

## **TOCKWITH WITH WILSTROP PARISH COUNCIL**

### **Minutes of a meeting of the Council held on Wednesday 21st JANUARY 2004 at the Village Hall at 7.30pm**

**Chairman:** Councillor M Kennett

**Present:** Councillors C Billenness, C Saunders, W J Bowyer, N Waller, R Lumley, P Pick, B Alderton.

**In attendance:** County Cllr Savage, District Cllr Sturdy, Mrs J Bygate (Internal Auditor), Mrs G Firth (Clerk to the Council), Mrs F Steed (VH Management Committee), eight members of the public.

1. **Apologies for absence** - were received from Cllrs Mrs Wardman and Mrs Billenness and apologies for lateness from District Cllr Sturdy and Cllr Billenness.

The Chairman welcomed everyone to the meeting.

#### **2. Police Matters**

There was no Police Officer in attendance.

- Further complaints had been received about Police Officers, at the Training Facility on the airfield, using the land at the back of houses on Prince Rupert Drive as a toilet. Resolved that the Clerk write again to North Yorks. Police Authority stressing that the Authority itself should provide facilities at a Training Centre.
- There had been no contact at all with the Community Constable and no information received regarding crime figures as requested. Cllr Bowyer agreed to bring this matter up at the next CaP Group Meeting.
- Resolved that the Clerk ask again for a Police presence, especially on Youth Club nights, as youths from outside the parish were acting in an unneighbourly fashion, riding scooters without helmets, acting in a threatening way to local young people and generally making nuisances of themselves. Cllr Bowyer would report this matter as well.
- It was reported that the Police had responded promptly over the Christmas period to alarms which had gone off.

#### **3. 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.

#### **4. Matters arising from the Minutes**

- The AGM of the Residents' Association is due to be held on 4/2/04 and an item on the agenda could be the Ambulance Service First Response initiative. Cllrs may wish to become involved in a personal capacity and should try and advertise the matter so as many people as possible know about it.
  - Cllr Pick reported on the Christmas lights. Thanks were to be sent to Steve Palmer of Bright Ideas, Wetherby for donating new lights, which had been very well received by parishioners. Cllrs were asked to think about next year and what arrangements could be put in place to make the Christmas displays better.
  - Resolved that Roger Linfoot, Steve Goodrick and two Youth Club members be invited to the March meeting as February would be half term.
- Cllr Mrs Wardman had asked the Clerk to report certain matters to the Council:
- The matter of increased litter throughout the village was raised as a matter of concern. Perhaps the matter could be an item in the Parish Newsletter when it is published.
  - Complaints about gritting not being done locally during the bad weather over New Year.
  - Compliments on the effectiveness of the new small white Christmas lights
  - Complaints of youths going up and down the Main Street on scooters without crash helmets.
- Cllr Pick had prepared ideas for the Community Field off Tockwith Lane but, owing to pressure

of business, it was decided to discuss this at the Next meeting when it could be an agenda item.

## 5. Public questions and statements

A planning application for land between 89 and 91, PRD had been advertised.

Several residents were in attendance and wished to speak on the matter.

Land at grid reference 446362/452371 between 89-91, Prince Rupert Drive, Tockwith.

The Chairman gave a resume of the site's history; a previous application had been refused by HBC; the applicant was the prospective owner of the land involved, which is a 'ransom strip'; the Parish Council had objected strongly to the previous application on amenity grounds.

The District Cllr had advised all concerned residents to write to the planning department with their objections.

The height of the proposed fence adjacent to the PRD cul-de-sac had been changed but otherwise the application was the same as that which had been refused.

Cllr Bowyer, who had done the neighbour notification, said that the application seemed to suggest that the verge had not been maintained in the past, when the residents of the cul-de-sac had maintained it properly over several years. Visual impact of the new fence on the residents of PRD was unacceptable and partial loss of the old hedge would be required to allow access for the proposed maintenance. Although permission is not needed for a 1 metre high fence adjacent to a public highway there would need to be permission for change of use of the verge to domestic curtilage.

Standing Orders were suspended.

