

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of a Council meeting held on Wednesday 16th July 2008 in the Village Hall

The 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 placed at the Hall entrance at every meeting and attendees notice drawn to it.

Chairman: Councillor C Saunders

Present: Councillors N Waller, Mrs Scholey, Mrs Wardman, M Algar, N Allott, P Pick, S Trenchard, C Billenness (came late after attending a previous meeting)

In attendance: Mrs J Bygate (Internal Auditor), Mrs G Firth (Clerk to the Council), Mrs Steed, 2 members of the public

The Chairman welcomed everyone to the July Council meeting.

Apologies for absence – were received from County/District Cllr Savage and Cllr Ward-Campbell

2. Declaration of Interests/Dispensations

Cllr Mrs Wardman declared a personal interest in item 8, Marston Road Play Area.

Dispensations An advice note, prepared by the Clerk after consultation with the Monitoring Officer, had been circulated and is attached to these Minutes as appendix 1 for future reference. After discussion it was resolved not to seek dispensations at this time. The Clerk to write and let the Monitoring Officer know of this decision.

3. Minutes of the last Meeting

The Minutes, having been circulated and taken as read, were amended at item 13, page 4, last paragraph, to delete the remainder of the sentence after "Cllr Billenness declared a personal interest in the item", and on page 5 after "Cllr Pick was elected as Chairman for this item. The next sentence should begin "He stated..." The Minutes were then agreed as a true record, and signed by the Chairman.

4. Matters arising from the Minutes

Westfield Green – encroachment into POS – the boundary has still not been reinstated. The matter will be discussed again in September if action has not been taken by then.

HBC – Consultation Meeting with PC's – resolved that an agenda item be submitted regarding amended plans, which should be notified to the PC so further comments can be made. "In light of changes to Planning legislation it is even more important for PC's to be informed of material changes to planning applications"

Verge marker posts – are awaiting collection from the Clerk's home and erection by Cllrs Pick and Waller

Youth Club – in light of recent events it is important that the PC is aware of the terms and conditions under which the YC operates concerning hours/weeks of operation and activities provided.

Ralph Garth – the overhanging hedge has been attended to.

The Village Diary is up and running and is placed in the Costcutter store

Mini Recycling Centre/plastic and cardboard recycling – HBC had replied to say the drivers would be spoken to about leaving the site in a clean and tidy condition after collection. Investigations are ongoing into providing plastic and cardboard recycling at both kerbside and at Recycling Centres, but this is not likely to come into force until next year.

5. Police matters

PC Haydon was not present and no apologies or report had been received.

Cllr Scholey asked the Clerk to provide the e mail contact address for the Safer Neighbourhood Team owing to the spate of recent farm/workshop break-ins and burglaries

Highway speed strips/vehicle sensor strips for Cowthorpe – a member of the public had asked the Clerk for information about this. The Clerk to contact both the Police and Highway Authority for advice.

6. Public Questions or Statements

_ Standing Orders were suspended.

The following matters were raised:

Kirk Lane field entrance – Mr Bell spoke to the Council. There had been a gate in the past, but it had not been present for a long time. The gate had been moved back so tractors moving horse manure did not park on the road whilst accessing the fields. The hedge had not been removed, only cut and trimmed back. A recent hole dug in the verge had not provided evidence of any services under the verge. A letter from the PC to HBC Enforcement was needed to confirm the gate had existed.

Standing Orders were resumed.

As a way forward it was suggested that the Utility companies would be able to establish what, if any, services run under the verge, at the request of Mr Bell, at minimal cost. Letters of evidence from residents that the gate had existed in the past should be sent to the PC. The 'hump' in the verge should be levelled. Subject to receipt of further evidence the PC to write to Enforcement stating the true facts of the matter.

Standing Orders were suspended.

Dog fouling – the footpath down the side of the Village Hall/Dalton's to the River is particularly bad. Signs and an extra bin are needed. Signs are also needed on Bilton bridleway.

Himalayan Balsam is rife in the parish and needs clearing before seeds are set, especially bad near the Marston Road Play Area.

ACS has received a grant from NYCC for a strimmer to cut the Tockwith to Bilton bridleway.

Ginnel Prince Rupert Drive to Fairfax Crescent – the surface has lifted, leaving large holes and being a danger to pedestrians.

Standing Orders were resumed.

