



Tockwith with Wilstrop Parish Council

North Yorkshire

www.tockwith.gov.uk

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Minutes of the Ordinary Meeting of Tockwith with Wilstrop Parish Council (TWWPC) held at 7pm on Monday 27 January 2025 at Tockwith Village Hall, 1 Marston Road, Tockwith, YO26 7PR.

Present: Cllr Arnold Warneken (Chairman), Cllr Alex Marsh, Cllr Simon Blake, Cllr Stuart McHenry, Cllr Kriston Wright, Cllr Helen Algar, Cllr Ed Harrison.

Apologies: None

Guests: None

In attendance: Fiona Vicary, Clerk to the Parish Council.

Two members of the public were in attendance.

MINUTES

164. Apologies

- i) To note any apologies received
None received.
- ii) To approve any reasons for absence submitted for consideration
Not applicable.

165. To Note any Declarations of Interest

- i) To note declarations of interests not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests (DPI) in the business to be transacted at this meeting
Cllr Algar declared a neighbour interest in planning item ZC24/03927/FUL Tockwith Village Hall 1 Marston Road Tockwith.
- ii) To approve any dispensation requests received
None received.

166. County Councillor Reports

- i) To receive reports from North Yorkshire County Councillors Warneken and Paraskos
Thanks were given to County Councillor Paraskos for arranging the locality funding for new gateways.
County Councillor Warneken reported that the North Yorkshire Council budget will be set on 14th February 2025. The Council needs to find £21m to end up with a £52m deficit. The impact of this shortfall is likely to affect local services.

North Yorkshire Council has started a Call For Sites consultation. This will likely include areas in and around Tockwith parish. County Councillor Warneken encouraged all Parish Councillors to review the consultation.

167. Minutes

- i) To approve the minutes of the Ordinary Parish Council Meeting held 19 December 2024

RESOLVED: That the minutes of the Ordinary Parish Council meeting held 19 December 2024 be approved as a true and accurate record of that meeting.

168. Finance

- i) To approve a bank reconciliation to 31/12/2024 (as evidenced by bank statement and ledger/cashbook)

RESOLVED: That the bank reconciliation to 31/12/2024 be approved. The PC's bank balance as at 31/12/2024 is £104,211.69.

- ii) To note receipts and payments against 2024-25 budget

RESOLVED: That the receipts and payments against budget for 2024-25 be noted.

- iii) To consider training requests

The following approved training courses were noted:

- Planning training for all Parish Councillors 10th February 2025
- Off to a Flying Start training for Cllr Harrison
- Biodiversity training for Cllr Warneken
- YLCA Regional Training Day for Cllr Warneken and the Clerk

- iv) To consider Tockwith Church's request for an increase to the church maintenance grant

The Tockwith Church of the Epiphany has asked for an increase to the church maintenance grant from £500 to £625pa.

RESOLVED: To increase the current payment to £625.

Clerk to investigate whether future payments can be made via s106 monies.

169. To approve payment of invoices as listed below:

Payee	Description of goods/services	Total Value
Fiona Vicary	Salary & Expenses	£1132.68
Receipts		
Lloyds Bank	Savings Interest	£81.99

RESOLVED: That the invoices noted above be paid in full with immediate effect.

170. Planning

- i) To consider planning applications received

TWWPC considered the following application, received from North Yorkshire Council and reached the decision shown.

Note - Cllr Algar took no part in the discussion or consideration of this application.

Application at: Tockwith Village Hall 1 Marston Road Tockwith York North Yorkshire YO26 7PR

For: Erection of single storey extension and re-roofing to village hall to the rear of the property.

Application Ref No: ZC24/03927/FUL

Tockwith with Wilstrop Parish Council decision: D The Parish Council supports the application.

- ii) To note all planning decisions received

The following planning decisions were noted.

Application at: Tockwith Snooker Club 12 Marston Road Tockwith York North Yorkshire YO26 7PR

For: Renovation and change of use of former snooker club to form coworking shared office space. Addition of internal mezzanine floor. Blocking in of existing windows. Addition of roof lights. Opening up of original doorways. Inclusion of existing shared access to provide ancillary space for cycle parking and refuse.

Application Ref No: ZC24/03596/FUL

NYC Planning Decision - Grant planning permission subject to conditions.

