouring residential properties.
6. Concerns are expressed about noise and dust emanating from the development. It has been found by hard earned experience that when the wind is from the west/southwest, noise and dust are carried a long way and easily to the properties on Prince Rupert Drive, notwithstanding that there seems to be a large separation distance.
7. Rudgate, and especially the cross roads with the B1224, carries a large amount of heavy traffic, for which these country roads were never intended. Other traffic already uses the proposed access to this development, leading to fears of additional danger to other road users.
8. The proposals could only have a detrimental effect on this very open countryside location. The piles of waste littering the site at present, notwithstanding they are outside the partially built bunding, do not suggest a fully operational site would become anything but an eyesore.
9. It is considered that a more appropriate location for an enterprise of this type would be a quarry environment like the one at Tadcaster.
10. It is queried whether the applicant is indeed the landowner as the recent advertisements for a Car Boot Fair and Sunday Market give another name for the owner of the land in question.
11. Outside storage of the piles of waste and the large size of the proposed buildings on the site, plus the regular movements of large vehicles to and from the site, give rise to much concern locally.

It is considered that, in the event that this application is approved, against the wishes of the local

residents, adequate visual and acoustic screening would be a necessity. It is also considered that every effort must be made to contain the activities and not allow further spread of industrial activity along the eastern side of Rudgate.

Land behind Oak Tree House, Oak Road, Cowthorpe - detached double garage.

Neighbour notification would be done, following which the planning sub-committee would meet to decide the response from the Parish Council.

Land to East of Oak Road, Cowthorpe - outline application for residential development.

The response to the consultation on this application was outstanding from October 2001, awaiting developments following meetings with the agent for the applicants.

As these meetings had been inconclusive and the land ownership was now in doubt the Parish Council decided to submit a belated response saying that the only development suitable for the site would be redevelopment of the existing buildings.

Planning decisions were made known.

Accounts

Bank balances

Lloyds Bank Treasurer's a/c (as at 28.3.02) £5691.64

National Savings Bank (Norfolk) a/c £1523.98

National Savings Bank Investment a/c £5053.06

Accounts to pay

Tockwith Parish Church grant,

(correction to wrongly written cheque from last month) 235.00

Ainsty Conservation Society 100.00

(Cllr Mrs Wardman declared an interest as a member of ACS and did not take part in the voting)

YLCA (annual membership subscription) 243.00

Receipts

Allotment rents 30.00

Resolved that the Bank balances be accepted, and the accounts be paid as above.

Date of next Meeting: To be held on WEDNESDAY 15th MAY 2002 at the conclusion of the Annual General Meeting, which is to be held at 7.30pm.

The Chairman reminded members that nominations would need to be made for the positions available to be filled during the new term of office of cllrs.

Standing Orders were suspended.

A resident said that the School Governor representative should be made aware of the Youth Club Leader's report, given at the Annual Parish Meeting and concerns about the behaviour of youngsters at Westfield Green, as mentioned during this meeting.

Standing Orders were resumed.

The Chairman thanked everyone for attending and read out the resolution for exempt matters and declared the meeting closed to the public.