

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

Held in the Village Memorial Hall on 6 November 2007 at 7.30pm

Present: Councillors: Mr Spark (Chairman), Mrs Jackson, Mrs Wadsworth, Mr Simpson, Mr Brown and Mrs Rogers (Clerk).
3 members of the public and Maurice Cann from Hambleton District Council Planning Department.

1. Apologies – Mrs McAlpine
2. Minutes – the minutes of the Parish meeting held on 2 October 2007 were agreed as correct and signed by Mr Spark. Mrs Wadsworth, who had not been present at the October meeting, wanted clarification in regard to the council's involvement with Dr Witcher's retirement. Mrs Wadsworth felt that the Council should make a greater contribution to the retirement plans. Mrs Jackson explained that the Council had not felt it appropriate to become specifically involved at Parish level as the surgery covers many villages. District Cllr Campbell is therefore to proceed with organising the collection and celebratory function and request assistance if required e.g. with collection boxes.
3. Matters Arising
 - a) Following a request from the Councillors Mr Cann attended to provide general advice on planning matters.

Mr Cann started by saying that the Parish Council is a focal point for the community to feed their opinions and concerns on planning matters back to the District Council. The view must be impartial and reflect the opinion of the Parish as a whole. The value of the Parish Council involvement generally relates to local information and issues e.g. an areas propensity to flood.

Hambleton's web site is now the main portal of communication between the parties involved in the planning process and is proving very effective with up to 45% of planning applications being received electronically. Hambleton is looking to increase this further and many of the consultation processes are now also electronic which makes the process much faster.

In terms of actual developments the Governments Planning Reform Bill places affordable housing high on the agenda for local authorities. Hambleton District Council identified priorities through the local communities and the planning system is designed to satisfy the need in an agreeable manner. The housing targets are being met in two ways:

House building planning applications where developments of over 15 properties must have a minimum of 40% affordable housing; and

Housing Association developments where exceptions sites are granted permission solely for affordable housing.

Hambleton's Local Development Framework adopts a wider approach to planning and involves other local authorities in the consultation process e.g. health and water authorities and the environment agency this approach helps to deliver community aspirations more effectively.

Hambleton is the first local authority to have its Core Strategy and Development Policies documents approved with a view to be being adopted within the next couple of months. Broad principles for planning, which include sustainability, are set out in the Strategy and local villages have been categorised, according to their facilities, to determine what future development may take place.

Easingwold is the local "service centre" with larger villages such as Stillington and Shipton categorised as "service villages" whilst Tollerton and the other small local villages are "secondary villages". The lower the category the less development will be allowed to take place. Councillors were concerned about sustainability, suggesting that people may desert the secondary villages if no facilities could be developed. Mr Cann said that whilst new building was restricted conversions to provide facilities would be considered if of benefit to the community. Affordable housing, as an exception, is designed to keep younger families in the villages to sustain them. Mr Cann advised that Tollerton's immediate need for affordable housing was being satisfied by the Station Road development and it was highly unlikely that further developments of this kind would take place within the next ten years or so as there were more pressing needs in other villages.

Councillors raised concerns about the impact on the local infrastructure where development was pursued e.g. schools where capacity may be exceeded. Mr Cann advised that in the consultation process local education authorities are involved and are required to pay for expansion of schools where this is required.

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Chairman

Mr Brown asked if there were five or so priority considerations the Council should look at when considering planning applications. Mr Cann advised that whilst there was no specific list the Council should look at Hambleton District Council's supplementary planning guidance notes on 'Extending Your Home' and 'Residential Infill' which he provided and which will be circulated. Another main consideration is the parking allocation for new properties. Government advice, in an attempt to reduce vehicle use, states that two spaces per property are too generous. Whilst in larger towns and cities fewer spaces may work the policy is not so workable in villages and Hambleton has to manage their approach accordingly. Often the decision is left to the developers which generally works as the houses will not sell with insufficient spaces.

Mr Spark thanked Mr Cann for his time and the information provided - Mr Cann departed.