Mrs Nelson of 89, PRD expressed concern about a possible footpath between Westfield Green POS and PRD via the cul-de-sac. She asked for clarification from the Council.

Mr Stobert of 95, PRD objected to the application but also to any proposed footpath.

Mrs Rose of 85, PRD said the verge had been well maintained for 20 years by residents and it was incorrect to imply that the area would be tidier if it was maintained by the applicant. She also said the PRD children used the POS but residents did not wish for a footpath giving better access to the POS to be near their homes.

The Chairman said the Council was proposing to object on the same grounds as before; the matter of a future footpath should be considered separately if and when it arose; residents must decide for themselves whether to object to the application or not; the verge is already maintained properly; the hedge should not be removed because of dual ownership and if allowed it would set a precedent for the remainder of the hedge.

The Council was asked about the reason for the delay in providing a footpath.

The Chairman gave a resume of the history of the Westfield Green planning application; the fact that the Council had been concerned at the number of houses proposed for the site; the way the Council had fought to obtain the Public Open Space as an amenity for Tockwith; the fact that at one time the main access to Westfield Green had been proposed to be through the cul-de-sac between 89 and 91 PRD; the opportunity to link the older and newer parts of Tockwith via a footpath and not a ginnel would be a good thing and may draw the village together; the process of acquiring the POS, arrangements for its future maintenance and the legal procedures had taken a long time.

The District Cllr arrived.

He stated that he had spoken with the Planning Officer who said:

- the application was in the early stages,
- a site visit would be made if necessary,
- a 1 metre high fence can be erected without planning permission
- permission would be needed for change of use of the land to domestic curtilage.

One of the reasons for refusal of the previous application had been addressed by lowering the fence to 1 metre and this may make the application acceptable.

Standing Orders were resumed.

The District Cllr agreed to keep an eye on the progress of the application and ask for it to go to the Area 2 Development Control Committee for determination if necessary.

Cllr Alderton stated that the applicant would have to remove at least some of the hedge shown on the plan accompanying the application in order to maintain the verge at the cul-de-sac side of it.

Resolved that the Council objects to the application on the same grounds as before with additional comments relevant to this application.

## **6. Village Hall**

Lease and Management Company Formation - Cllr Billenness reported on a meeting with Cliff Lake who, having had advice from YLCA and others, had suggested a Limited Management Company was not the best way to proceed and a Federated Charity would be preferable.

Resolved that the matter be discussed at the next meeting which Mr Lake would attend to explain his proposals.

The Chairman said it was important the matter was decided upon and outstanding proposals resolved as soon as possible.

Cllr Billenness said he would let the Clerk have Mr Lake's e mail contact details.

Standing Orders were suspended. The VHMC Chairman spoke.

General -

- Roof repairs were still outstanding. Resolved that the Clerk obtain quotations for a comprehensive repair or full reroofing.
- The VHMC expressed concern about the access to the rear of the Village Hall if the Dalton Joinery planning application for residential conversion was allowed.
- Over the previous weekend excessive rubbish including vodka bottles and broken glass had appeared in and around the VH grounds. The YC denied all knowledge. A neighbour had collected broken glass and reported that the damage had occurred on Friday night before, during and after YC hours. The grounds are also used on a weekend for skateboarding. The Council Chairman suggested it would be a good idea if adults could be around on YC nights to collect evidence and act as a deterrent.
- The VHMC requested a grant from the Council for i) decorating the Hall and ii) works to the toilets to comply with the DDA. The Committee had received word that with regard to compliance with the DDA there would be some leeway given. The Committee was urged to contact Business in the Community, an organisation of professionals who do work for local organisations without fees. The Committee was encouraged to submit in writing to the Council a request for a grant stating how much was required.
- Renewal of Entertainment Licence - Cllrs agreed to support this, it was signed by the Clerk and returned.

Standing Orders were resumed and all decisions taken above were ratified by Council.

## **7. Footpath Prince Rupert Drive to Southfield Lane**

It had been reported that a site meeting had been held between Council Officers and objectors to the Footpath Creation Order, at which reference had been made about meetings between the landowners and Council Officers.

