

## **TOCKWITH WITH WILSTROP PARISH COUNCIL**

### **Minutes of a meeting of the Council held on Wednesday 15th May 2002 in the Village Hall, immediately following the Annual General Meeting**

**Chairman:** Councillor M Kennett

**Present:** Councillors Mrs Wardman, Mrs Billenness, R Lumley, W J Bowyer, C Billenness, B Alderton, N Waller.

**In attendance:** County Cllr Savage, District Cllr Sturdy,

Mrs G Firth ( Clerk to the Council ),

Four members of the public.

**Apologies for absence** were received from Cllr Pick.

The Chairman welcomed Cllr Sturdy to his first Council Meeting, following his recent election as the District Cllr for Marston Moor Ward. Thanks were expressed to Gill Firth for all her hard work and support over the last eight years as District Cllr. She was presented with a bouquet to show the Council's appreciation.

#### **Police matters**

In the absence of a duty Officer this item could not be dealt with.

#### **Minutes of the Annual Parish Meeting**

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

#### **Minutes of the last Meeting**

The Minutes having been circulated and taken as read were amended to record the fact that Cllr Mrs Wardman had declared an interest in the grant allocation to Ainsty Conservation Society because she is a Committee Member of the Society, the Minutes were then agreed as a true record and signed by the Chairman.

#### **Matters arising from the Minutes**

- Land at Cowthorpe - Information had been received from Carter Jonas confirming the fact that DREN Properties do own the land in question and the outcome of the submitted planning application is awaited.
- Cllr Waller reported that all the issues concerning the School had been addressed.
- Cllr Mrs Wardman reported that the verge crossing and hard standing being constructed at the east end of Marston Road had been completed.

#### **Shop deliveries**

Complaints had been received about deliveries to the shop being made at unsocial hours, i.e. 4am and at weekends, especially Sunday mornings. The complainant had approached the Shop managers, who had been helpful but had stated that they could not control the times or days of deliveries.

Resolved that the Clerk write to Costcutter and the Shop asking that the concerns be addressed, the letters to be copied to the District Cllr and the Environmental Health Department at HBC.

### **Report by County Councillor**

Cllr Savage apologised for not being present at Parish Council Meetings.

- Footpath, Prince Rupert Drive to School - it was reported that a legal issue with the landowners was holding things up. More information would be provided at a future meeting.
- Bus Service - the new service provided by Arriva seemed to be going well
- B1224 - a survey and proposals for safety measures were progressing.
- Waste Recycling Centre planning application on the airfield - the response from NYCC was a cause for concern. It was suggested that the Chairman, cllrs and residents should write individual letters of objection to NYCC as the Minerals & Waste Planning Authority. Objections should be sent before the end of May as it was believed the planning meeting to decide the application would be held on 11th June.
- The County Cllr had written a letter of complaint to the Selby offices of NYCC regarding the disgraceful state of the roads in Cowthorpe. An acknowledgement had been received but no progress made.
- Skewkirk Bridge - the legal cause for the delay is making progress. An update will follow.
- The County Cllr has an allocation of money, (£4000 this year), to fund local projects within the Harrogate Area Committee boundaries. Suggestions are being sought from local Parish Councils as to how this money could be spent.
- The County Cllr expressed thanks to Gill Firth for the good working relationship and friendship enjoyed during her time as District Cllr.

Cllr Billenness reported on the dangerous condition of Warfield Lane at Cowthorpe and suggested a site meeting with an Officer from NYCC, the County Cllr and a representative from the Parish Council.

Complaints were reported about the state of the east end of Marston Road, where the road and pavement are sinking following drainage works associated with the Kendal Gardens development.

*Standing Orders were suspended.*

The lack of signage for Tockwith from the A1 was mentioned again. Signs should be provided at the junction with the B1224.

The County Cllr answered that the A1 redevelopment to Motorway standard would take place shortly and the matter could be raised at that time.

Complaints were made about the signage on Rudgate when leaving the Marston Moor Business Park. The signs should be enforced with No Right Turn for HCV's, as there are weight restrictions on all other routes except when turning left towards Rudgate crossroads.

