

**MINUTES OF A MEETING OF  
TOLLERTON PARISH COUNCIL**

***Held in the Village Memorial Hall on 3 July 2007 at 7.30pm***

Present: Councillors: Mr Spark (Chairman), Mrs Jackson, Mr Brown, Mrs McAlpine, Mr Simpson and Mrs Rogers (Clerk).  
15 members of the public plus: Amanda Madden – Rural Housing Enabler, Helen Fielding - Housing Services Manager from Hambleton District Council, Dai Howells and Jane Fulford - project managers from Firebird acting on behalf of Accent Housing and Graham Hind from NYCC Highways department

1. Apologies – none
2. Minutes – the amended minutes of the AGM held on 17 May 2007 were agreed as correct and signed by Mr Spark as were the minutes from the Parish meeting held on 5 June 2007.
3. Matters Arising
  - a) Affordable Housing – please refer to the notes at the end of these minutes
  - b) Parish Plan – Mr Brown has agreed to take this forward and is to liaise with Mrs Thompson for the hand over of the paperwork.
  - c) Councillors Documentation – Mr Simpson signed his Registration of Financial and Personal Interests form and his Declaration of Acceptance of Office which was duly countersigned by the Clerk. Clerk is to send to Hambleton District Council.
4. Planning Applications
  - a) 07/01605/FUL – JE Coning & Sons, Field east of Stark Farm, Sykes Lane, Tollerton – construction of an agricultural contractors storage building and an agricultural contractors workshop & surfaced yard. APPROVED prop. Mrs Jackson, sec. Mr Simpson.
  - b) 07/01835/FUL – Ms L Morton & Mr A Triffitt, Caythorpe Cottage, Alne Road, Tollerton – first floor extension.
  - c) 07/01836/LBC – Ms L Morton & Mr A Triffitt, Caythorpe Cottage, Alne Road, Tollerton – application for listed building consent for first floor extension.  
The above two applications were considered together and APPROVED prop. Mr Brown, sec. Mrs Jackson.
  - d) 07/01340/OUT – Mr & Mrs P Cochrane, Land to the rear of Cedars End, Back Lane, Tollerton – revised outline application for the construction of a dwelling. There did not appear to be any material change to the original application considered, and refused, by the Council in August 2006 other than the submission of a Design and Access statement.  
A letter had been received from Mr & Mrs White in regard to this application that the Councillors read. The Councillors raised various points: the proposed property is outside the village development line; Tollerton does not need another 4 bedroom house; the size of the proposed property is not in keeping with the locality and is disproportionate to the existing bungalow; the land does not drain well and is currently flooded; the proposed two-story property will spoil the sightline enjoyed by the neighbouring properties; access at the point in Back Lane is very narrow and the Councillors were concerned that to approve such a development may set a precedent for the potential future development of the surrounding fields. REFUSED prop. Mr Spark, sec. Mrs Jackson.
5. Planning Amendments
  - a) 07/01474/FUL – FN & AE Dyson, Land to the rear of Westfield, Main St, Tollerton – retrospective application for the construction of a replacement garage/storage building as amended by plans received by Hambleton District Council on 8 June 2007. APPROVED prop. Mrs Jackson, sec. Mr Brown.
6. Planning Decisions and Appeals
  - a) 07/01212/FUL – Mr C Leighton, Holmefield, Warehill Lane, Tollerton – revised application for a first floor extension and two single storey extensions to form a garden room and residential annexe – Approved. Noted