Cllr Bowyer agreed to go back to the complainants and confirm that the Parish Council had no knowledge of these meetings and had not been involved in any of them.

## **8. Report by County Councillor**

The Cllr expressed New Year Greetings to all.

- The Appeal hearing about the "stone crushing" plant was expected to be held in May/June. It was strongly suggested that the Council should employ a Legal representative to act for it.
- Skewkirk Bridge - a Section 56 Notice had been served on NYCC. The landowner involved had employed legal representation.
- Council Tax - a rise of 5.75% had been determined, but this may be "capped" by the Government. The Fire and Police Services would be setting their own precepts. At NYCC Environmental and Social Services would miss out.
- Cattal/Kirk Hammerton Stations - car parking is not adequate if commuters are encouraged to use public transport.
- NYCC would want to be the Unitary Authority if Local Government is reorganised following the referendum on the Regional Assembly.

Standing Orders were suspended.

Mr Waterhouse spoke about car parking at Cattal station and asked if NYCC would support efforts to provide additional parking.

Standing Orders were resumed.

The County Cllr was thanked for his report and wished a speedy return to health.

### **9. Report by District Councillor**

The Cllr expressed New Year Greetings to all.

- Planning application at 150, PRD - no decision yet on the revised application which Officers say is not acceptable at the moment but negotiations with the applicant continue. The D Cllr has asked that residents and the Parish Council are kept informed of any amendments.
- Planning application at 42, Westfield Road - had been unanimously approved in spite of Parish Council objections. The gable end, height and overall dimensions had been reduced which had overcome all the previous problems according to the Planning Officer.
- Recycling - the Cllr explained that broken window glass cannot be recycled with other glass bottles as it is classed as a contaminant.
- Precept - the Cllr explained that HBC had received the lowest possible grant from Central Government and service cuts were expected in order to reduce the rise in the Council Tax. The major hot issues were closure of Starbeck Swimming Baths, loss of grant to Harrogate International Festival, car parking charges - loss of disc/free parking and suspension of Member Budget allowances. It would appear that rural areas would be hit harder than urban areas.
- The Cllr was eager to spend this year's allocation from his Member Budget before March and would look at grant requests before the end of February. This matter to be discussed at the February meeting.
- The Cllr was asked to investigate the progress of the Wilstrop Lodge Farm planning application.

The District Cllr was thanked for his report.

### **11. Planning**

The Old Malt Kiln, Marston Road, Tockwith - conversion of warehouse to form 2 no 3 storey 4 bed dwellings, 2 no 1 bed and 5 no 2 bed apartments with associated garaging to lower ground floor (site area 0.007ha)

Cllr Saunders had done the neighbour notification.

The Chairman outlined the main considerations: i) creating extra dwellings, ii) impact on adjacent residential and commercial properties, iii) impact/loss of employment in the village and iv) traffic impact.

Standing Orders were suspended.

The applicant stated that the commercial premises had outlived their usefulness and were now too small to be viable. The business still intends to operate from the Tockwith area. The business had developed and the application was driven by growth. The building was not appropriate for modern methods or machinery. The car repairer had been given notice to quit, which would remove a problem from the village centre. Other remaining commercial properties may wish to apply for residential development. 9 dwellings were proposed with no gardens and undercroft parking.

Standing Orders were resumed.

Resolved that the Council not object to the application but make comments and seek safeguards. There is concern about the access to the site, car parking within the site and any parking on the street in the centre of the village. The Council supports redevelopment to residential in the heart of the village and likes the mix of dwellings proposed. The Council is not concerned with the loss of an employment site as the village is surrounded by several business parks capable of accommodating a relocated business.

5, Kendal Lane, Tockwith - erection of two storey side extension (revised scheme).

The revised scheme has addressed concerns raised previously and the Council do not object to this application.

Land comprising OS Fields 6122 and 6230, Blind Lane, Tockwith - erection of 1 no portal framed agricultural engineers' storage building.

The site is operated by a long standing local business and this application will benefit the business and may add to employment potential of the site. The Council does not object.

Land at grid reference 445721/452349, Marston Moor Business Park, Rudgate - erection of 19 no industrial units, installation of package treatment plant, formation of 54 car park spaces and associated landscaping.