Resolved that the Clerk write to HBC asking for more anti-fouling signs and additional waste bins.

Resolved also that a letter be sent to ACS suggesting a joint working group to deal with the Himalayan Balsam.

Resolved that a quotation be requested to do surfacing work at the ginnel to bring it up to adoptable standard.

7. Village Hall

Standing Orders were suspended.

Mrs Steed was invited to report.

Thanks were given to Parish Cllrs for attending last week's important meeting to discuss the future of the Village Hall.

The VHMC report that several minor works of refurbishment are underway.

More use of the Village Hall is being encouraged and some new users have been identified. Mention has been made of the reasonable hire rates for such a community building.

Clearing of the back room and underbench storage areas is being addressed. The Youth Service supports the actions of the VHMC.

Standing Orders were resumed.

Cllrs believed the VHMC was adopting a pragmatic attitude to extension/refurbishment and wished to offer the support of the PC. Cllr Saunders declared a personal interest as a Village Hall Trustee.

8. Marston Road Children's Play Area

Cllr Algar had produced a report/working plan for the 'spruce up' of the Play Area, to take place on July 19th.

The correct paint had been collected from Wicksteed Leisure by Cllr Algar. The Playdale equipment is pressurised timber and requires a wood varnish not paint.

MMIDB had been approached and had cut back the nettles on the beck side to allow cleaning of the security fence. The fence could be sanded down and spot treated with Hammerite following advice from the manufacturers. Wood preserver has been donated for the picnic table and supports.

B & Q do provide free materials but the process of application is long and complicated so it was decided to not apply at this time. Cllrs did not want to see major works to the overhanging trees as the Play Area was meant to merge into the rural area. Photographs were to be taken of 'before' and 'after'.

Cllr Algar was thanked for his report and lead on the project. Commuted sums available - £9,374 of which £1,084 needs spending very quickly (as at September 2007)

9. Allotments – association/self-governing/rents/tenancies

The Clerk reported on research done so far. Self-administration would involve the plot holders forming an association which includes a Chairperson, Secretary, Treasurer and Trustees. The PC has an obligation to achieve the best possible rent for the plots. Resolved that the Clerk report back in September with further information and a proposed realistic rent to be charged for

the allotments and meantime discover the wishes of the current tenants with regard to forming an association.

10. Cowthorpe Telephone Box - maintenance

Resolved that the PC maintain the telephone box if BT allow this following decommissioning.

11. Grass verge cutting

The PC Contractor, on arriving to do the work, reported to the Clerk that it had already been done! It was not known by whom. Cllr Pick had done the verge cutting from Kirk Lane, along Southfield Lane to Rudgate. He was thanked for this.

12. Wilstrop Recycling

The Wilstrop Cllr said that Wilstrop residents pay their Council Tax but do not receive a recycling service, for domestic or garden waste. This has been asked for many times in the past. Resolved that the Clerk write to HBC referring to past letters and ask when this promised service will materialise.

13. Tockwith Village Sign

As it is the responsibility of the PC to replace the signs which were stolen, after discussion it was resolved that the Clerk investigate quotations for replacing the sign with a plastic one.

14 & 15. Report from County/District Cllr

In the absence of Cllr Savage the Clerk read out his report received via e mail.

“Find attached the ‘Boroughbridge with Tockwith Service Centre Transportation Strategy’

Regarding the village sign, happy to help with the cost if doing something similar to Bickerton but my budget is fast running out, happy to give £200, contact Ruth Gladstone at County Hall for the paperwork

Bus shelters, will be asking for all bus stops to have one even though all won't get them

Picked up the bin from HBC on the 7th July and delivered to Tockwith School on the 8th. Mrs Lumley to get someone to erect safely plus John, the caretaker, to empty into his domestic bins

A59 Filmstrip footpath, notified Colin Jackson, waiting for reply as he is on holiday

Re cycling filmstrip, will chase HBC to see if any progress

Skewkirk Bridge, negotiations are at a delicate stage, will have more information after the Harrogate Area meeting in September

The Harrogate to London via York train service appears to be ‘picking up steam’ with various publicity, apparently 4 trains a day and the plan to have an ample car park at Cattal, baffled as to siting of this

No news as yet of the proposed METRO pricing structure in HBC area which would really make public transport in our area cheaper, example at present from Cattal to Leeds £11, Garforth to Manchester £18, the latter being 100% in METRO land.