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7. Financial Matters
- a) Account balances – Treasurers £3,241.00, BMM No1 £3,607.63, s.106 BMM £3,060.64, Scottish Widows a/c £21,338.68 (the latter two accounts are waiting statements confirming credit interest).
  - b) The following cheques were signed: 241 - £59.00 TWMI re: rent Jan-June  
242 - £400.59 Mrs E Rogers Re; Clerks services Apr-June  
243 - £137.00 Mr W Pratt re: grasscutting July
  - c) The councillors signed a change of signatory letter for the s.106 Scottish Widows account.
8. Correspondence
- Hambleton District Council – Training on Planning Matters – Clerk to reply and request a planning officer attend a parish meeting.
  - Yorkshire Rural Community Council – annual membership fee £35 – agreed, Clerk to take forward.
  - Hambleton District Council – Local Government Review – circulate
  - Yorkshire Local Councils Associations – Joint Training Conference – circulate.
  - Easingwold and Villages Forum – AGM Tuesday 10<sup>th</sup> July – circulate.
  - North Yorkshire County Council – school bus arrangements. Following concerns raised by a villager living close to the Shipton School bus pick up point it has been suggested that the secondary school bus pick up point be moved from Newton Road to outside the Village Hall to ease congestion. The Councillors felt that only on very rare occasions do the bus collection times overlap to cause undue congestion so all the school bus pick up points should remain where they are. Particular concern was raised in regard to the number of children waiting for the morning Forest of Galtres bus pick up point. The position of this is deemed to be the safest option as the pub car park is too close to the junction and the playing field is too far to one end of the village and may lead to people driving which would cause greater congestion. Clerk is to replay requesting that the current school bus collection points remain.
9. Any Other Business
- Mrs Jackson introduced Mrs Gill Wadsworth who has agreed to be co-opted onto the Council. Clerk is to arrange necessary paperwork.

Mr Brown advised that the railway stile has still not been attended to. Clerk is to write to Network Rail again.

Mr Spark advised that the road surfaces of both Hambleton View and Kyle Close are severely potholed. Clerk is to write to Highways.

Also, with the current weather it is noticeable that the drains in the village are blocked and need clearing. Clerk is to contact North Yorkshire County Council.

Speeding vehicles remain a persistent problem and the Clerk has been trying to liaise with Sergeant Stephenson (unsuccessfully so far) on this matter. The Clerk advised that Highways have agreed to undertake a traffic survey and the Council will receive notification of the outcome in due course.

Meeting open to the public 9pm

Mr Bastow updated the Council with regard to development plans proposed by the Sports & Recreational Committee. The Committee has used the £20,000 given by the Parish Council from s.106 monies to apply for, and win, £5,000 of funding from the lottery for the planting of perimeter trees and hopes to have this underway by the Autumn. They have further applied for a grant of £7,000 to be used to fund basketball nets that have an estimated cost of £10,500. They are also looking to spend up to £6,000 (of the s.106 money) resurfacing the driveway and car park.

Since Mrs Thompson has left the Parish Council there is no longer a Councillor on the Sports and Recreational Committee which they feel should be the case and Mr Bastow asked if anyone would volunteer.

Mr Bastow advised that despite the best efforts of the pest control contractor, in whom they have every confidence, the rabbit problem is really severe. The Sports & Recreation Committee has contacted Network Rail to request that the rabbits be attended to from that side of the fence, however it is felt that the only real way forward is to install a rabbit proof fence, preferably at the time the tree planting is undertaken. To that regard Mr Bastow requested that the Parish Council look to obtain quotes for this work and advised

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that the Sports and Recreation Committee would be prepared to join in the funding and manage the installation. Clerk is to seek quotes.

Mr Pratt advised that a street light on the Station Road bridge keeps going out – Clerk is to report this.

Mr Pratt advised that the surfaces of Intake Lane, Angram Lane and Sidings Lane are all very pitted and need attention. Clerk is to contact Highways.

Mr Pratt raised the question of the bench on the Village Green which Mr Spark is dealing with.

Meeting closed 9.10pm

## **Affordable Housing**

Mr Howells was introduced by Amanda Madden and presented the proposed plan of the development that had been drawn up. The plan located the affordable housing close to Station Road with the entrance adjacent to Fir Tree Cottage running along the rear of Nos. 1 and 3 Jubilee Court. Members of the public, and Council, expressed bitter disappointment that, despite assurances of consultation given at the last meeting, only one plan was being presented. Mr Howells advised that this was because it was the planners' preference to maintain the streetscape. Also, this plan meant that the proposal was more affordable as less land needed to be purchased than if the development were further into the field. The Housing Association is capped at paying £5,000 per plot i.e. £60,000 for this development of 12 houses being 2 x 2 bedroom bungalows and 10 x 2 storey houses. 6 properties would be for rent and 6 for low cost home ownership.