Mr Wade requested that he be allowed to leave the meeting at this point also. Mr Spark therefore made the presentation (brought forward from item 10 on the agenda) of the engraved paperweight and thanked Mr Wade for his dedicated service to the community. Mr Wade expressed his gratitude for the gift.

- b) Affordable Housing s.106 Agreement. Mr Spark expressed the general opinion of the Council in the disappointment felt at not being involved yet. Despite assurances from Ms Coleman, the previous Rural Housing Enabler, that a s.106 agreement would be circulated prior to planning only a generic document was received subsequent to the planning submission. The Council's main concern is the control mechanisms regarding the use of the properties. Accordingly, the Clerk is to contact Hambleton District Council and Amanda Madden to ensure that the Parish Council is not excluded from the consultation.
 - c) Rabbit Fencing at the Playing Field. Despite contacting several contractors the only tender received is from Wayside Lewis at £2,489.00 +vat. Whilst this appears reasonable the Clerk is to clarify the actual proposed depth of the fence and Mr Spark is to chase his contractor who viewed the site.
 - d) Dilapidated property on Love Lane. Mr Pratt has been unsuccessful in tracking down the owner of the property and the Clerk is to make enquiries at the Land Registry.
4. Planning Applications
- a) 07/03189/FUL – Accent Foundation Ltd, Land at Station Road, Tollerton – Construction of 12 affordable dwellings. Whilst the Parish Council agreed in principle to an affordable housing development at the location the proposal put forward for planning is not the one originally submitted by the developers. The Council feels that the current proposal is not in keeping with any other properties within the village and does not reflect the architectural streetscape of the village. The original plan drawn up by the developers, and put to the Council, was more of a ribbon development with an impression of space. This was far more acceptable and in keeping with the village, retaining the quality of life for existing residents and providing the village atmosphere for new residents. The Council is also concerned that the square development is very enclosed and will potentially lead to youth and crime issues. The Council has made its objections known directly to the developers and other parties involved and is deeply disappointed in the total disregard and lack of consideration that has been given to local opinion.
REFUSED prop. Mr Spark sec. Mrs Jackson.
 - b) 07/03245/FUL – Mr M Dowson, Station House, Station Road, Tollerton – Change of use of agricultural land to domestic curtilage use and use ancillary to existing joiners workshop. It was noted that a lot of work had already been carried out on the site and although concerns were raised regarding the possibility of increased traffic visiting the workshop it was felt that the plans proposed would be of benefit to all the nearby residents. APPROVED prop. Mrs Wadsworth sec. Mr Brown.
5. Planning Amendments
- a) None
6. Planning Decisions and Appeals
- a) 07/02757/MRC – Tollerton & Huby Lakes Partnership, OS Field 0800, Tollerton Road, Tollerton – modification of condition 1 of Planning Permission 07/00634/FUL to allow permanent retention of two fishing lakes, car park, gates & gate posts and temporary approval of four portable buildings.
APPROVED. Noted and decision to be circulated.
 - b) 07/02425/FUL – Mr R Meeke, 26 Church Close, Tollerton – single storey extension to existing dwelling.
APPROVED. Noted
7. Financial Matters

