

TOCKWITH WITH WILSTROP PARISH COUNCIL

Minutes of a Council meeting held on Wednesday 16th February 2011 in Tockwith Church

Chairman: Councillor C Saunders
Present: Councillors Mrs L Chasney, P Pick, N Allott, C Billenness, N Waller and M Algar.
In attendance: 5 members of the public. Mrs Audrey Unsworth (VHMC)

The Chairman welcomed everyone to the February Council meeting

Apologies for absence – were received from Clerk Gill Firth (illness), Cllr. Harrison (holiday) Cllr. Wardman (Hospital). District/County Cllr Savage.

In the absence of the Clerk Cllr Waller agreed to take the minutes.

2. Declarations of Interest – none

3. Public Questions or Statements Standing Orders were suspended. No questions were raised Standing Orders were resumed

4. Minutes of the last meeting

The Minutes of the 19th January meeting, having been circulated and taken as read, were agreed as a correct record and signed by the Chairman.

Minutes of the exempt matters on 19th January having been circulated and taken as read were also agreed as a correct record and signed by the Chairman.

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

Sandholes - Bilton Bridle Path Email received to be dealt with under correspondence.

Airfield The Clerk is expecting a letter from Harrogate Borough Council any time soon giving details of the proposed plan of action regarding planning enforcement on the old Marston Moor Airfield.

Purchase of land at Cowthorpe Is progressing. Completion has been held up as the sellers were seeking an explanation of the term 'recreational'. The Diocese wants a copy of the planning application for the change of use of the land, and has agreed that such an application will not act as a 'trigger' which would extract further payment from the Parish Council.

Commuted Sums The Clerk has been in contact with Harrogate BC several times on this matter. The purchase of the waste bin for the Marston Road play area and the purchase of the land at Cowthorpe has been agreed. Councillors agreed that the Clerk can proceed with the ordering of the 'frog' bin. The matter of the expenditure for the Sportsfield remains a problem and rather than delay matters further the Sportsfield are to liaise direct with HBC.

Youth Club The Clerk has received a reply from the Council's Solicitor Mr Peach. Following his advice and the consent from the Chair and Vice Chair she has written to the Director at NYCC asking for 'something in writing' to cover the PC and VHMC for the future.

6. Police matters

No report from the Police. The Clerk to make contact with Inspector Andy Chapman for confirmation that PC Sue Brookes' has taken over the position of our SNT Ward police officer and ask for some explanation as to what sort of area she covers as it is understood she already

has policing responsibility for two other Wards and wonder how effective she would be. We do not think when it was promised that we would have a dedicated police officer for every Council ward that it was intended that the same officer would cover a number of Wards. With rest days and leave this officer would hardly be available. The Marston Moor Ward deserves better.

7. Village Hall

The VHMC was busy putting forward a case for a grant towards the cost of a disabled toilet and additional storage facilities. It is hoped that a decision by the funding body will be made by the end of June.

An inspection of the kitchen area by HBC to enable food preparation in the Village Hall had been made and the facilities scored highly and met with much praise.

The Committee is currently carrying out a 'health check' of the management aspects of the Village Hall which examines the business plan and progress to date.

Fire safety checks have been carried out. It was found one of the Fire extinguishers had been activated – the committee had been advised how to check that this has happened.

There is to be a major 'big band' event in the village hall on 12th March

The probationary period for the Fish and Chip van had passed and there had been no further issues.

8. Report by County/District Councillor Savage

In Cllr Savage's absence there was nothing to report

9. Wilstrop issues Cllr Mrs Chasney reported:

- The Environment Agency had set up a useful web site allowing areas at risk of flooding to check the river levels further upstream so that residents can be better prepared for the risk of flooding.
- There had been flooding again on the road to the crossing and it was not as a result of the river bursting its banks so the conclusion is that water is backing up in the culvert.
- Contact had been made with NYCC for better signing pending the A59 road closure at Wilstrop.

10. Report from the Clerk

Library consultation still on going - Cllr Wardman to complete.

Had received complaints about the noise of 'shooting' at regular intervals in Cowthorpe.

11. Report from T.A.A.G

Mrs Kavanagh for the group said that she had reported noise nuisance to HBC and hoped enforcement action would continue rather than HBC enter into an agreement with Mr Moore resulting in the whole process being delayed as it was in 1997/98

12. CUBE Youth Group

Councillors gave the group their whole hearted support in offering to do litter picking and other community work in the village. Suggested that the group contact HBC who may be able to supply bags, grabbers and other safety equipment. They may wish to join forces with the Scouts.

13. Correspondence

Councillors had previously been forwarded a list of correspondence.

Email received regarding Sandholes Bilton Bridle Path – The Clerk had received advice on this regarding the matters raised by the writer. The Clerk requested to write to the complainant and advise her that the enforcement of matters relating to Bridle paths was a matter for the NYCC and not the PC. Cllr Pick to meet with landowners to speak about bridle path repairs.

