

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of a Council meeting held on Wednesday 20th January 2010 in Tockwith Church

Chairman: Councillor C Saunders JP

Present: Councillors N Waller, R Ward-Campbell, P Pick, Mrs L Chasney, Mrs J Wardman, R Ward-Campbell, M Algar

In attendance: Mrs G Firth (Clerk to the Council), Mrs A Unsworth (VHMC Chairman),
5 members of the public

The Chairman welcomed everyone to the January Council meeting.

1. To consider co-option of a Councillor for Tockwith Ward

Mr Steven Harrison was invited to address the Council. He spoke to introduce himself and give his reasons for wanting to become a member of the Council. Cllrs voted unanimously to co-opt Mr Harrison as a Cllr for Tockwith Ward. He signed his Declaration of Acceptance of Office form and took his place as a Cllr.

2. Apologies for absence – were received from District/County Cllr Savage (illness) and Cllrs Alliott (parent evening at School) and Billenness, (work commitments).

3. Declarations of Interest – Cllrs Saunders and Algar declared an interest regarding TRA matters and Cllr Harrison as being a Scout Leader.

4. Public Questions or Statements

Standing Orders were suspended.

- A resident formally asked the Council to commit funds to employing planning consultants to assist the TRA and residents in the case against activities on the airfield.

• She stated that a small group had met with The Land and Development Practice in Wetherby to discuss the letter sent from the Chief Planning Enforcement Officer at Harrogate Borough Council to the Parish Council in reply to the PC's earlier letter. The residents and the TRA had expressed dissatisfaction with the contents of the letter and wanted the points made to be challenged. The Planning Consultants would act on a 'pay as you go' basis but the case could cost a lot of money. Cllrs questioned if there was any indication of likely costs. As the matter is complicated, costs are not known. The Planning Consultant intends to write to HBC, and only once a reply has been received will there be a better idea of the plan of action. The TRA has paid for action so far. The TRA are awaiting news of whether BCB will Appeal the planning refusal and all their fund raising has been for the specific issue of BCB so they cannot allocate funding to this separate matter. Residents are concerned at the proposed escalation of activities on the airfield and feel the Parish Council should exert pressure on HBC to demand action. Residents said that if HBC refuse to take action they may go to the Ombudsman.

The Parish Council will continue to challenge planning issues on the airfield with both HBC and NYCC. Noise is a separate issue and is being addressed by HBC Environmental Health Dept. It is believed progress is being made with the Noise Abatement Order being pursued by HBC. The Parish Council has to work within a set budget, the Precept for 2010/2011 was set last November.

Once the residents have a better idea of future plans they could attend a PC Meeting at that time to put forward their proposals.

The Chairman and a Cllr from Bilton in Ainsty with Bickerton PC attended and asked to speak.

- B/B PC oppose the motor racing and noise from the airfield and suggested both PC's could work together. They had had a meeting with concerned residents and understood that not all activities on the airfield had planning permission. It was suggested a working party formed of members of both PC's and the TRA could be useful.

It was stated that both PC's should copy each other into correspondence but greater impact would be made by both PC's acting individually, mentioning the support of the other.

- B/B PC had written about the Minster Hag planning issues. This would be discussed later in the meeting under correspondence.
- B/B asked for any update on BCB issues but there was nothing further to report at this time.

Standing Orders were resumed.

5. 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.

6. Matters arising from the Minutes/business remaining from the last meeting

- i) Letter of Agreement with Scouts for use of Community Field. The draft agreement was discussed. Resolved to change wording to "3 months" as 6 months was felt to be excessive and then send the signed agreement to the Scout Leader for co-signing. Cllr Pick agreed to liaise between the parties on planning and management matters.
- ii) Wilstrop issues – Highways issues and hedge cutting in abeyance owing to the severe weather. Cllr Chasney would contact Starbeck about replacing the reflectors asap. She reported on two further accidents in the 'dip' on the A59, a dangerous stretch of road, causing great concern to residents. This issue to be flagged up with the Police and it was suggested a Road Safety Officer should attend a future PC meeting to answer questions.
- iii) It was reported that further speed checks have been done recently at the east end of the village.

7. Report from the TRA

Cllr Algar gave a report. He produced a letter from the TRA asking the PC "to consider leading the community's representations to the Planning Inspector as a Rule 6 Party in the event that BCB go to Appeal". It was suggested an item could be added to a future PC meeting agenda to consider a proposal from the TRA on how such a campaign might be managed between the various parties. A full debate ensued.

The Council resolved that, if an Appeal is made, at that time an Extra-Ordinary PC meeting would be convened to decide on action and procedure to be followed.

