

## **TOCKWITH WITH WILSTROP PARISH COUNCIL**

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

Chairman: Councillor M Kennett

Present: Councillors Mrs Wardman, C Saunders, Mrs K Scholey, P Pick, N Waller, C Billenness

In attendance: District Cllr Sturdy, Mrs J Bygate (Internal Auditor), Mrs G Firth (Clerk to the Council),

4 members of the public.

Vacancies for Parish Councillors; Appointment of Vice-Chairman; VHMC representative

There are now three vacancies on the Parish Council, 1 member for Tockwith can be co-opted, 1 member for Cowthorpe can be co-opted next month and a further member for Tockwith the month after.

Two Tockwith residents were present and spoke of their wishes to be co-opted on to the Council.

Resolved that Ian Robinson be co-opted as a member for Tockwith Ward.

Peter Kirby can be co-opted at a future meeting.

Vacancy for Vice-Chairman - resolved unanimously that Cllr Pick be appointed as VC.

Vacancy for representative on VHMC - resolved unanimously that Mrs Firth, the Clerk, take up this position with immediate effect.

Other vacancies will be decided in the next financial year.

**Apologies for absence** - were received from PC Ayre.

Cllr Bowyer had sent a letter of resignation.

The Chairman spoke of the massive contribution Cllr Bowyer had made to the Parish Council over many years. Resolved that a letter be sent thanking him for all his hard work and wishing him well in his retirement.

### **Police Matters**

PC Ayre had sent an e mail giving apologies for this meeting.

From 3rd April Knaresborough Area will be under Inspector Andrew Chapman and PC884,

Michael Place, will take over the community constable role for Marston Moor Ward.

There have been 6 crimes reported in Marston Moor Ward so far this year - 1 damage, 1 stolen car, 1 burglary, 2 thefts from motor vehicles and an assault.

Cllrs expressed concern at the loss of the community constable who had become known during the past year, also there will be less police cover after 1st April with one PC covering a large rural area. There has been no official consultation or information from the Police. The Home Secretary had indicated that there would be 1 Officer per Ward but this does not appear to be the case in this area. Resolved that a letter be sent to the MP, Anne McIntosh, Phil Willis MP and copied to the Chief Constable.

A theft of scrap metal from an empty property in Cowthorpe had been reported and the Police were aware.

### **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 Sportsfield Trust are doing their best to stop parking on the verges and should be commended.

Affordable Housing - the District wide Housing Needs survey will be undertaken by consultants as part of the work on the Local Development Framework by HBC.

Westfield Lane ginnel - the new lighting is in place and the surfacing is being arranged. It had been confirmed that the streetlight used is the most modern "down-lighter" with minimal light spread to the wider area.

### **Public Questions and Statements**

There were no questions on matters other than agenda items.

### **Village Hall**

Standing Orders were suspended. Mrs Steed in attendance.

A check list for user groups was made known.

The VHMC is happy with the wording of the draft amended Lease.

More names of Holding Trustees will be given to the Clerk when known.

Cllrs made observations and suggested changes to wording of the draft Lease.

An indicative plan of potential future development was shown to Cllrs and comments asked for.

Cllrs stated there is a need for extra facilities, the plans look promising, the centre of the village will be enhanced, space for indoor recreation is urgently needed in the area and the development would be the envy of the locality.

Sustainability of a project of this size would need to be proved with a business case.

Leaflet drops were being done around the villages, to homes and businesses to gauge the level of support/interest.

Standing Orders were resumed.

The PC resolved to support a commitment to the principle of extensions to the VH and submit a planning application. Cllr Billenness wished it to be recorded that he abstained from the vote.

It was resolved that the Clerk be given delegated authority to ask the fencing contractor to go ahead with repairs as a matter of urgency. Resolved also that the Council would make a 50% contribution to a drains survey if the feasibility study fails, (at a cost of approx £600).

**Banking facility for VHMC**

The matter of a banking facility is not required at this stage but Borrowing Approval forms had been obtained for future use if needed.

### **Tockwith Community Fields**

The Chairmen of the Senior and Junior Football Clubs were present.

Standing Orders were suspended.

The PC was asked for permission to use part of the large field for football training purposes.

The Junior section is very successful but oversubscribed and short of training facilities.

A request was also made to use part of the field for car parking in May/June, when annual disability contests final games are played.

The access for car parking is a problem as it would be over land not in the ownership of the Council. Cllr Pick agreed to meet the landowner to discuss the issue. The area would need to be stewarded. The School was suggested as an alternative for extra car parking.

The use of part of the field for training purposes was not objected to but the use could not be unique as the land had been given to the Council for the benefit of the whole community. The land would need work done as it is too rough for youngsters to use at present. Use of the land by the Scouts and Cubs could happen if work was done to the surface.

Standing Orders were resumed.

The Council agreed in principle to the Junior Football Club using part of the large field for training purposes. The Chairman was asked to come back to a future meeting with detailed proposals of how this would work and exactly what is needed, how the land would be maintained and when

use is required.

