

Minutes of
EXTRAORDINARY GENERAL MEETING
OF TOCKWITH WITH WILSTROP PARISH COUNCIL
WEDNESDAY 24th August 2016
AT TOCKWITH CHURCH AT 7.30 PM

16/320. Apologies for absence – Cllr Angela Wilson

16/321. Approval of minute taker Cllr Jacqui Marsden: unanimously approved

16/322. Declarations of Disclosable Pecuniary and other interests – to disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 15-17 of the Members' Code of Conduct. Also to declare any other significant interests which the member wishes to declare in the public interest, in accordance with paragraph 19 of the Members' Code of Conduct to be considered at the meeting.

Cllr A Warneken declared an interest in relation to item listed 324.2 – 16/03008/FUL – 1 Goosemoor Cottages Cowthorpe – erection of two storey extension to front of dwelling and single storey to the rear and did not participate.

16/323. Planning Decisions

323.1 – 16/01609/FUL - 15 The Green Tockwith – erection of single storey extension – approved with conditions.

323.2 – APP/E2734/W/16/3146152 – Appeal decision re 15/04730/OUT Outline planning permission for the erection of 5 dwellings Kendal Lane Tockwith appeal upheld.

16/324. Planning Applications

324.1 - 16/02710/FUL – Marston Moor Old Airfield Tockwith - erection of framed Hangar Construction

The planning application was withdrawn.

324.2 – 16/03008/FUL – 1 Goosemoor Cottages Cowthorpe – erection of two storey extension to front of dwelling and single storey to the rear.

As shown in 16/322 Cllr Warneken declared an interest and did not participate.

Three near neighbours had been consulted and none objected in principle to the erection of either extension. However concern was expressed regarding the boundary line and proposed guttering solution in respect of the rear single storey

extension but it was considered that it was a matter that could be resolved between neighbours. The main concern was the failure to show the lack of elevation and use of an outbuilding on the boundary edge of the SW corner which provides additional family space of shower room and internal staircase and may well be deemed as ancillary accommodation. The consultation identified the need for safeguards against any future prospects of it being deemed a separate dwelling, to be established.

Resolved: The Parish Council response would be Option C –“The Council does not object or support the application but wished to comment or seek safeguards as set out overleaf.” The comments would relate to the boundary line and guttering in relation to the single storey rear extensions and safeguards would be sought in relation to the outbuilding on the boundary edge of the SW corner. Unanimously agreed

324.3 – 16/02854/FUL – 3 Westfield Road, Tockwith – demolition of conservatory, external alterations and installation of dormer window and roof lights.

During consultation no objections had been identified.

Resolved: The Parish Council response would be A – no objection. Unanimously agreed

324.4 – 16/03012/LBDEM Little Manor 12 Westfield Road, Tockwith. Listed building consent for proposed single storey rear extension including demolition of existing outbuilding.

Neighbouring consultation had been carried out and the applicants had been visited. One neighbour contact had been unsuccessful. The applicants and two neighbours were in attendance and standing orders were suspended to give both parties an opportunity to present their case. Standing orders were resumed.

The Parish Council considered the listing of Little Manor in 1987 which related to the house and the commitment to reuse the materials from the demolition of the existing outbuilding as outlined in the Heritage Statement.

Resolved: The Parish Council response would be A – no objection. Unanimously agreed

324.5 – linked to above 16/03011/FUL – Little Manor 12 Westfield Road, Tockwith – Erection of single storey extension for use as ancillary accommodation.

Neighbouring consultation had been carried out and the applicants had been visited. One neighbour contact had been unsuccessful. The applicants and two neighbours were in attendance and standing orders were suspended to give both parties an opportunity to present their case. Standing orders were resumed.

The Parish Council considered the issues presented and the intended use of the single storey extension by the applicants. It was noted that it was a two bedroom extension which raised the question of it being intended as ancillary to the main building and meeting the criteria for such development. Also considered was the Silver Birch Tree in the adjacent neighbour’s property and the potential loss of

privacy or amenity due to it being reported that the development would be within 8 meters of neighbouring property.

Resolved: The Parish Council response would be point C. “The Parish Council does not object to or support the application but wishes to make the following comment or seek safeguards as set out overleaf.”

- That the extension would pose no risk to the mature birch tree in adjacent neighbours’ property.
- The planning officer considers that there is no loss of privacy or amenity to adjoining properties.
- To ensure that the extension is ancillary to the main building and that it will remain so.

Unanimously agreed.

16/325. Planning Responses/Enforcement to receive the following planning Information/decisions and any subsequent actions

16/325.1 - 15/00195/TPO – Breach of planning control – holes drilled into protected Ash.

The investigation had been unable to identify the culprit. The Parish Council responsibility to make the tree safe. An initial opinion/ quote of a contractor is there are two options:-

- a) Bring the tree down to a safe level and leave it as a natural habitat (circa £200)
- b) Take the tree down and dispose of wood (circa £600) – although the wood could have a value for the Parish Council.

Resolved: To obtain further quotations. Unanimously agreed

16/326. Accounts

16/326.1 – update Lloyds Treasurers Account - £2500
See 16/327 items below: After banking the cfwd balance, before deduction of the following will be £4269.22

16/326.2 – update Lloyds Business Bank Account - £33047.94

16/326.3- account to ratify – Payment of half year payment to Farm and Land Services for maintenance of POS Westfield Green, Tockwith - £453.60.

Resolved: unanimously approved.

16/326.4 – Approval of Payment of Annual Insurance Tockwith with Wilstrop PC public liability and assets. - £692.22

Resolved: Unanimously approved

16/326.5 – Payment to Cllr Marsden £45.00
Fee for Procedures and Policies Course 26/07/16. YLCA Invoice 202-1617.
(paid by CLLR Marsden via BACS).

Resolved: Unanimously approved

16/326.6 – Payment to Cllr Waller reimbursement for purchase of ink cartridge £10.00.

Resolved: Unanimously approved

16/327 Income

16/327.1 Notice of HMRC remittance advice – VAT repayment - £1,116.25.

16/327.2 Refund of third party overpayment Village Hall remedial works
£86.12.

16/327.3 A reimbursement of Village Hall insurance £566.85

16/328. Date of Next Meeting – Wednesday 21st September 2016 at 7.30pm.
Tockwith Church

16/329. Exempt matter – when members of the public will be excluded pursuant of Section 100 (a) of the Local Government Act 1972.

To discuss financial issues and contract of employment and the appointment of a new Clerk and Responsible Financial Officer to Tockwith with Wilstrop PC.

Proposed Cllr A Warneken

Seconded Cllr K Pope.

All in favour

Jacqui Marsden
Notetaker

11th September 2016