8. Report from the Clerk

i) adopt a kiosk – several calls had been received from other Parish Clerks wishing for information about the scheme. The Clerk had completed and returned an inventory from CE Electric about the Cowthorpe kiosk.

ii) allotments – all vacancies are now filled and new tenancy agreements in place. The Clerk had written to Bridlepath tenants reminding them not to tip garden refuse on the adjacent bridleway.

iii) The Loan from PWLB has been arranged and the money was in the bank as at 4th January. Authority was requested to arrange for the replacement of the Village Hall roof and boundary wall and the donation to the Village Hall Management Committee for the extension and refurbishment of the toilets and provision of disabled facilities. This was approved.

9. Police matters

There were no further matters to discuss.

10. Village Hall

Standing Orders were suspended.

Report by VHMC Chairman, Mrs Unsworth gave a report.

- Grants have been received for new furniture and curtains but these cannot be used before April
- The main effort now is to focus on the large grant application required to do the extension and disabled facilities. Acquiring funding is getting harder as the emphasis seems to be on less grant funding and more ‘people helping themselves’.
- The latest newsletter is nearing completion – a report from the Youth Club on their new programme is awaited. All user groups have been invited to add some wording on their particular groups or activities, hopefully to encourage more interest from the community.
- The Hall is looking much better. The back room has been completed and new furniture ordered.
- A concern is that rubbish, other than recycleable material, is being dumped at the recycling centre in the front car park. This means others have to clear it away.
- The Parish Council was thanked for support and assistance given.

Standing Orders were resumed.

11. Report by County Councillor Savage 12. Report from District Councillor Savage

In the absence of Cllr Savage there was no report. The Clerk was asked to follow up with Cllr Savage outstanding items from previous meetings.

- Progress on community charge obo The Sportsfield
- Pavements at Kendal Gardens
- NYCC gritting schedules – especially Bilton Lane end/B1224 junction. This had been especially bad during the recent severe weather. As it is a major route to/from the village and is used by service buses and school transport it is important that the road is kept safe for traffic. Cllrs who were School Governors agreed to take the matter up with the Governing body, Cllr Savage be asked to involve NYCC Education Director, Cynthia Welbourn and the Clerk to contact the Bus Company for support. B/B PC were encouraged to complain in a similar manner as the area lies within their Parish.

Cllrs expressed concern that several Highways issues raised by the PC had not received attention from NYCC.

Resolved that the Clerk itemise all outstanding items and ask NYCC for action/response.

13. Correspondence

Additional letters, e mails and planning applications/decisions were made known to Cllrs. Following debate, the following action points were resolved:

- **NYCC Cattal Bridge** – resolved to reply and ask i) that the week surrounding the Tockwith and District Show be avoided so that access is not impeded and ii) the siting of the traffic lights on the Tockwith side be looked at with a view to repositioning them back behind the blind bend.
- **The Queen’s Jubilee Celebrations** – resolved that Cllrs think about possible activities and discuss at a future meeting.
- **Letter from B/B PC re Minster Hag planning application by JSL** –

Standing Orders were suspended.

B/B PC Chairman outlined the history of the site and various planning applications and reported on the site visit by B/B PC. Concern was expressed that unauthorised use was taking place at the site with no planning approval for modifications of fence, additional building, residential caravan and portocabin. HBC had requested a retrospective planning application be submitted following a site visit from a Planning Enforcement Officer. B/B PC had submitted a strong objection to the planning application and had written to the Health and Safety Executive about working practices at the site. B/B PC believed there should be no industrial activity on the western side of Rudgate. It was further reported that HBC had now found in favour of the applicant and B/B PC were asking for a meeting with Head of Planning Services at HBC to express concerns.

Standing Orders were resumed.

It was suggested Tockwith PC should be represented at this meeting so that a joint effort could be made, and that B/B PC liaised with the Clerk so that Tockwith PC is kept informed of progress on the issue. It was further suggested that B/B PC send a representative to the YLCA Harrogate Branch meeting.

- **Waste Transfer and Recycling Centre planning application at Walshford** – resolved that the Clerk submit an objection to NYCC and reply to North Deighton PC offering support.
- **Commuted sums** – resolved to consider how such sums could be spent in the parish and discuss proposals at a future meeting. Village signs were mentioned as a possibility – Rufforth PC to be contacted for information on costs and suppliers.
- **Moor Monkton PC letter about joint training event** – resolved to reply and express interest.
- **NYCC** – democratic process – resolved to reply and express concern.
- **Winter weather arrangements** – resolved to send a detailed reply to the concerned resident.
- **Retrospective planning applications** – resolved to reply and confirm attendance at the YLCA Harrogate Branch meeting to support the motion.
- **Speed limit repeater signs** – Cllr Mrs Wardman to contact Wetherby Town Council to research this issue.
- **Safer Communities funding** – resolved to pass the letter to the Youth Club for information.

14. Planning, including standing item: BCB application

BCB application – nothing further to report, having discussed a possible Appeal earlier in the meeting.