Councillors noted information regarding The Parish Charter agreed between County Council and Parish Councils – includes the expected responses to consultations and attendance at meetings.

14. Planning

Planning applications

83, Prince Rupert Drive, Tockwith – erection of two storey extension It had been Resolved - to object to this development on the following grounds:-

- The proposals would be detrimental to the street scene;
- The proposals would appear incongruous in this location. The application is for building an extension over a single garage to make it the same height as the main house. However, this plot sits in the middle of three houses and the extension would protrude from the front of the building and would look too large and not in keeping with surrounding properties. There is a cul-de-sac of ten identical houses and the proposed extension would be out of keeping in this location.

The Clerk and Councillors had received a number of comments from residents living nearby about the haste of the planning department making a decision to approve despite objections and the department giving a rather 'lame' reason for granting approval. This matter had gone to dispute resolution but it was felt once permission had been granted it would have to stand unless there were matters of fact which were false.

Rudgate Brewery, Unit 2, Centre Park, Marston Moor Business Park – erection of replacement industrial unit for use as a brewery - no objections.

Church of The Epiphany, Westfield Road – formation of access ramp and additional steps to raised landing to front entrance – no objections.

Tomlinson Antiques, Moorside – change of use of industrial unit (Use Class B8 – Storage or Distribution) to textile warehouse with ancillary storage and office space (Use Class B2 – General Industry) - no objections but the Council wished to make comments and seek safeguards as follows:

- The Parish Council does not object to the site being bought back into use, providing local employment opportunities and preventing the site from becoming derelict.
- There are concerns however due to the proximity of residential dwellings at Moorside.
- Hours of operation should be restricted/controlled so as not to cause detriment to the living conditions of neighbours
- Noise conditions should be attached to any planning approval to prevent noise disturbance to nearby residents, especially given the surrounding quiet rural area
- Traffic movements should be controlled so as not to disturb local residents unduly, again especially because of the quiet rural location

April Cottage, 18, Marston Road – Full and Conservation Area consent – erection of two storey and single storey rear extension and part demolition of 2m high wall. Councillors did not object to

the principle of the development in this location but made the following comments:

- The proposed gable end appears higher than that of the adjacent dwelling, which would lead to loss of light to both a velux roof light and a lightwell in the gully of the adjoining property.
- It is requested that thought be given to reducing the height of the gable end wall to reduce the unacceptable impact of the development on the neighbouring property and to fulfill planning guidance which states that an extension should appear as an extension and be reduced in height from the main dwelling

Byre Barn Wilstrop Lodge Farm, Moor Monkton – erection of detached building for use as studio – no objections.

Fairfax House, Southfield Lane – Industrial units – following consultation it was resolved to object to this application on the following grounds:

- Whilst there would be no objection to the current enormous building being used for business purposes the further expansion of this site eastwards would amount to unacceptable building/development in the countryside in this comparatively remote rural location
- If it was a question of expanding an already successful business it would be a different matter but that is not the case
- The need for such a large number of units, as proposed, has not been proven
- The Marston Moor Business Park, as well as other local business sites, has trouble securing occupiers for units on those sites. To build such a large number of small units on a speculative basis could become an eyesore for the future if they remain empty, as does Fairfax House
- The access route for vehicular traffic would be from a dangerous, blind turning from Rudgate, where traffic speeds give rise to ongoing concern
- Southfield Lane is a single track road with passing places, used by large farm vehicles to access neighbouring farmland. A Major upgrade to the local road system would be required to allow this many units to operate from this site and this may prove to be inordinately expensive
- Perhaps fewer larger units may be more likely to be occupied, though in the current economic climate that is doubtful

Planning decisions – approved with conditions

Land comprising Field at 447105 451796, Tockwith Lane, Tockwith – erection of detached stable block

Planning Enforcement – notification and result of investigation Westfield farm, Westfield Road – installation of solar panels on rear wall of property No breach of planning control, permitted development

Planning Appeal – Hearing date The Barn, Goosemoor Stud, Warfield Lane, Cowthorpe – Appeal against Enforcement Notice Knapping Mount, 10am on 17th February 2011

15. Accounts

<u>Bank balances</u>	(as at 16.02.11)
Lloyds TSB current a/c	2,500.00
Lloyds TSB deposit a/c	6,903.91
Loan (ring fenced for specific purposes)	16,368.63

A/c's to ratify/pay

Keytek (2 restricted keys for VH) 39.00

Approval to pay expected invoice from solicitor - approved

16. Date of next Meeting: WEDNESDAY 16th March 2011 in Tockwith Church, commencing at 7.30pm.

The decision regarding the venue for meetings in the coming year was held over to the next meeting for Councillor Waller to make further enquiries with Mrs Hall regarding a review of rental and facilities. Cllr Saunders to visit the Village Hall to look at the accommodation there and view it when it was in use by other user groups as there are concerns about the disruption of Council meetings should the facility be shared.

17.Exempt Matters No matters for consideration.

The Chairman thanked everyone for attending and declared the meeting closed