

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of a Council meeting held on Wednesday 19th September 2007 in the Village Hall

The new Fire and Safety Regulations are in place and everybody was asked to sign the attendance book on arrival and departure. The Emergency Escape Plan is now agreed and it is placed at the Hall entrance at every meeting and attendees notice drawn to it.

Chairman: Councillor C Saunders

Present: Councillors Mrs Wardman, Mrs Scholey, M Kennett, N Waller, P Kirby, R Ward-Campbell, P Pick

In attendance: Mrs Khyati Vaughan (HBC Rural Housing Enabler), County/District Cllr Savage, Mrs G Firth (Clerk to the Council), 6 members of the public

The Chairman welcomed everyone to the September Council meeting.

Apologies for absence - were received from Cllrs Billenness and Robinson, Mrs Bygate and PC Ayre.

2. Police Matters

An e mail from PC Ayre, outlining up-to-date crime figures for the parish and the new organisation of the North Yorks. Police Service was read out.

Cllr Waller stated that a PCSO had been in contact about Neighbourhood Watch, plans are afoot to revamp the system.

Nothing has been heard about Farm Watch.

A recent incident had been attended by the Police very promptly.

Cllr Ward-Campbell said there was never a police presence in Cowthorpe village and traffic continued to speed through the village, drivers often using mobile phones which is against the law.

Once the road works in Cowthorpe have been completed the Police will be asked to monitor speeding through Tockwith and Cowthorpe, especially at commuting times.

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.

Minutes of the Extra-Ordinary Meeting, held in August, were agreed as a true record and signed by the Chairman.

4. Matters arising from the Minutes

- CCTV cameras – The Clerk is in the process of obtaining quotations and specifications for the works
- Speed matrix signs – it was reported that the Fire Station to contact is Clifford Street, York rather than Harrogate.

- The telephone boxes in the parish have been painted and look very smart
- Advertising the adoption of the new Code of Conduct – HBC are doing a composite advert for all parishes in the District
- The annual service on the CH boiler and water heater has been done
- Bank signatories – confirmation has still not been received that the change of signatories has been completed –the Clerk to chase this up
- Village Hall Lease – the latest responses, or lack of them, from Mr Peach and YLCA were made known
- A note had been received about investigating a public footpath down the side of the airfield. NYCC had not contacted the PC about this but ACS had been involved in work regarding forgotten footpaths, instigated by the Countryside Commission and supported by the Parish Council

5. Public Questions and Statements

Standing Orders were suspended.

- It was reported that chemical smells affecting Prince Rupert Drive were still a problem. The resident was not satisfied with the response from both HBC and the Environment Agency and Officers never visited at the times the nuisances were reported.
- Another resident complained of the smells being medicinal “like TCP” and very unpleasant

Standing Orders were resumed.

Elizabeth Simmonds is dealing with the matters of the reports into Noise and Odours from the Business Park on behalf of the PC. Her further reports are awaited.

The recent Public Meeting had been called by BCB and had nothing to do with the PC so minutes from it would not appear on the PC website. The meeting was unrelated to the ongoing problems and the Chairman said he had spoken to BCB and advised that it was in their interest to find out the source of the problems as they were being blamed.

The PC is concerned on behalf of residents about ongoing problems of noise and odours but cannot do more than already done and it is essential that residents keep monitoring sheets and keep making their voice heard as this is the only way the problems may be resolved. The PC will continue to lobby the appropriate Officers and Members. Cllr Savage said he was frustrated as the Environmental Health Officer and Cabinet Member at HBC believed there was no problem which could be rectified. Cllrs Saunders and Mrs Wardman said they would raise the matter at the next YLCA meeting with the Leader of HBC.

6. Village Hall

Planning application – Mrs Steed had spoken with the Case Officer and the architect recently, following a meeting held at the Planning Office in Harrogate attended by all parties. Further amendments were being done to the plans to try and obtain acceptance from the planning officers.

The VHMC was concerned that the proposed scheme would no longer be operationally viable and several elements would be lost if the plans were further reduced, thus making a nonsense of the business plan. An attempt had been made to have the scheme of delegation changed as it is considered inappropriate for HOPS alone to make a decision which affects a community so significantly, with no involvement of elected Members.