To ratify decisions from the last meeting/between meetings:

Tomlinson Antiques, Moorside – change of use of industrial unit (Use Class B8 – Storage and

Distribution) to (Use Class B2 – General Industry) and (Use Class B8 – Storage and Distribution) and erection of new storage area. *The PC does not object to this application but seeks the following safeguards: As the business is close to residential properties, it is requested that suitable conditions are appended to any permission to control hours of operation and noise levels at the site.*

Tockwith Methodist Church, Marston Road – conversion of Church to form two dwellings. *Whilst the PC does not object to the principle of development at this site, in fact use of the site is welcomed so that the building does not deteriorate further, there are concerns as follows: 1) The ‘modern extension’ to be removed is actually at the east side of the Church, not the west, as quoted on the application form; 2) Because the east side of the Church will still be used for access to the burial ground at the rear, something more substantial than pebbles would be more appropriate for the surface; 3) The fence to the west side should be stock proof as it adjoins a field which is used for grazing horses; 4) There is local concern about the reduction in the amount of parking for the Doctors’ Surgery. There is no off-street parking in this location so all vehicles have to park on the road. If visitors to the Surgery have to park on the road as well, the situation could become dangerous from a traffic safety point of view.*

TockwithLodge Farm – conversion of barn to form holiday accommodation and conversion of storage building to form additional living accommodation with erection of single storey side extension (revised scheme) *The PC does not object to the principle of development at this site but wishes to re-iterate concerns of neighbours as follows: 1) Concern is expressed about additional noise as the main accommodation, kitchen, dining and patio is moving into the new barn conversion; 2) Concern is expressed about noise and disruption during the building works, as the owner of Littlefield works shifts and would like to see no working on Sundays and after 6pm on other days.*

Orchard House, Marston Road – erection of 2 No. dormer extensions to front elevation. *The PC had no objections.*

Corner Cottage, Kirk Lane – erection of single storey side extension. *The PC had no objections.*

East House Farm Barn, Marston Road – erection of rear conservatory (revised scheme) *The PC had no objections.*

Workshop North of Able Blast Cleaning, Minster Hag, Rudgate, Bilton in Ainsty – retention of single storey side extension to factory, 2.4m high boundary fence and gate and storage of materials externally. *Whilst the PC does not object to the principle of retention of an existing building it wishes to point out that there is no such location as Minster Hag Business Park and it is disingenuous to refer this land as such; The Blast Cleaning enterprise only got planning permission in the first place because it was using an old airfield building left over from the war and the use was believed to be ‘sui generis’. Similarly, the agricultural building was permitted as the surrounding land is mainly agricultural. Development at this location seems to be happening by stealth. Was permission obtained for a ‘factory’? It is even referred to as a ‘workshop’ in the application details! Should external storage be considered appropriate in a flat agricultural area? It is requested that Planning Officers keep a ‘watching brief’ at this location so that development is closely monitored and nothing inappropriate to the location is permitted.*

Planning decisions – approved with conditions

Cherry Tree Cottage, Chapmans Yard – erection of single storey rear extensions

1, The Terrace, Oak Road, Cowthorpe – erection of two storey and single storey rear extension

Ivyholme Cottage, Oak Road, Cowthorpe – erection of two storey and single storey rear extensions and first floor side extension

5, Kendal Lane – replacement planning permission for erection of two storey side extension

Planning Decision – refused

BCB application for Unit 86, Marston Moor Business Park

Planning Appeal decisions

The Barn, Goosemoor Farm, Cowthorpe – Appeal dismissed

Workshop North of Able Blast Cleaning, Minster Hag – Appeal dismissed

Planning Enforcement – result of investigation

Larkfield, Warfield Lane, Cowthorpe – no further action to be taken

15. Accounts

<u>Bank balances</u>	(as at 20.01.10)
Lloyds TSB current a/c	2,500.00
Lloyds TSB Deposit a/c	78,569.36
<u>A/c's to pay/ratify</u>	
SLCC (Annual subs.)	95.00
Almond Associates (VH junction boxes replacement)	530.68
Benmore Electrical (VH back room)	620.80
TRA (funding bus to Northallerton)	150.00
Cllr Billenness (reimburse for web hosting space)	62.85
Mrs G Firth (salary and expenses)	886.01
PWLB (admin charge)	25.00
Village Hall Management Committee (donation, as previously agreed, from Loan obtained from PWLB)	10,000.00
<u>Receipts</u> PWLB Loan	69,975.00
HBC (grounds maintenance)	198.64

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

Authority was delegated to the Clerk to arrange replacement of the roof and boundary wall at the Village Hall.

17. Date of next Meeting: WEDNESDAY 17th FEBRUARY 2010 at 7.30pm in Tockwith Church.

There being no further business to discuss, the Chairman thanked everyone for attending and declared the meeting closed.