Another point made by Mr Howell was that if the development were further into the field the area of land could become an infill site and be open to future development were planning regulations to change. It was pointed out that this could still occur behind the proposed development as access to the rest of the field has been retained. Ms Fielding said that further development of the field this was not a possibility under current legislation as the exception had been granted solely for 100% affordable housing. Access had been retained by the land owner to the remainder of the field for farming purposes.

Most concern raised by residents was in regard to the lack of drainage and the areas propensity to flood. Mr Howells advised that the site is not classed as a flood area but they would be in consultation with Yorkshire Water on this matter. Drainage tanks were likely to be installed under the development that would allow for slow drainage of excess water. Residents were unconvinced of the efficiency of this system and advised that the existing drainage is insufficient and that Station Road floods, also, the 4' drain to the rear of the Jubilee Court properties (maintained by the residents) is currently 3.5' deep with water – the proposed development may cause the drain to overflow and flood the Jubilee Court Gardens. The residents asked whether there would be any compensation if this were the case and Mr Howells advised that it would be unlikely.

Mr Hind for the Highways department advised that the access is well within guidelines for the 30mph speed limit. There are at least 150m of visibility and the minimum requirement is 90m, also the minimum junction separation required for the access from Jubilee Court is 15m. There is a greater allowance in the plan, however, assurances had been given to Jubilee Court residents at a meeting in March that the separation would be a minimum of 40m.

Highways did undertake a speed survey and found that the speed limit was exceeded with the 85% statistic showing it to be 35mph. This did give cause for concern and Mr Hind advised that the police had been notified and also that Highways would look at the position of the 30mph limit signs at this and other entrances to the village.

Mr Hind advised that the allocation of parking within the development and for the bungalows by the bridge was adequate for Highways requirements. The allocation within the development equates to 1.5 spaces per property that residents felt was inadequate. Mr Hornby expressed concern that the parking allocation was adjacent the driveway of Fir Tree Cottage leaving little room for landscaping which would afford him no privacy. Mr Howells agreed that landscaping along the boundary would be looked into.

Mr Bastow asked whether the screening for the rear of the Jubilee Court properties would take place prior to the commencement of the development. Mr Howells said that this would be unlikely due to potential damage from the works. At the end of the works, however, mature trees would be planted. Mr Bastow

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asked whether he might be able to purchase this area allocated as open space and Mr Howells said it was a possibility but that Mr Bastow would need to negotiate directly with Accent. Mr Bastow's neighbour also expressed interest in this idea.

Specifics of the landscaping would be undertaken as part of the consultation process.

Mr Howells advised that the plan that was presented at the meeting would form the basis of the planning application and that the start date for development was likely to be October / November because of the Housing Association funding time limit. He estimated the duration of the development conservatively at 12 months.

Detailed plans are to be drawn up as soon as possible for submission for planning permission. The Parish Council will receive details in the usual course of planning and residents are entitled to object in the usual way. It was highlighted that only one representative is entitled to speak on behalf of the village at the planning consultation meeting.

Residents expressed concern that the development was very tight with little amenity space, particularly for the bungalows. Mr Howells advised that the plans were within current guidelines and that older people for whom the bungalows are intended are generally not bothered by small gardens. It was noted that the two properties adjacent to the bungalows were garden on to the road – how did that maintain the streetscape? – Mr Howells was to consult with the planners on this. Again, the size of the development was limited by the budget. The development has to have a certain percentage of open space allocated and a large proportion of this is near the existing joiners as this area is for drainage.

Boundary fences are likely to be 2 metres high although this will vary around the development.

Mr Spark asked if there were any further questions at this stage, which there were not, he then asked Ms Madden to address the concerns raised by the residents in the course of her discussions.

Ms Madden advised that the main area of concern was the highway access that she hoped Mr Hind had now addressed. There will be no increase in traffic within the village as a whole, just in the locality, as the development is for people who already live here. The concerns raised by the residents of Kyle Close and Hambleton View are no longer an issue due to the proposed site of the development.

Ms Madden intends to hold an open meeting in the village within the next few weeks for people to ask further questions and gain further information.

Approved: .....  
Chairman