

## **TOCKWITH WITH WILSTROP PARISH COUNCIL**

### **Minutes of a Meeting of the Council held on Wednesday 19th May 2004 at the Village Hall, immediately following the Annual Parish Meeting**

**Chairman:** Councillor C Billenness

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

**In attendance:** Inspector Alistair Waind, PC Haydon, County Cllr Savage, District Cllr Sturdy, Mrs J Bygate (Internal Auditor), Mrs G Firth (Clerk to the Council),

8 members of the public.

**1. Apologies for absence** - were received from Cllrs Alderton and Pick and Cllr Kennett had advised that he would be very late.

The Vice-Chairman welcomed everyone to the meeting.

Inspector Waind and PC Haydon were introduced and invited to speak.

## **2. Police Matters**

Inspector Waind advised that he has replaced Inspector Barker, who has retired.

He spoke of the email received from the Clerk which contained a list of the concerns/issues raised which have relevance for the Police.

These would be addressed as time and resources allow.

Questions were invited from Cllrs:

· It was reported that, at a meeting of Ainsty Farm Watch, it had been advised that routine Police cover on Thursday, Friday and Saturday nights would not be available and farm owners would have to organise their own patrols.

The Police answered that there must have been a misunderstanding as routine patrols are being kept up.

· Problems concerning behaviour on Youth Club nights continue to be raised. The Police were asked to visit the village on Tuesday and Friday nights whenever possible.

The Police were in contact with the Youth Club Leader and agreed to patrol the village whenever possible to deter vandalism and bad behaviour. Specific instances of damage, which are reported to the Police, will be investigated.

· Speeding through the villages in the parish was again an issue. Speed limit signs are not being obeyed. Indiscriminate parking is occurring in Tockwith village, especially by the School, along Kirk Lane, Tockwith Lane and Southfield lane. There are believed to be insufficient speed guns and Officers trained to use them. Police and Highway Officers should liaise about the problems on the A59, B1224 and at the east end of Tockwith village and through Cowthorpe, where the

7.5T weight limit is not observed either.

The Police agreed to investigate these problems. The Traffic Warden from Knaresborough will look at the parking issues.

Robin Barker now drives the Community Beat Bus and arrangements will be made for it to visit Tockwith at intervals. It is already booked to attend Tockwith Show.

Standing Orders were suspended.

A resident confirmed the problem with speeding traffic, especially at each end of the working day, when traffic did not always stay on the correct side of the road. Also temporary direction and diversion signs are left up long after they are needed thus causing confusion for car drivers, especially strangers to the area.

Standing Orders were resumed.

Resolved that the Clerk write to RMG requesting the signs be removed as soon as they are no longer required.

Inspector Waind and PC Haydon were thanked for attending.

### **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 Vice-Chairman.

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

- A grant for WARDEN to be an agenda item for next month
- ACS have reported rare birds and other species on the land to the east of East House Farm
- The waste bin for the Marston Road Play Area has not been erected yet but Cllr Wardman agreed to liaise with Cllr Pick about this.
- Cllr Billenness advised that the Sportsfield Trust Committee had minuted, many months ago, support for the draft letter about use of commuted sums. Resolved that the Clerk follow up the matter with Mr David Wilson, the Chairman.

### **5. Public Questions and Statements**

Standing Orders were suspended.

A resident wished to bring to the notice of the Council the good work done by the Cubs who had done a recent litter pick throughout the village.

Standing Orders were resumed.

Resolved that the Clerk write a letter of thanks to the Cub Leader.

## **6. Village Hall**

Lease and Management arrangements - There is progress on the Lease with both sides happy about the revised wording. A schedule of dilapidations is being drawn up and PC responsibilities made known. Further maintenance will be the responsibility of the new Management Committee once the Lease is in operation. The revised Lease is being circulated round the VHMC members and will come back to the next PC Meeting.

## **7. Report by County Councillor**

- Cllr Savage reported that the BCB application would be going to the 20th July meeting.

- Skewkirk Bridge - Cllr Savage had met with NYCC Solicitors. The Director of Environmental Services, Mike Moore, had met with Mr Fattorini to discuss the matter.

Members of the Harrogate Area Committee had been unanimous in their support for the bridge reinstatement.

The County Cllr was thanked for his report.