Concern was expressed that Tockwith was not provided with traffic calming schemes such as were present at Hunsingore, Cattal, Rufforth and other local villages.

*Standing Orders were resumed.*

Cllr Lumley raised the matter of A59 improvements for removal of the dip in the road at the Wilstrop turning.

Cllr Billenness raised the matter of Best Value and the fact that NYCC seemed to fall short in the service given to this area.

The County Cllr was asked to raise these items with the Highways Officers at NYCC and report back at a later date. He did report that the Social Services budget was overspent and therefore there was less funding for Highways repair and maintenance.

The County Cllr was thanked for attending and giving his report.

### **Report by District Councillor**

Cllr Sturdy reported that he was a member of the Area Development Control Committee and the Regulatory Committee.

He had raised local concerns about the planning application for a Waste Recycling Centre with the Planning and Environmental Health departments at HBC. He confirmed that individual letters of objection should be sent to NYCC, the determining authority, as HBC was a consultee and would make observations on the application.

He stated that each District Cllr would have a sum of £2000 to be spent on projects within each Ward. Documentation on the criteria to be applied would be advised at a later date.

Cllr Sturdy was asked to do all he could to protect the Conservation Area in Tockwith.

Cllr Sturdy was asked to provide regular reports of District Council initiatives and Officer changes in the Planning Division, following the introduction of new protocols and procedures.

### **Correspondence**

Additional items 22-33 were made known.

- 'Project 2002' events held locally - the Chairman would try and attend the event to be held in York
- Boundary Committee for England - Periodic Electoral Review of NYCC - to be an agenda item for the next meeting. Cllr Billenness to publish a link to the Council's web site.
- The Standards Board for England booklets were distributed
- NYCC Environmental Management Best Value Consultation - form completed with additional comments that winter gritting is essential to provide links between communities but the extent should be increased to cover additional roads, so that equal standards apply between urban and rural communities. Routes to local schools should be a priority for winter gritting.
- NYCC Review of Passenger Transport Services and Home to School Transport Services: Harrogate Area - resolved that a reply be sent commenting on the concern that school buses to King James's School at Knaresborough are again using the C class roads through Cowthorpe village. Cllrs were asked to find out what parents thought of the quality of the home to school service and let the clerk have comments as soon as possible. Concern was expressed that although the contractor for Tockwith Primary School transport had changed the old contractor was being used as a sub-contractor. Favourable comments were to be made about the new Bus service provided by Arriva, although confusion arose because of the lack of timetables at the bus stops and there is a two hour gap in service in the afternoons.
- Cllrs were asked to complete their Register of Interests forms and return them to the clerk so they could be sent to HBC before the deadline of 31st May 2002.

## Planning applications

**2, Lucas Road, Tockwith** - erection of replacement rear conservatory.

The Parish Council and neighbours did not object to this application.

**49-51, Westfield Road, Tockwith** - erection of single storey rear extension and increase height of existing rear extension.

Although general concern was expressed at the loss of a small village house, there were no objections to the application for an extension.

**182, Prince Rupert drive, Tockwith** - erection of rear conservatory.

There were no objections to this application.

**Springfield Lodge, Springfield Lane, Tockwith** - erection of single storey side extension.

There were no objections to this application but comments were made about matching materials being used.

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

The observations which had been sent to NYCC were not being treated as an objection.

Much concern had been expressed locally, from Prince Rupert Drive residents and tenants on the Marston Moor Business Park and from Bickerton village as well.

Resolved that a further letter be sent to NYCC stating that the Parish Council objected strongly to the proposals, the letter to be copied to HBC and the District Cllr. Residents of Tockwith to be made aware of the proposals and encouraged to write individual letters to NYCC with observations/objections.