### **Report by County Councillor**

In the absence of the Cllr there was no report.

### **Report by District Councillor**

There has been further pollution of Fleet Beck and the Environment Agency is aware.

Planning application at 7, Kendal Gardens had not been made known to the PC because of a computer glitch. An apology and letter of explanation from HBC is expected.

Rudgate - there is an ongoing litter problem. HBC Officers have visited the site and will be contacting businesses for assistance with clearing the litter.

Dog waste bins - a map was provided for the PC to confirm the desired locations for additional bins.

### **Correspondence**

Additional items 26 to 36 were made known

Resignation of Cllr Bowyer - to be notified to HBC.

HBC Spring Clean - to be passed on to the Sportsfield Trust by Cllr Billenness.

HDLDF documents - no response if the comments previously made by the PC have been included.

Rural Housing follow-up seminar - Cllrs Kennett and Pick to attend.

SLCC Regional Training Day - the PC to pay the fee, the Clerk to attend

Skewkirk Bridge - no further action required at this time. The PC objections/comments have already been sent to NYCC

### **Planning**

11, Kirk Lane, Tockwith - erection of single storey rear and side extension (revised scheme)

The PC has no objections to this application

Former Parish Hall, adjacent bungalow and garages to rear, Oak Road, Cowthorpe - approval of reserved matters for erection of 1 detached dwelling with double garage and formation of new vehicular access with siting, access, design, external appearance and landscaping considered.

A planning sub-committee of Cllrs Billenness, Saunders and Kennett to meet and decide the response to be made to HBC.

[Cllrs Billenness, Saunders, Robinson and Mrs Wardman met]

The PC objects on the grounds of:

- 1) the proposed development constitutes an over-intensive use of the site;
- 2) The front elevation of the proposed dwelling lies beyond the development line of adjacent dwellings and will create an unacceptable visual impact within a village which is recognised as being a linear development. The issue of maintaining the linear nature of Cowthorpe has been noted in reports by Planning Inspectors in previous planning Appeals. This Council also notes that the existing single storey building lies far closer to the road than the proposed new development but considers that the far greater height of the proposed new dwelling compels it to be aligned with adjoining properties to prevent loss of amenity to neighbours;
- 3) the inclusion of dormer windows in the front elevation of the dwelling is not in keeping with other dwellings within the village, where any dormer windows are restricted to the rear elevations;
- 4) the north facing windows of bedrooms 3 and 4 will directly overlook the gardens of the adjoining property to the north, leading to a significant loss of amenity to that property. In the past it has been HBC's policy to require overlooking side windows to be glazed with obscure glass. To require this on the proposed dwelling would result in a property which presented a very bizarre side aspect. A similar situation arises with the windows on the southern elevation:
- 5) The proposed development contains a variety of different roof elevations, extending far back into the site, which will give it a detrimental appearance and create a negative visual impact for adjoining properties.

If, notwithstanding these objections, the Authority is minded to approve this application, this Council requests that the following planning conditions are imposed: 1) the area behind the property, marked as "paddock", lies within what has previously been agricultural land. The Authority is requested to impose a condition that this area shall not be permitted to be cultivated in such a way as to remove its agricultural appearance; 2) In a previous planning application for a development on the eastern side of Oak Road, an issue arose concerning the true height of the development. This is an issue because of the uneven height of land in this area. This Council therefore requests that the Authority determine all approved heights in reference to a predetermined Master benchmark point.

Finally, as this application is of substantial local interest, should this application be granted, this Council wishes to be consulted on all and any applications for variation of the planning consent.

The Paddock, Kendal Lane - erection of two storey side extension and porch.

Cllr Kennett declared an interest in this item and left the room during the debate and vote.

The Council objects to this application on the following grounds: 1) The PC considers that the roof height of the proposed extensions should be no higher than existing roof heights and not significantly higher as shown on the plans; 2) the proposed dwelling would be out of character in this location, creating a large, imposing dwelling which would create an unacceptable visual impact on the edge of open countryside.

Planning decisions and enforcement issues were made known.

## **Accounts**

### Bank balances

Lloyds TSB Treasurer's a/c (as at 28.02.06) 2,500.00

Deposit a/c 17,834.37

### Accounts to pay/ratify

Anderson & Heeley (streetlighting contractor) 1,392.37

SLCC (Regional Training Day) 10.00

T Backhouse & Son (Wilstrop noticeboard) 491.15

Mole Control 40.00

Mrs G M Firth ( Clerk's salary to 31/3, expenses to 15/3) 782.47

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

Delegated authority was given for the Clerk to pay the a/c for the footpath contractor if it came in before the financial year end.

Resolved that Cllrs Mrs Wardman and Pick be added to the signatories for the PC a/c's and Cllrs Bowyer and Smith be removed.

Date of next Meeting: WEDNESDAY 19th APRIL 2006, in the Village Hall at 7.30pm.

The next meeting is the Annual Parish Meeting at which representatives give their reports.

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