## **8. Report by District Councillor**

- Noise from the airfield - a meeting will be held with Environmental Health Officers in three weeks time to review evidence. There has been an increase in use by model aircraft and stock-car racing has taken place as well as the main runway being used by racing motorcycles and racing cars.

- 89-91, PRD verge - decision to be made by Area 2 DC Committee on 1st June, following a site visit. The PC will have an Opportunity to Speak. The Clerk agreed to provide details of the meeting once received from HBC so that Cllrs could consult their diaries and see who was available to attend.

- Jodhpurs application - has overrun the 8 week deadline. LPA going into the site history and Cllr Sturdy has asked that the application be referred up to DC Committee for determination.

- 5, Kendal Lane application - an Appeal has been lodged against refusal.

- Able Blast Cleaning, off Rudgate - planning enforcement conditions are being imposed, the D Cllr provided a copy of the report for information.

- Cllr Sturdy urged that, when writing to RMG (A1) re signs, it would be helpful to request that the concrete crossing places on Wetherby Lane, which have become severely degraded, be attended to for reasons of road safety.

The District Cllr was thanked for his report.

## 9. Correspondence

Items 16 to 30 were made known to Cllrs.

Cllrs asked questions and made comments on individual items of interest.

Harrogate District Cultural Partnership letter passed to Hunsingore DCC for information.

## 6. Village Hall

This item was re-opened as the Chairman of the VHMC had arrived.

Standing Orders were suspended.

Mrs Steed reported:

- The kitchen, stored at the moment in The Forge, will be fitted w/c 1st June. This is half-term week so disruption will be kept to a minimum.
- Repairs to the heating system have been done by Lockwood's, who installed the system
- The VHMC hope to do refurbishment on an annual basis, replacing fixtures and fittings when able to. More soft chairs and smaller tables are to be bought.
- The VH Finances are causing concern. The loss of user groups has resulted in a reduction of the lettings income.
- Youth Club activities are being monitored. The YC Leader has only three staff and not all are available every meeting. Some of the young people have been very useful and helpful during present difficulties.
- The VHMC wished to record thanks to Cllr Alderton for his help and assistance during his time as representative of the PC on the VHMC. He was leaving the council after the June elections.

Standing Orders were resumed.

Mrs Steed was thanked for her report.

The Vice-Chairman asked that a Report from the VHMC Treasurer be provided to the PC.

## 10. Planning

**37, Fairfax Crescent, Tockwith** - erection of two storey side extension.

The PC does not object to the application but wishes to make comments/seek safeguards as follows:

The Council is concerned that the plans submitted do not appear to be consistent.

Three elevations are shown.

It would appear that front and rear elevations show that the proposed extension would be to the top of the house, whilst the side elevations would appear to show the proposed extension only being part of the height of the existing property.

Neighbours express concern if the front and rear elevations are correct because of possible overlooking. There is no objection if the side elevations are correct.

**Former Parish Hall, adjacent bungalow and garages to rear, Oak Road, Cowthorpe** - delegated authority was given to a planning committee comprising Cllrs Kennett, C Billenness,

Bowyer and Saunders to determine the response, once neighbour notification had been done.

The Council objects to this application on the following grounds:

1. This Council has no objection to the grant of outline planning permission for the erection of two dwellings in line with existing houses along the length of Oak Road in keeping with the linear nature of the village. This Council will comment on the proposed design of buildings in any detailed planning application which may ultimately be submitted.

2. This Council objects, however, to the proposal to construct a third dwelling on the site of the old joiner's workshop. The creation of a dwelling on this part of the site would constitute a development in depth contrary to the strong linear form of Cowthorpe and thus would conflict with Policy H6 of the Harrogate District Local Plan. As such, this Council does not consider that such a development falls to be considered as 'rounding off'. This Council notes that a previous planning application for construction of dwellings off the line of the road led to a refusal on this ground amongst others.

3. This Council notes with concern that the application includes no proposal to provide any form of replacement facility for the Village Hall. Although this is referred to in the planning application as a 'dwelling', it is asserted that the Village Hall has never been used as a dwelling nor has it been converted to such a use, [Note - irrespective of planning permissions sought]. Given the growth in size of the village of Cowthorpe over past years - to which this proposal will add further - the loss of an opportunity for a community facility as part of this development would be to the detriment of local social needs, contrary to the Harrogate District Local Plan Selective Alteration Policy CFX. This Council notes that a previous planning application for construction of dwellings on this site led to a refusal on this ground amongst others.