**2, Kendal Gardens, Tockwith** - erection of 1 dwelling (revised scheme).

The Parish Council and neighbours reiterated the concerns expressed about the original proposals for this site and objected on the following grounds:

1. The proposals are still considered to be an overintensive use of the site. Properties in this location are larger dwellings in spacious grounds, unlike the Persimmon development nearby. The development would therefore be out of character with the surrounding properties and could set a dangerous precedent if all surrounding properties then applied for additional dwellings in their gardens. Concern is expressed that the present well spaced development could appear cramped if this application is allowed to proceed.
2. The proposal would reduce the amenity of neighbouring properties, especially the application site at 2, Kendal Gardens, and would not provide satisfactory amenity space for the proposed new property. Indeed, the current proposal is worse than the original because the existing property would lose most of the amenity space surrounding it, owing to the repositioning of the garage.
3. The application site is at the head of a cul-de-sac, where there are already problems with access/egress and the addition of another property would only exacerbate the problems.
4. There is no turning space within the curtilages of neighbouring properties and so traffic has to reverse out into Kendal Gardens, causing problems for other residents.

5. Concern is expressed at the proposed new entrance/exit from the existing property which would join Kendal Gardens in the vicinity of the speed hump provided as a traffic calming measure when the Persimmon development was built. The revised/amended proposals are considered to raise more concerns over highway safety than the original application.

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

The Council response was to object to this application on the following grounds:

1. The proposed structure will cover a ground area approximately 2/3 that of the dwelling which it will serve. The Council considers that a structure of this size would be disproportionate in relation to the dwelling.
2. The Council notes that Planning Policy Guidance Note PPG3, paragraph 62, recommends that: 'Car parking standards that result, on average, in development with more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments. Policies which would result in higher levels of off-street parking, especially in urban areas, should not be adopted.'

Although the proposed development is in a rural area, the Council considers that this guidance remains valid, particularly given the existing off-street parking available on the site.

1. The Council is concerned that with a roof ridge height of 5.5 metres, the building will cause a substantial loss of amenity to neighbouring dwellings.
2. The Council notes that the applicant intends to provide foul sewer drainage to the proposed building although there is no indication in the plans of any facility which would require such drainage. This gives the Council concern about any other uses to which the proposed building might be put.

This response was ratified by the full Council.

Resolved that a Planning Sub-Committee be appointed to discuss applications which are received between Council meetings, to comprise Cllrs Alderton, Bowyer, C Billenness, Waller and Mrs Wardman.

The District Cllr was to be copied in to all planning responses and he was asked to report to the Parish Council the progress of outstanding applications, especially the one at East House Farm.

Cllr Billenness reported that a Public Inquiry was being held at The Bridge Inn, Walshford regarding the upgrading of the A1. The proposals, which had been revised following serious flooding last winter, included an elevated section crossing the River Nidd. There was a potential noise issue for Cowthorpe village as there was no tree planting proposed for the banking.

Since time was of the essence, Cllr Billenness agreed to submit a letter of objection to the Inquiry and provide a copy to the clerk for Parish Council files. He also agreed to make the information available on the Council web site.

Planning decisions were made known.

**Accounts**

### Bank balances

Lloyds Bank Treasurer's a/c (as at 30.4.02) £5,444.22

National Savings Bank (Norfolk) a/c £1,622.36

National Savings Bank Investment a/c £5,259.92

### Accounts to pay

MMIDB (drainage rate for Norfolk Trust fields) £9.65

### Receipts

Allotment rents £4.00

HBC (Precept 1) £6,250.00

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

Resolved that the signatories for the bank accounts held by the Parish Council be changed to include the new Vice-Chairman, Cllr Billenness and Cllrs Kennett and Bowyer (any two of these cllrs to sign cheques).

The clerk was given delegated authority to pay the cheque for gas installation at the Village Hall if this account was presented before the next meeting.

*Standing Orders were suspended.*

Mr Milner was asked for advice on the numbers of spring flowering bulbs which would be required for verge planting throughout the Parish.

He agreed to prepare a report for consideration at the next meeting.

Concern was expressed that the green Notice posted to advise of the planning application at the rear of Orchard House had become unreadable.

Cllrs felt it would be useful if residents could be encouraged to copy the Parish Council in to letters sent to HBC objecting to planning applications so that the Council was aware of local views.

Concern was expressed that timetables for the new Bus Service provided by Arriva were not posted at Bus Stops in Tockwith.

*Standing Orders were resumed.*

**Date of next Meeting: To be held on WEDNESDAY 19th JUNE 2002 at 7.30 PM.**

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