The Council supports commercial development in the form of small starter units on the Business Park. The Council continues to express concern about the access to/egress from the Business Park on to Rudgate, and with additional traffic the infrastructure should be improved. The Council is also concerned about the lack of substantial planting on the promised perimeter bund to screen the Business Park from the Prince Rupert Drive residential estate, which was a condition of previous applications for the site but has never been instigated properly.

45, Fleet Lane, Tockwith - erection of single storey side extension.

The Council does not object to this application.

Planning decisions were made known.

## 10. Correspondence

Items 49 to 62 were made known to Cllrs.

- Commuted sums - resolved that the Clerk draft a letter about use of commuted sums by local organisations.

- Further to an e mail from Mr Crowther, he attended and addressed the meeting.

Standing Orders were suspended.

The bungalow at 6, Marston Road had been bought by the adjacent residents. (Numbers 4 and 8). A scheme for redevelopment of the site was being proposed. A drawing of a possible scheme was shown and the Council was asked for comments about what may be acceptable on the site. The owner of number 8, Mr Crowther, wished to build a new house and move to it. Additional land would be included in the curtilage of number 4.

Standing Orders were resumed.

Cllrs did not object to the principle of development but had a number of comments.

There was some concern at the possible impact on number 4 as it had a different orientation to Marston Road. Concern was also expressed about design issues and it was felt any new dwelling should fit well with the properties in the centre of the Conservation Area. The Council would have the opportunity of making a formal response once a planning application had been submitted.

- MMIDB - resolved that the Clerk reply and state the Council would be happy to advertise Drainage Board information on the Noticeboards and on the Council web site. Cllr Bowyer could collect such notices at Board meetings.

- Harrogate District Sports Council - information was passed to Cllr Billenness to pass on to the Sportsfield Trust.

- Litter Awareness Week - information was passed to Cllr Pick to pass on to the Scouts.

- Mr Fattorini had requested a meeting with the Chairman to discuss Ness Lane, unauthorised use of by vehicles bringing dog walkers, a possible hard standing area for elderly villagers at the bottom of the Lane and signs warning of the Private Road. He had also expressed concern about the right of Mrs Muir to speak on behalf of the residents of Tockwith and Kirk Hammerton at meetings with NYCC concerning Skewkirk Bridge.

- N Yorks. Fire Service - survey completed by the Clerk

- N Yorks. Police Authority survey completed by the Clerk

- HBC Grounds Maintenance application completed by the Clerk

- N Yorks. Community Transport Strategy Conference - Cllr Bowyer to attend

- HBC Seminar on changes to Local Government - the Clerk and Cllr Bowyer to attend

- Learning & Skills Council - the Clerk to reply re bite size courses information

- Mapping children and young people's participation in England - the Clerk to complete the questionnaire

- Boundary Committee and HBC re Referendum on Regional Government and Review of Local Government - responses to be completed by the Clerk

## 12. Accounts

### Bank balances

Lloyds Bank Treasurer's a/c (as at 30.12.03)

15,849.65

Accounts to pay/ratify	
R Farrer (grounds maintenance)	246.00
SLCC (annual subs)	64.00
J Lewis (VH Roof repair)	95.00
YLCA (a/c to pay for posters)	11.38
Harrogate District Community Transport (hire of minibus)	60.00

Receipts	
NYCC - VH grant	39.93
HBC - grounds maintenance	182.00
VHMC - insurance reimbursement	1057.89
Cllr Billenness - photocopying	0.75p

Resolved that the Clerk seek quotations for works to the VH roof.

Grants to be discussed at the next meeting. Organisations to be encouraged to apply for grants in writing.

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

Date of next Meeting: WEDNESDAY 18th February 2004 at 7.30 pm in the Village Hall.

- Streetlight number 23 on PRD is still not working several months after it was first reported and after many follow up telephone calls
- Concern was expressed at cars parking on the grass verge near the Sportsfield, especially on a Saturday morning, as the verge has been planted with daffodils. This message to be passed to the Sportsfield Trust by Cllr Billenness.

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