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Chairman

- a) Account balances – Treasurers £3,694.11, BMM No1 £4,146.69, s.106 BMM £3,107.45, Scottish Widows a/c £23,073.08.
- b) The following cheques were signed:
 251 - £1,201.93 – YRCC re: repayment of Countryside Agency Grant
 250 - £84.60 – Playsafety Ltd re: playground Inspection Report
 Mr Brown advised that he and the Clerk had met with Jerry Firth, Senior Grants Officer at YRCC, who had been disappointed that Tollerton had not spent more of the £1,935 grant given in 2002 towards the Parish Plan. Tollerton was now outside the timescales given and was requested to repay the unspent funds. Mr Firth was very generous in his approach to the repayment and allowed the £250 Parish Council contribution to be allocated towards the research work undertaken as there were no invoices to evidence the expenditure e.g. paper purchase and printing costs.
- c) Allianz Cornhill Fidelity Guarantee Proposal. The insurers were requesting an additional premium of £17.74 together with references from the Clerks previous employer to increase the Council's indemnity limit from £20,00 to £29,000 as recommended by Mazars (the auditors). The references were not available as the Clerk has not been in employment for 5 years and the Council felt that with expenditure likely to exceed £5,000 (YRCC refund above, grass cutting and rabbit fencing) before the year end the extra cover was unnecessary. Clerk is to confirm with the insurers that the cover is not required.
- d) Invoice from Mr Pratt £822 re: six extra grass cuts. Mr Pratt was requested to leave the meeting so that the matter could be discussed in confidence.
 The general opinion of the Council was that Mr Pratt had acted of his own volition in undertaking the extra grass cutting as he had not acted in accordance with his contract which clearly states "the contractor will liaise with the Clerk where it is felt additional cuts are needed". The same had occurred last year and the Clerk had written to Mr Pratt advising that consultation and agreement from the Council *prior* to undertaking the cut was required. The Council is accountable for the expenditure of public money and had not authorised the work to be carried out. Should the request have been made in advance the likelihood is that consent would have been given.
 The Council acknowledged that due to the weather the contract is insufficient in its requirements and appreciated the fact that the Village had benefited from the work done by Mr Pratt. Accordingly it was felt that a compromise should be reached, as a gesture of goodwill, and two thirds of the invoice amount was felt to be appropriate (£548). Clerk is to arrange a cheque and write to Mr Pratt.
 The contract for 2008 is to be reviewed.

8. Correspondence

- Hambleton Citizens Advice Bureau – Update. Circulate
- Hambleton Strategic Partnership - Funding Fayre. Place on notice board
- RoSPA – Play Safety Inspection Report. Circulate
- Hambleton District Council – LDF: Allocations Development Plan. Circulate
- YRCC – Annual Accounts 06/07. Circulate
- Alne Parish Council – N. Yorks Minerals & Waste Development Framework. Circulate
- Cllr Sowray – reply to above. Circulate
- Summary list of discounted minerals site allocations. Circulate
- Furnitubes – Street Furniture brochure. Circulate

9. Any Other Business

Mr Pratt rejoined the meeting and Mr Spark advised him of the Council's decision. Mr Pratt stated that the invoice for the additional cuts was a modest reflection of the work actually undertaken as he had begun to cut the grass in March, although the contract commenced in April, and had sometimes cut up to three times per month. Mr Spark said that the Council appreciated that the contract may be insufficient, however, the Council has to account for the expenditure of public money at audit and the work had not been authorised. Although the Council is contractually correct, as a gesture of goodwill, the Council had agreed to pay two thirds of the invoice. Mr Spark thanked Mr Pratt for the excellent work he did around the village generally.

Mr Brown queried the development of the barn at Fleetbank and Mr Spark advised that this had received planning permission some time ago.

A large number of the properties along Main Street have vegetation encroaching onto the pavement. The usual way to deal with this is to deliver individual letters to the homeowner. In this instance, however, due

Approved:
 Chairman

to the numbers the Clerk is to place a notice on the Parish board and on the telegraph poles along Main Street. If there are particular offenders these can be brought to the Clerk's attention.

Mrs Jackson advised that the Fair owner had tried to deliver the goodwill money. Clerk is to check the file for a contact number.

Mr Spark reported several streetlights not working properly on Main Street and Church Close. Clerk to report.

Clerk to report to Highways that the road surfaces of Tennis Court Lane, and the junction by the Black Horse are in need of repair. Mr Spark suggested it might be an idea to try and obtain planning gain under the s.106 agreement by way of highway enhancement from the affordable housing development.

Meeting opened 9.05pm

Mr Pratt reported a lot of rat activity at the allotments. Clerk is to contact the pest control contractor.

Meeting closed 9.10pm

Approved:
Chairman