

## **TOCKWITH WITH WILSTROP PARISH COUNCIL**

### **Minutes of a Council meeting held on Wednesday 15th February 2006 in the Village Hall**

**Chairman:** Councillor M Kennett

**Present:** Councillors Mrs Wardman, C Saunders, W J Bowyer, Mrs K Scholey, P Pick, N Waller

**In attendance:** District Cllr Sturdy, Mrs J Bygate (Internal Auditor), Mrs Jenny Wood (Affordable Housing Development Officer, HBC) and Khyati Prajapati (Rural Housing Enabler, HBC) Mrs G Firth (Clerk to the Council),

2 members of the public.

**Apologies for absence** - were received from Cllr Billenness and PC Ayre.

Cllr Smith had sent a letter of resignation.

### **Affordable Housing**

Standing Orders were suspended.

The Chairman welcomed the HBC Officers and stated that following the seminar at Kettlestring the PC wished to be pro-active and investigate the possibility of providing affordable housing for the parish.

Jenny Wood spoke of the main way of providing affordable housing through planning policy, which states that affordable housing will be required on sites of more than 3 dwellings per 0.1h.

Negotiations with developers will procure housing but the timing of the provision can not be controlled.

Following a District Wide Housing Needs Survey in 2003 the Marston Moor Ward is considered to require 30 affordable houses in the period 2003-2008.

Khyati then spoke about the Exceptions Policy which allows affordable housing to be built outside but adjacent to development limits.

The steps are to i) commission a parish-based housing needs survey in conjunction with the Rural Housing Trust ii) The RHT collect and collate the questionnaires, analyse and then report the outcome; iii) seek to provide half the number of homes needed on a rented/shared equity basis.

iv) HBC receives a copy of the RHT survey. The issues are then discussed with the PC and at an open public meeting if required, v) suitable sites are investigated and negotiations with land owners undertaken, this in conjunction with a Housing Association.

The PC will have an input into the criteria for allocation of the homes provided, which will be enforced by a Section 106 agreement.

Standing Orders were resumed.

Following debate it was resolved that the Clerk would circulate an example Housing Needs Survey leaflet, to be approved by Cllrs before confirming if the PC wish to proceed.

'Affordable Housing' is housing available at a price below market value to people who cannot afford the lowest priced market housing in the area.

Tenure - rented housing will be exempt from the right to buy; for sale - on exception sites housing will be sold at build cost which is below market value.

Exception sites for affordable housing are usually agricultural land and philanthropic land owners are needed to see such sites developed.

### **Police Matters**

PC Ayre had sent an e mail giving apologies for this and the next meetings.

A letter had been received from a resident concerned at recent vandalism. This concern to be passed to the Police with the concerns of the PC. Resolved that the Clerk write to the Chief Constable with concerns about the effectiveness of rural policing. This matter will be raised at the next CaP Group meeting by Cllr Bowyer. The resident to receive a reply stating the PC's concern and detailing action taken.

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

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

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

The District Cllr said Peter Fisher, the Conservation Officer at HBC, is dealing with the matter of removal of the old wall at 6, Marston Road. A verbal agreement had been obtained to retain the wall 150mm lower but using the existing bricks and coping stones.

### **Public Questions and Statements**

Standing Orders were suspended.

Concern was raised again about vehicles parking on the verges at both sides of Tockwith Lane/Kirk Lane/Southfield Lane causing damage to the daffodil bulbs.

A complaint was received about traffic signs and recent road closures.

A complaint was received about the verges in Southfield Lane.

Standing Orders were resumed.

Resolved that the Clerk write again to the Sportsfield Trust asking that bollards are put out to advise spectators where not to park.

Resolved also that letters be sent to City of York Council and NYCC about confusion over road signs and the need for signs in Tockwith village to avoid vehicles having to waste time on journeys before having to find alternative routes.

The cutting of verges in Southfield Lane is part of the contract for grass cutting in this financial year.

### **Village Hall**

This item was deferred until later in the meeting when the VHMC Chairman would be present.

### **Report by County Councillor**

In the absence of the Cllr there was no report.

### **Report by District Councillor**

Environmental Health - a meeting between HBC and The Environment Agency had taken place to discuss the way forward with regard to chemical smells from the Business Park. The County and District Cllrs will be advised of the outcome before attending a site visit to try and resolve the issues.

Planning at 43, Westfield Road - three applications had been submitted, the first two approved subject to conditions and the third refused. The Case Officer who had dealt with these applications is on maternity leave but the Officer who has taken over will investigate and report back to the District Cllr.

Council Tax - HBC has agreed a rise of 4.4% on the Council Tax for next year.

Yorkshire Water - an Open Day had been held to advise on major works to replace/refurbish water pipes in the area. Cllr Bowyer had attended. The project will cost £4million and details will be provided before work starts, not expected to be for 12 months.

The District Cllr will attend a seminar about possible change to a Unitary Authority, the local elections in 2007 may not go ahead.

Cllr Bowyer reported that chemical smells had been a problem over the last few days.