Application at: Goosemoor Lodge War Field Lane Cowthorpe Wetherby North Yorkshire LS22 5EU

For: Non-material amendment to allow internal alterations, additional rooflights and new gable window above garage to planning permission ZC24/01178/FUL - Remodelling of existing house. Additional storey to dwellinghouse to create extra floor to existing bungalow. Addition of porch to the side elevation. Additional two storey extensions to front rear and side to square off house. Addition of dormers and fenestration alterations.

Application Ref No: ZC25/00054/AMENDS

NYC Planning Decision – Approve application

Application at: Trevene 13 Kirk Lane Tockwith York North Yorkshire YO26 7PX

For: Construction of one detached replacement self build dwelling

Application Ref No: ZC24/01790/FUL

NYC Planning Decision - Grant planning permission subject to conditions.

Application at: Raising of roof height and conversion of loft to form additional living accommodation and rear single storey extension

For: Berllan Deg 109 Prince Rupert Drive Tockwith York North Yorkshire YO26 7PT

Application Ref No: ZC24/03986/FUL

NYC Planning Decision - Grant planning permission subject to conditions.

- iii) To consider any planning enforcement related matters

CASE NO: 24/00377/BRPC15

LOCATION: 1 Goosemoor Cottages War Field Lane Cowthorpe Wetherby North Yorkshire LS22 5EU

ALLEGED BREACH: Potential non-compliance with approved plans

PLANNING REF: 21/05193/FUL

The outcome of the investigation is as follows:- The fenestration to the front does not match the approved plans, there are more windows within the front elevation than the approved plans and the door is not in the approved place. However, the outbuilding is set back within the garden, the outbuilding has been measured previously and is as per the approved plans, and it has been built in the correct location.

There is no over-looking being created by the alteration to the fenestration and the outbuilding is not clearly visible from the public realm, given all this, it is determined that there is no harm in planning terms, therefore enforcement action is not warranted and the case will be closed.

- iv) To consider any other planning related matters

It was noted that although planning permission had been refused for land at Broad Oaks Farm, Tockwith, it appears that no action has been taken.

RESOLVED: Clerk to contact planning enforcement to ensure action is taken to comply with the planning decision.

171. Tockwith Together

- i) To receive an update from Tockwith Together

Cllr McHenery circulated a report in advance of the meeting. The next Tockwith Together meeting is 8 February 2025.

172. Tockwith Sportsfield Trust

- i) To receive a report from the TWWPC representative on the Sportsfield Trust

Cllr Harrison circulated a report in advance of the meeting (see Appendix 1).

173. Tockwith Village Hall

- i) To receive a report from the TWWPC representative on the Village Hall Management Committee

Cllr Blake circulated a report in advance of the meeting. The Village Hall extension plans have been submitted and awaiting a response.

Cllr Marsh noted that the village hall's energy costs are high as it is using an Economy 7 tariff. Cllr Blake to raise at the next village hall meeting. It was noted that Octopus would be the energy supplier for solar panels.

- ii) To consider door locking quotes for the hall
To be considered at a future meeting.

174. Highways and Transport Matters

- i) To receive an update on the village gateways

As per 166i above, it was noted that the locality grant had been gratefully received. A report from County Cllr Paraskos is due regarding his meeting with North Yorkshire about village gateways.

175. Public Open Forum

Two members of the public were present. No issues were raised.

176. Public Open Spaces

- i) To receive reports on play and gym equipment inspections and consider any issues
Marston Road play area is in good order with no issues. Bert's Garden is to be checked. Clerk to investigate the cost of grass cutting at Bert's garden.

The outdoor gym is in good order. It was noted that the missing caps have been replaced. TWWPC would like the Sportsfield Trust to consider placing signage on the metal gate to indicate emergency access only. Cllr Harrison to ask the Trust.

- ii) To receive an update on the Marston Road play area refurbishment and to consider options
It was noted that two play area contractors have withdrawn from the tender process.

RESOLVED: Clerk to contact more play area contractors and to start a formal tender process.

177. Allotments

- i) To consider any findings from the January allotment inspections (Cllrs Algar & Wright)
It was noted that Cllr Wright will confirm the plot with the cardboard mulch at Church Lane allotments. Clerk to send list of potential projects for s106 spending to members of the Allotments, POS & Playgrounds Committee.