The Lease – a response from YLCA is awaited before possible amendments are discussed.

Works done at the Village Hall during the summer were outlined. Also reported was further vandalism to the heating boiler and controls. Inaccessible hasps and padlocks had been attached to both to try and prevent tampering. The damaged flue and casing of the water heater

was made known, quotes for repair and replacement are awaited. John Collins at 4Youth Services was made aware of the ongoing problems with the back room especially, as well as the rest of the building, being left after Youth Club meetings in a dirty and unsightly condition.

Resolved that the PC will provide a hamper, as last year, as a contribution to the Christmas Fair.

7. "Affordable Housing" in Tockwith – Mrs Khyati Vaughan in attendance

The Chairman welcomed Mrs Vaughan to the meeting and invited her to speak. From February 2006 PC's had a role to play in the provision of affordable housing. The 2003 Housing Needs Survey Update identifies a shortfall of 978 homes per year, 291 of which are needed in the rural areas. The Local Development Framework, now in progress, commissioned a Housing Market Assessment, including a Housing Needs Survey which highlighted a shortfall of 830 affordable homes a year across the District from 2006-2011, of which 294 are needed in rural areas. However the Regional Spatial Strategy states that the total housing allocation target is 400 a year from 2004 to 2021. The vast majority of housing need is for 1 and 2 bedroom dwellings, but 1 bedroom dwellings are not considered sustainable. The District has been split into sixteen sub-areas, and this PC comes under the 'Marston Villages' sub-area. There is a need for 17 additional affordable homes in this area from 2006-2011 with a 65% need for rented compared to 35% for low cost home ownership. The current number of households in need in Tockwith is 42. HBC will not be able to meet the need with the RSS set as it is so affordable homes must be sought through planning policies. The current threshold in rural areas for which developers have to provide affordable housing is 3 or more dwellings or on sites of 0.1 hectares or more and 50% of homes should be affordable. The LDF seeks to reduce the threshold to 2 dwellings and take a commuted sum on 1 dwelling sites. The need in rural areas can also be addressed via the Exceptions Policy. Exception sites are small scale 100% affordable housing developments outside of but next to the village development limits. Such a site has been identified in Tockwith and a meeting held with the landowner. A possible maximum of 12 homes is proposed, a mixture of 2 and 3 bedroom homes, 65% rented and 35% shared ownership and the PC's and residents' views sought. A meeting has been held with a Housing Association who are keen to proceed and could provide a sketched indicative plan for further consultation. PC's are consulted on the local connection criteria for occupation.

The Pc is supportive of the initiative but pointed out the matters which may need addressing before any development takes place, such as the noise and smells from the Business Park and airfield, the need for landscaping and highway access matters. The Parish Council resolved to support the provision of 12 affordable homes and the principle of development on the site. The Council looks forward to seeing progress as soon as possible. The Clerk was asked to write to the landowners expressing thanks on behalf of the community for a very public spirited action. Khyati was thanked for attending the meeting and her presentation.

8. Report by County Cllr

- The BCB public meeting had been interesting. The amounts of waste for recycling were vast.
- Skewkirk Bridge – the legal process has stalled as the Solicitor dealing with the matter has been seconded elsewhere and the landowner is claiming ownership of land on both sides of the river.
- Cattal station car parking has stalled again. The landlord is adamant the land in the pub car park belongs to him and the County Council and Railway Company believe there should be 11 car parking spaces provided.

It was suggested that the community minibus could be used to access station car parking instead of private cars. The Cllr was asked to keep pressing for a resolution to the problem obo the PC.

9. Report by District Cllr

The Chairman of Planning will keep an eye on the Village Hall planning application and consider whether to refer the application to committee for decision.