Hazel Blears appears to be wanting an elected mayor for the Leeds City Regions, an area

stretching from Ripon to Sheffield and York to Kirklees. The Government appear to be wanting a large region based on the economy of Leeds with perhaps areas losing identity and perhaps governance such as Wetherby, Morley, Castleford, Knaresborough etc as we have witnessed in the past. The driving force also seems to come from Yorkshire Forward and Northern Way, could this be why the Government did not want a Unitary North Yorkshire but a London size conglomerate governed from Leeds with the North of the County merged into a similar Northern scheme? 20mph speed limits outside schools is to be discussed this evening at Full Council in Harrogate, this is something Cllr Bateman and myself at NYCC have campaigned for in the past at Harrogate Area meetings. I've approached Colin Jackson once again on this subject for Tockwith and await an answer. Long Marston School should get it this year.

16. Correspondence

Additional items 27 to 35 were made known.

NYCC land ownership details – confirmed the land is owned by Mr S Coggrave

Customer Satisfaction Survey – more dog waste bins not provided, no additional signs provided, an Officer had visited and given advice but PC had not been advised of any follow-up action following letter to HBC. Resolved that the Clerk write and request additional signs, bins and suggest the Dog Warden Team is increased and is available out of hours.

CE Electric – Cllrs did not want to give information on vulnerable residents to an outside agency.

17. Planning including standing item: BCB application

Applications

Niddway, Kendal Gardens – erection of detached dwelling (revised scheme) *The PC believes that this application is not materially different from the previous one and so objects to this application on the following grounds: 1) The proposed large dwelling would have a detrimental impact on the adjacent terraced properties to the west, being overbearing, intrusive and overlooking, leading to loss of light, loss of privacy and being oppressive to the much smaller terraced properties, which have restricted back gardens. 2) The proposed dwelling would lead to a very cramped site with both it and Niddway having restricted amenity space. 3) The access is considered inadequate to accommodate all the traffic which would be generated by a new five bedroomed dwelling as well as current traffic levels accessing Niddway. There is evidence that there is overspill car parking from Niddway into surrounding cul-de-sac roads so it would seem unlikely that sufficient car parking spaces could be accommodated within the site if a large neighbouring dwelling is built. 4) There is not a proper cul-de-sac with turning head and any overspill car parking for the additional dwelling would impact on numbers 2 and 4 Kendal Gardens. 5) Parking allowed for in the proposal would lead to the front of the properties on this site resembling a car park. 6) Concern is expressed about the drains in the vicinity. It is believed that a private sewer for the original Kendal Gardens properties had to be accessed and a lifting pump provided when Niddway was built. The capacity of the drains surrounding the site is questioned, especially with regard to the size of the proposed dwelling and number of bathrooms.*

Land adjacent to 238, Prince Rupert Drive – erection of 1 detached dwelling and garage with new vehicular access (revised scheme). *The PC has no objections.*

Whiteoaks, 75, Marston Road – conversion and raising of roof height of garage to form additional living accommodation. *The PC does not object to or support the application but wishes to make the following comments: 1) There are road safety issues because of the proximity of this site to the entrance to Kendal Lane. Reducing the parking available on site could lead to parking*

on the road outside. There would be potential problems with more cars parked on the road, which could reduce the sight lines on entering/exiting Kendal Lane onto Marston Road.

Welham Lodge, 16, Westfield Road – erection of rear conservatory. *The PC has no objections.*

Fairfax House, Southfield Lane – installation of 3 gas storage tanks and erection of 2.4 metre high fencing enclosure. *The PC has no objections.*

Mayfield, Fleet Lane – erection of rear conservatory (revised scheme). *The PC has no objections.*