4. This Council also wishes to draw the following matters to the attention of the Planning Authority for their information:

a) this site has been registered by this Council as potentially contaminated owing to the ward councillors' knowledge of various uses made of and storage of paints and chemicals on the site over many years, and instances of environmentally hazardous activities such as tyre-burning.

b) the sewerage system within Cowthorpe is already near or at capacity. Any modifications to the site are likely to increase the volumes of sewage passing through the system, which may stretch it beyond capacity.

Finally, this Council asks that owing to the long history and sensitivity of this site within the village, this application is determined by the Area 2 DC Committee following a site visit.

**East House Farm, Tockwith** - conversion of farm buildings to form 1 no dwelling and garage block with studio workroom over and erection of 1 no dwelling with altered vehicular access (site area 0.178 ha). Council response was delegated to Cllrs Mrs Wardman, Bowyer, Saunders and Kennett and to be returned following and subject to neighbour notification.

The Council does not object but wishes to make comments/seek safeguards as follows:

1. Protection should be sought by ensuring conversion of the stonemason's studio is conditioned and Use Class changed to domestic use only, given the close proximity to adjacent dwellings.
2. Owing to the large size of the proposed units, a condition should be appended to preclude subdivision of the dwellings.
3. The Council is happy to see removal of the cart-shed parking which caused concern previously.
4. It is believed the Marston Moor Internal Drainage Board has not been consulted on this and the companion application and, as the area is designated as land liable to flooding, this must be rectified.
5. Concern is expressed at the continued existence of the large barn window overlooking the terraced properties to the frontage along Marston Road. This would lead to intrusion and a lack of amenity for these smaller terraced properties.
6. Owing to the narrow Main Street and the lack of off-road parking facilities in this location, concern is still expressed about the access to and egress from the site, which would almost certainly be between parked cars.

**Land to East of East House, Marston Road, Tockwith** - erection of 4 no terraced dwellings and detached garage block with new vehicular access (site area 0.067 ha)

Council response was delegated to Cllrs Mrs Wardman, Bowyer, Saunders and Kennett and to be returned following and subject to neighbour consultation.

The Council OBJECTS to this application in the strongest terms.

1. The SIZE and MASSING of the proposed dwellings is disproportionate to adjoining properties and would be overlooking and overbearing in relation to them.
2. The site levels are not shown on any of the plans and as the land is higher than surrounding land, rises in height from road level and the proposed properties are at least three stories in HEIGHT, the dwellings would appear incongruous in the street scene. There are no examples of similar properties in the village.
3. The proposals are NOT IN KEEPING with the surroundings. The plans do not include any REAR elevations.
4. The site lies at the entrance to and within Tockwith CONSERVATION AREA and the proposals would be an overintensive use of the site and show little consideration for the location.
5. The site is known to lie in an area designated as liable to FLOODING and the Marston Moor Internal Drainage Board has NOT been consulted on this application. It is considered most important that the Internal Drainage Board is asked to comment, especially given the severe flooding problems which occurred in 2000 and the fact that adjoining residents have been refused Home Insurance because of this. We enclose a copy of an Environment Agency map, marked to show the indicative flood plain.

6. DRAINAGE, SEWERAGE, inadequacy of soakaways and flooding problems have occurred in this part of the village in recent years and no single Agency can prevent the problems because the system does not have enough capacity. Four additional properties occupied by families, with 11 BATHROOMS indicated, would cause additional problems for an overloaded system.

7. Although proposed property number four is indicated as an "affordable" dwelling, it would appear that this means a 'lower cost' open market dwelling as there are no details of any Housing Association interest. The property would be easily convertible to a larger dwelling.

8. TRAFFIC problems exist at this end of the village because there is a lack of off-road parking for residents. This means that during mornings before work, evenings after work and all weekends and Bank Holidays there is the danger of parked cars on a narrow Street, difficulties with access/egress between parked cars but more importantly dangers for local children crossing the road to go to/from the Play Area. Traffic travels at speed when entering the village from the East and there have been numerous collisions and near misses along this stretch of Marston Road.