Cllr Algar reported no issues at the Bridlepath allotments. The Clerk reported that the Awards4All grant for improving the allotments looks unlikely as the criteria to benefit the wider community, not just the allotment holders is currently not being met.

178. Future Footprints

- i) To receive a report from delegated Councillors Warneken, Marsh and Algar on the activities of the Climate Emergency Working Group (Future Footprints)
Cllr Algar circulated a report in advance of the meeting (see Appendix 2)

It was noted that Fiona Steed has approached other energy companies and Energy Oasis are to provide a quote.

- ii) To receive an update on the Community Green Energy Project (Cllr Algar)
Cllr Algar circulated a report in advance of the meeting (see Appendix 2)
- iii) To receive an update on the EV Chargers (Cllr Marsh)
Cllr Marsh circulated a report in advance of the meeting (see Appendix 3)

Further discussions are to take place between TWWPC and the Village Hall Committee regarding the placement of charge
rs. It was noted that three phase power may be required.

- iv) To receive an update on the proposed community garden
Cllr McHenry circulated a report in advance of the meeting (see Appendix 4). Investigations are continuing into transferring the plot of land at the end of PRD to TWWPC.

It was noted that progress is slow regarding tree planting.

A meeting is to be arranged between North Yorkshire Estates and TWWPC to discuss the possibility of taking on the open space and play area at PRD.

179. Media/Press releases

- i) To consider any matters for press release or community news

It was noted that the Clerk will contact County Councillor Paraskos to confirm with North Yorkshire about installing a half gateway sign on Marston Road and to agree the location of the sign at Fleet Lane. This could also be a half gateway sign if this was deemed to be more appropriate.

180. Correspondence

- i) To note list of correspondence received and circulated

Noted. Clerk to invite Boroughbridge Community Charity to the next TWWPC meeting. Clerk to add speeding campaign to next agenda.

181. Next Meeting

- i) To receive any items for consideration at the next meeting

None received.

ii) To confirm the date for the next Parish Council meeting

RESOLVED: That the next meeting of the Parish Council will be on Monday 24th February.

The Chairman closed the meeting at 19:56

Appendix 1 – Tockwith Sportsfield Trust

The last Sportsfield Trust was on 20th Jan 2025.

Headlines:

- alarm now installed and working well. The Trust really appreciated ours and County Councillor Paraskos's support with funding.

- MUGA is up and running now, they've had the first private booking a few weeks ago. Reviewing now how to configure the MUGA for seasonal use (cross over to Tennis for example).

MUGA management committee also reviewing best ways to promote the facility and reviewing price agreements with local groups/users.

- Funds are tight; assessing options for fundraising with Tockwith Together

- Men's 2nd team currently first in their division

Next meeting is Mid-Feb 2025

Appendix 2 - Future Footprints

Future Footprints Report – Community Energy Generation for Jan PC meeting.

- Meeting held in village hall for all those who signed up to help in recent village hall community day and Whixley group. Great meeting and lots of tasks handed out and shared amongst all of us.
- We have contacted Energy consultants in addition to Energy Oasis and are awaiting their ideas and recommendations.
- We are creating a website for the project
- We are investigating the setting up of the right type of company with associated costs with the help of the Plunkett Foundation. It looks like a Community Benefit Society is the way that we might be heading. There will be associated costs with setting up such a company and ongoing costs too. Costs will come from registering with the Financial conduct authority and payment for use of model rules. We will also have ongoing costs associated with the keeping and return of accounts as well as share offer scheme set up and bank charges. Next step is to speak to Plunkett trust and get them to advise when the best time to set up the company will be. We then need to sit down as a management committee and decide on our model rules and if we wish to amend any. Costs involved with setting up and registering the business are as follows:

Fees and Charges

	Full Price	Subsidised Price for Members
Option 1: Registration of a Community Benefit Society with the Financial Conduct Authority (FCA) using Plunkett UK Model Rules.	£570.00	£310.00*
Option 2: Registration of a Community Benefit Society with the Financial Conduct Authority (FCA) using Plunkett UK Model Rules with up to 6 changes.	£666.00	£406.00*
Option 3: Registration of a Community Benefit Society with the Financial Conduct Authority (FCA) using Plunkett UK Model Rules with up to 10 changes.	£942.00	£682.00*
Option 4:	£60.00	£0.00

All figures above are inclusive of VAT.