Rose Cottage, 6, Westfield Road – conversion of attached store to form additional living accommodation and formation of first floor over. *The PC does not object to or support the application but wishes to make the following comments: 1) The stairway appears to be built over the utility room, which itself is built over the cellars of the adjacent Public House. Concern is expressed about the load bearing capacity of the construction and care must be given to the manner of construction so as not to impact on the adjacent (underneath) property. 2) As this site is a prominent one in the centre of the village and also in the centre of the Conservation Area, great care must be taken with materials used in the construction, which should be sympathetic, so that the extended property ‘fits in’ with its surroundings. 3) As the site is in the centre of the village and adjacent on one side to the Costcutter Store and Post Office and on the other side to a Public House and the Main Street through the village has little off-road parking and the bus stops are opposite and adjacent to the site, care must be taken so that disruption during construction and parking of contractors’ vehicles has as little impact as possible. Residents of the terraced properties in Norfolk Gardens had complained about the size of the conifers to the rear of Rose Cottage. The site owner had been asked to trim the trees but nothing had been done. Cllr Mrs Wardman was given delegated authority to see the landowner and try to get a resolution to the problem.*

BCB – Tockwith Energy from Waste Facility Design Access Statement & Tockwith Energy from Waste Facility Accident and Emergency Risk Assessment

Design Access Statement 1. *Section 2.1 – The Report continues to refer to the Marston Moor Business Park as “an area characterised by industrial development”, even though the owners refer to it as a “Business Park”. The PC would challenge this statement as many of the businesses are not classified as “industrial” and indeed some businesses have chosen to locate to this rural area because they are “site sensitive”. “Bad neighbour” development on this site has always been resisted because of the proximity to a large residential area. 2. Section 2.2 – Surface water discharges into Fleet Beck and any run-off/leaching into this water course would be very harmful to the area as a whole. 3. BCB acknowledge that the Business Park is a cul-de-sac and there should be contingency plans in place if, for example, the main entrance could not be used in an emergency or Rudgate was closed, as happened recently due to bridge strengthening works. 4. The Design Statement still shows the chimney stack at 18 metres in height but the Environment Agency recommends that it must be higher. 5. As there are no details of the “Energy from Waste” process the application stands to be considered as a stand alone incinerator. 6. It is not believed that all deliveries of waste will take place behind closed doors, due to the amount and type of waste being delivered daily this would require constant opening and closing of the doors. 7. Specific subjective remarks include: ‘high tech’, ‘many underused sites and premises’, ‘site is considered an ideal one’, ‘staff will largely work inside’, ‘limited lighting’, ‘scheme represents an improvement’, ‘and is successful in minimising the impact’ – all such comments are designed to sway the reader without backing up with facts or qualifying/quantifying anything.*

Accident and Emergency Risk Assessment 1. *The Accident and Emergency Plan should be in place before the operation commences, (the risks having been identified), not during the first year and should accompany the planning application. 2. The PC expresses grave concerns about the potential ‘horrific’ risks identified, which are acknowledged by BCB 3. Nothing in the*

Report justifies mitigation of “acceptable” risks. When risks are not “acceptable” there is no evidence to say that they become “tolerable” 4. Identified risks have been confirmed to objectors to the application and following the recent ‘toxic gas’ incident only serve to create more disquiet. 5. Several of the risks identified as “acceptable” are certainly not acceptable to local residents eg fire and spillage. 6. Many of the comments in the Report and the way the Risk Assessment is provided are very subjective and there is a lack of rigour and robustness in the measurements given. The scoring appears not to be an exact science and is therefore open to manipulation

Cowthorpe – demolition of Parish Room. Concerns have been expressed by residents about the potential dangers of the site during demolition. HBC Building Control have been advised and said that safety fencing should be provided around the site. The landowner to be advised accordingly.

Planning Appeal Notification: 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 and landscaping business (revised scheme)

18. Accounts

Bank balances (as at 16/07/08)

Lloyds TSB current a/c	2,500.00
Lloyds TSB Deposit a/c	9,270.95

A/c's to pay/ratify

Mrs G Firth (Clerk's salary to 31.7 and expenses to 16.7)	843.02
Wicksteed Leisure (paint for Play Area)	88.14

Receipts

Allotment rents	8.00
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Resolved that the Bank balances be accepted, and accounts be paid/ratified as above.

Delegated authority was given to the Clerk to pay the Insurance premium which becomes due on 1st September.

Date of next Meeting: WEDNESDAY 17th SEPTEMBER 2008 in the Village Hall at 7.30pm

Delegated authority was given to a committee comprising Cllrs Saunders, Waller, Mrs Scholey, Mrs Wardman, Billenness and Algar to decide any urgent items of business which arise before the September meeting.

Cllrs were reminded to sign out before leaving. The Chairman thanked everyone for attending, and declared the meeting closed.