10. Correspondence

Additional items 70 to 87 were made known

- Cllrs agreed the use of commuted sums for work at The Green Play Area.
- Harrogate & District Transport Forum – the Clerk to précis and report to the next meeting.
- Local sandbag store – Cllr Pick agreed to provide storage. The Clerk to reply to HBC and also ask for a presentation on drawing up a Community Emergency Plan.
- Review of Polling Districts and Polling Places – Cllrs completed forms for return to HBC
- The annual inspection of the Marston Road Play Area is due this month
- The road through Cowthorpe is due to be closed for 2 weeks from 24th September to allow resurfacing works
- Register of Interests – Cllrs were asked to return these, duly completed, to the Clerk following adoption of the revised Code of Conduct
- Ash Tree on POS – Bartlett had been asked to investigate and report back on the need for pruning works
- Boroughbridge Area Service Centre Transportation Strategy – the Clerk to complete and return the survey
- The external Audit had been successfully completed with no matters requiring attention

11. Planning

Land to rear of East House Farm, Kirk Lane – erection of detached stable block *The Parish Council did not object to or support the application but made the following comments: 1. The stable block, comprising four stables with a large tack room/store, appears very ambitious for an application which is stated to be for personal use only 2. Is the proposed access to be from/to Kirk Lane? If so, concern is expressed at the possible dangers to traffic and pedestrians/cyclists at a bend in the road opposite the Lane which leads to the village Primary School. The number of times this access/egress is used should be conditioned to reduce these dangers. 3. An agricultural access gate and track runs alongside the land exiting onto Kirk Lane and there is potential for conflict, especially with the size of modern agricultural machinery. 4. The stable block could be moved further to the east, thereby taking it further away from adjacent properties and making it less obtrusive. This is particularly important if manure and other waste products are to be stored before removal. 5. Concern is expressed that the proposals could lead to a livery stable or horse jumping taking place at the rear of the properties on both Marston Road and Kirk Lane.*

Southfield Lodge, Rudgate – conversion of redundant building to form 1 dwelling, installation of new package treatment plant and erection of detached storage building for gardening/landscaping business *The Parish Council supported the application as it comprises a mixed use of commercial and residential.*

Land to east of East House Farm, Marston Road – the response from HBC Planning Enforcement was considered unsatisfactory. The Clerk was asked to write again raising the following concerns; 1. The loss of parking spaces will lead inevitably to more parking on either the access road, to the detriment of nearby residents, or on Marston Road itself, a situation which the PC sought to influence and guard against during determination of the original application. The removal of these spaces, shown on the plan which was seen by the PC and approved by HBC, cannot be considered a “minor” revision. . How could it be justified, bearing in mind the long process of consultation over the original application and considering the PC has asked repeatedly to be re-consulted on any such revisions? 2. Since when have the Planning

Policies of HBC been determined by either the applicants or Housing Associations? This makes a mockery of the planning system. 3. At what level of delegation was the decision made about fencing, hedging and the atrocious state of the junction of the old wall with the new? What is the point of having Conservation Areas and professional Officers employed to safeguard these areas if developers are allowed to develop sites to their own wishes having little regard for the surroundings and history of the sites chosen? Having sent photographs to HBC of the offending wall the PC cannot believe that this was deemed acceptable. In conclusion the PC is most concerned that the wishes of Cllrs and residents have been paid scant heed to. This has not been a good example of “engaging with the public”, a hope expressed in recent correspondence about a proposed Unitary Authority.

Planning decisions – approved with conditions:

Wilstrop Lodge Farm – erection of replacement dwelling (revised scheme) 41, Marston Road – formation of new vehicular access

Refused:

The Barn, Gowlands Farm, Kirk Hammerton – erection of one front and one rear conservatory

Acorn House, Cowthorpe – outline application for erection of a public house

Enforcement cases Notification and result – land to east of East House, Marston Road – alleged development not in accordance with approved plans re parking spaces

Notification – 17, Westfield Green – i) noise from music room, ii) removal of hedge from boundary

Notice of Appeal – 162, Prince Rupert Drive – against refusal of planning permission

12. Accounts

Bank balances (as at 19/09/07)

Lloyds TSB current a/c	2,500.00
Lloyds TSB Deposit a/c	11,469.99

A/c's to pay/ratify

R Farrer (grounds maintenance)	228.00
Mrs G Firth (salary and expenses, to include metal storage cupboard, card table store and hasps and padlocks)	1,019.06
WARDEN (annual subscription)	10.00
(aq) Ltd (web domain etc)	141.00
Viking Direct (stationery supplies)	79.47
Zurich Insurance (annual premium)	1,043.94

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

Date of next Meeting: WEDNESDAY 17TH OCTOBER 2007 in the Village Hall at 7.30pm.

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