The cost of registration includes the registration fee of £40 (without any changes) to the Financial Conduct Authority (FCA) and will be paid by Plunkett UK.

*To access the subsidised fees for the Model Rules, applicants can submit a membership application form at the same time as the Model Rules application. Memberships costs £240

From initial correspondence with the foundation we also need to have in place a huge amount of documentation that supports the model rules we may adopt in the form of policies and procedures. This work may take some time to set up although if we do join as a member there are standard templates that we will gain access to.

- We are currently getting three quotes for solar panels on village hall, sportsfield trust and church to send in with our funding application these quotes are an outline quotation which will be redone after the feasibility study details.
- We are ensuring we have written consent from all three parties to say they are interested in being part of the scheme in principle (subject to feasibility study completion)
- We are also contacting the planning department to get some kind of letter of comfort that they would be open to and in support of this kind of scheme.
- We also have a group of people who are looking at grant funding
- We have signed up for a number of webinars this month too to give us insight and advice over a number of areas of setting up a company and community energy schemes.

All in all we have been very active as a group and we are meeting again in early February where the fruits of our labour will have moved us down the road considerably.

Appendix 3 - To receive an update on the EV Chargers

As time is running out, I've slid an extra iron into the fire, but there's no guarantee any will get hot! However the Energy Savings Trust have recently indicated they may approve an extension to the March deadline.

Here is a resume from RuralEV Charging who are coordinating a proposal from OpCharge/ChargedEV (although I have pointed out that the VHall doesn't have 3-phase):

The summary is: They are interested in the village hall site for a couple of chargers but not the sports field. They have proposed installing along the wall on the left hand side but would need to run a cable along the building and wall (to avoid trenching the car park). In order to commit to this they need to receive a quick amendment of their quote from the installers next week and of course your approval in principle.

This would only likely be if a proportion of the ORCS grant can be reallocated to this site for those two chargers. I suspect EST will be open to that idea as arguably these chargers would be closer to the residents than the sports hall but of course their approval is key.

At the moment this leaves us with the Sports Hall to find chargers for. ChargedEV have quoted and it isn't obscenely high but we haven't yet found an operator who would fund those directly - I am still working on it but realistically wouldn't think that will happen quickly. The options appear to be:

- a) You could decide to essentially run those as a community asset yourselves using the remaining ORCS grant to fund the chargers.
- b) Wait to see if we can still find an operator to install there (either through myself or an operator that you find)
- c) Return the funds to DfT

Appendix 4 - To receive an update on the proposed community garden

Government advice on community gardens

Taken from the nalc.gov.uk webpage

- Community garden development — Parish and town councils can support the development of community garden projects on public or privately owned land, such as parks, green spaces, or unused parcels of land. They can provide guidance, resources, and assistance to community groups or volunteers interested in establishing community gardens, including site selection, design planning, fundraising, and securing necessary permissions or permits. Parish and town councils can also facilitate partnerships with local schools, businesses, and organisations to maximise community engagement and participation in community gardening initiatives.
- Funding and grants — Parish and town councils can allocate funding or provide grants to support the establishment and maintenance of community gardens and allotments within their communities. This funding can be used to purchase gardening equipment, seeds, plants, compost, and other supplies and to cover ongoing maintenance costs, such as water bills or site improvements. Parish and town councils can also assist community groups in accessing external funding sources, such as grants from government agencies, charitable foundations, or corporate sponsors, to support their gardening projects.
- Education and training — Parish and town councils can offer gardening workshops, training sessions, and educational programs to help residents develop gardening skills, learn about sustainable gardening practices, and grow their own food. They can collaborate with local gardening experts, horticultural societies, and community organisations to deliver hands-on training and provide resources on topics such as soil preparation, plant care, pest management, and composting. Parish and town councils can also promote the health and well-being benefits of gardening and encourage residents to get involved in community gardening activities.
- Promotion and outreach — Parish and town councils can raise awareness about the benefits of community gardens and allotments and encourage participation in gardening initiatives through targeted outreach and promotion efforts. This may include advertising gardening events and activities through social media, newsletters, websites, and community notice boards, as well as organising open days, garden tours, and community gardening festivals to showcase local projects and celebrate gardening achievements. Parish and town councils can also engage with local schools, youth groups, and community organisations to promote intergenerational gardening activities and encourage diverse participation in community gardening initiative.