He also said a dead hawk had been found near the Beck and reported to the Environment Agency who had asked that the evidence be kept and it would be collected. This had been 2 weeks ago and nothing further had been heard so the body had been disposed of!

### **Village Hall**

Standing Orders were suspended. Mrs Steed and Mr Back in attendance.

The matter of the Lease and Management arrangements is ongoing. The Clerk is liaising with Sheena Spence at YLCA and will report back in due course.

A meeting had been held with DEFRA to discuss a possible grant for upgrading the building and making it more user friendly. An architect had been briefed and an application made to Awards for All to cover the cost of topographical and soil surveys and other consultants needed before work can progress.

A letter was received, applying for either a grant from the PC to provide secure fencing to the rear of the VH or a request that the PC address the issue as a matter of urgency.

The legal status of the VHMC was queried. The PC owns the building but wishes the VHMC to administer the day to day running of it. The Lease is being addressed but although the Trust Deed is in place the actual Lease is not as yet. As the VHMC do not have the assets to undertake the building project without substantial grant funding the PC was asked to investigate the possibility of providing emergency funding to allow works to proceed before grant funding is received.

The ceiling tiles are still missing as electrical re-wiring work is being done before replacement.

Standing Orders were resumed.

The PC is keen to see the redevelopment and refurbishment of the main building and supports the VHMC in pursuit of grants to allow the work to take place. It is appreciated that an enlarged building will cost more for Insurance and heating/lighting etc.

The matter of the PC being the financial backer of the project will be an agenda item for the next meeting.

The Clerk was asked to obtain three quotations for repair to the vulnerable part of the fencing. This was expected to be no more than £500 + VAT. On receipt of quotes, further discussion will take place before expenditure is authorised.

The Clerk will contact Sheena Spence on her return from leave to clarify the matter of the Lease, indemnity and possible Holding Trustees.

## **Correspondence**

Additional items 23 to 33 were made known

Resignation of Cllr Smith - to be notified to HBC. There are now 2 vacancies on the PC. Cllrs were asked to think about nominations for Vice-Chairman for the next meeting.

SLCC Regional Conference - the Clerk to attend. The PC would pay the delegate's fee.

## **Planning**

Orchard House, 29, Marston Road - erection of single storey rear extension

The PC has no objections to this application

6, Lucas Grove South - erection of single storey front extension

The PC objects on the grounds of 1) the proposed extension will almost fill the small front garden leaving little amenity/play space around the already extended property and 2) neighbours are concerned that the proposals would extend the building forward altering the street scene, filling the plot with development and overbuilding in this location

Standing Orders were suspended. Mrs Steed explained that the latest application had been submitted after a visit and advice from HBC Planning Officers. Standing Orders were resumed.

25, Fairfax Crescent - erection of bungalow and detached single garage and demolition of single garage and erection of replacement for existing dwelling (revised scheme)

The PC objects on the following grounds; 1) consideration should be given to removing PD rights so that no windows are inserted at first floor level to prevent overlooking of adjacent properties 2) concern is expressed at the increase in traffic turning, at a bad bend, into Fairfax Crescent. Although no 23 has obtained permission for a similar development it is regretted that an opportunity has been lost to introduce traffic calming measures in this location; 3) Residents in The Green express concern at the overlooking which would result from the proposals and the fact that the proposed new building would be built across the kitchen of their property.

The Old Malt Kiln, Westfield Road - conversion of joiners workshop to form 6 residential units including 1 affordable unit, office accommodation, 2 workshops (use class B1 - offices/workshops) and 3 garages to lower ground floor and associated car parking spaces.

The PC has no objections to this application.

144, Prince Rupert Drive - erection of two storey rear extension

Standing Orders were suspended.

A neighbour to the proposed development attended and spoke of objections to the application on grounds of proximity, overbearing and loss of light/amenity. The resident was advised to look at the Design Guide on the HBC web site to see the criteria for extensions.

Standing Orders were resumed.

The Council objects on the grounds of 1) over-development of the plot and 2) the bulk, scale and massing of the proposals will be overbearing and too close to adjacent property

Planning decisions and enforcement issues were made known.

The District Cllr was asked to investigate why the PC had not been consulted on the application at 7, Kendal Gardens for erection of a two storey side extension. The Decision Notice had been received but nothing prior to that.

## **Accounts**

### Bank balances

Lloyds TSB Treasurer's a/c (as at 15.02.06) 2,500.00

Deposit a/c 17,774.33

### Accounts to pay

B Dodsworth (Marston Rd Play Area work) 176.25

SLCC (Regional Conference) 40.00

YRCC (annual subs.) 25.00

### Grants

Tockwith Parish Church 350.00

Tockwith Methodist Church 350.00

Tockwith & District Show 200.00

[Dispensations are in place until 2008 for Cllrs Kennett, Bowyer, Waller and Pick]

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

Date of next Meeting: WEDNESDAY 15th MARCH 2006, in the Village Hall at 7.30pm.

The Chairman thanked everyone for attending and declared the meeting closed.