9. Although PARKING is provided to the rear of the proposed dwellings, in practice most cars will park outside their homes to the front, adding to the dangers along the Main Street.

10. Breaches are shown in the front boundary wall. This VENERABLE STONE WALL is a feature of the entrance to the Conservation Area and should be retained in its' entirety.

11. The site is a haven for WILDLIFE within the village and the proposals would result in ENVIRONMENTAL damage to this area of woodland/orchard.

12. There is a row of venerable BEECH Trees which should be retained, together with HOLLY, ASH and ELM Trees. These had to be retained as a condition of the planning permission for what is now Holly House and should be kept as a village feature, in their own right and as a habitat for birds and animals.

13. There is a WEEPING ASH Tree which is of HISTORICAL significance owing to it still retaining within its' branches parts of a World War 2 Halifax bomber, which crashed on the village. Any works in the vicinity of the tree might put the tree at risk.

14. The ACCESS to the rear of the site is via the road adjacent to numbers 44 and 46 Marston Road, which is also used by horses and riders, and the owners' cars when attending to the horses, to access the paddock to the rear. Dangers of CONFLICT between horses, pedestrians and vehicular traffic will ensue.

15. The Tockwith area still has many local farms and the Main Street is the only way to access farm land with modern large AGRICULTURAL vehicles. Access would be impeded by the addition of possibly eight additional vehicles parked along Marston Road opposite a Children's Play Area.

Specific comments on the proposed design of the dwellings:

16. The block of four houses is massive in IMPACT, with too many WINDOWS, strange heights and inappropriate first floor windows and velux windows, at different levels on the roof facing the Main Street. There are also windows directly overlooking properties to the west of the proposed development.

17. The DORMERS on the rear elevation are hipped, which is inappropriate for the location and adds to the impact of the MASS of the building.

18. There is a general lack of AMENITY for the proposed large dwellings.

**Gowlands Farm, York Road, Green Hammerton** - alterations to vehicular access from A59.

There are no objections to this application.

**Cowthorpe- works to trees on land comprising OS Field nos. 6731 and 7135.**

This had been part approved and part refused.

Concern had been expressed by the local Cllr and residents because of the proximity of some of the trees to properties. The District Cllr had visited the residents concerned and had asked the HBC Arboricultural Officer to have another look at the tree in question as it was felt the location information being worked on was incorrect. Although the tree was reported to be a healthy specimen it was felt that pruning and crown thinning may help to resolve the problem.

BCB application - further comment may be made following discussion at the next Council meeting since the application is not going to be determined by NYCC before July.

Planning decisions already made by the PC Planning sub-committee were ratified.

Planning decisions and Enforcement issues were made known to Cllrs.

## **11. Accounts**

### Bank balance

Lloyds Bank Treasurer's a/c (as at 30.04.04) 22,014.68

### Accounts to pay

Marston Moor Internal Drainage Board 9.81

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

Only two quotations had been received for works to the Village Hall roof, in spite of repeated letters and telephone calls from the Clerk.

Resolved that the Clerk write and accept the quote from Stanley's Builders, Harrogate subject to no substantial increase since the February estimate.

The Clerk produced the Annual Accounts for External Audit, for discussion and ratification.

She explained the bank balances, the paperwork which had to be returned with the External Audit, and asked Cllrs to approve the signatures required for the Audit forms.

Resolved that the Chairman sign the requisite forms and the Council ratify the statement of assurance.

**DATE OF NEXT MEETING: WEDNESDAY 16th JUNE 2004, immediately following the ANNUAL GENERAL MEETING of the Parish Council to be held at 7.30 pm in the Village Hall.**

Thanks were again expressed to retiring Cllrs, who were attending their last meeting as Cllrs.

Nominations for people willing to be co-opted would be sought before the next meeting of the Council. Interested people would be advised that decisions would be made at the June meeting.

The Clerk will provide ballot slips so that a secret ballot can be held if there are more candidates than vacancies.

Mrs Bygate gave her apologies in advance and the Clerk advised that she may not be able to attend the AGM following a hospital appointment.

Cllrs were asked to think about what roles they would be prepared to take on following the AGM and the new Term of Office.

The Chairman thanked everyone for attending.

The resolution for Exempt Matters was read out and the meeting closed to the public.