

**ALDWARK AREA PARISH COUNCIL
MINUTES OF THE ANNUAL MEETING HELD AT ALDWARK MANOR HOTEL
ON THURSDAY 14 MAY 2015**

Present: Councillors: Colin Stroud (Chairman), Gemma Boddy, Andy Follington, Sue Southall, John Topliss, Henry Dean (as retiring responsible financial officer)

In Attendance: NYCC Cllr. Peter Sowray, HDC Cllr. Nigel Knapton and twelve members of the public.

15/29 DECLARATION OF ACCEPTANCE OF OFFICE

The Chairman confirmed that all Councillors had signed their Declaration of Acceptance of Office and Code of Member Conduct.

15/30 ELECTION OF CHAIR

Colin Stroud was unanimously re-elected Chairman, proposed by Sue Southall, seconded John Topliss.

15/31 ELECTION OF VICE CHAIR

Sue Southall was unanimously elected Vice Chair, proposed by Colin Stroud, seconded John Topliss.

15/32 PUBLIC FORUM

Aldwark resident, Steve Jackson, expressed concern at item 13 on the agenda, approval of planning application 13/01807/FUL, Fold House, Aldwark, and SS undertook to contact the Planning Officer to clarify what work had been carried out to allow the granting of final approval.

As many members of the public were present to hear the formal decision on planning application ref: **15/00694/FUL**, which had been discussed in the preceding Annual Parish Assembly, it was agreed that this item should be brought forward on the agenda to allow those not wishing to stay for the rest of the meeting to leave.

15/33 PLANNING APPLICATIONS

(a) 15/00694/FUL, Construction of 3 dwelling houses & associated garages on land adjacent to The Cottages, Aldwark. Aldwark parish councillors had consulted with a wide cross-section of residents and found no support for the application, most objecting on the adverse impact on the character of the village, the loss of farmland, the extension of the village boundary and the lack of affordable housing. All councillors had seen the significant number of submissions made by residents on the HDC planning website. JT confirmed the Parish Council had to assess the application with regard to HDCs Local Development Framework as well as the Interim Policy Guidance issued under the National Planning Policy Framework. Having reviewed the proposals, and taken into account comments from local residents, the application was not considered to be acceptable by the Parish Council and it was agreed to recommend to HDC that consent is refused. A copy of the Parish Council submission to HDC is attached to these minutes. Cllr Knapton confirmed that the application would most probably be considered by the Hambleton Planning Committee on 28 May when one resident and one member of the Parish Council would have the opportunity to speak for 3 minutes on the application. It was agreed that either Gemma Boddy or John Topliss would represent the PC. It was also agreed to request that the Planning Committee make a site visit prior to that meeting.

(b) 15/00798/CAT, Works to trees in a Conservation Area, Land at Aldwark. No objections.

(c) 15/00967/FUL, Construction of replacement double garage, 2 Tholthorpe Road, Tholthorpe. No objections.

Members of the public left the meeting at this point.

Signed
Chairman

Date

15/34 HDC PLANNING DECISIONS AND APPEALS

Proposed discharge of conditions 03, surface water, 04, NYCC Highways (ground works) and 05, flood risk details, attached to application 13/01807/FUL, Fold House, Aldwark had been approved. To be followed up as requested in minute 15/32 above.

15/35 MINUTES

The minutes of the meeting held on 17 March 2015 were agreed and signed as a correct record. There were no matters arising.

15/36 GRASS CUTTING

For the benefit of new councillors, the chair outlined the background to this item. The position adopted by the former parish council was confirmed and all councillors agreed to monitor the need for grass-cutting in their villages, particularly any area likely to cause danger to pedestrians or road users. Cllr Sowray agreed to follow-up any concerns with NYCC where it was felt they were failing in their obligations. CS to send AF details of the communications received so far from NYCC.

15/37 SUPERFAST BROADBAND

As noted in the Annual Assembly, there was no sign yet of BT's intended provision of high-speed broadband in Flawith and Aldwark. All households should have received a monitoring survey email from Rural Action Yorkshire which they are encouraged to complete and return.

15/38 APPOINTMENT OF PARISH CLERK & RESPONSIBLE FINANCE OFFICER

It was unanimously agreed that CS would continue as Clerk and Gemma Boddy would take over as Responsible Financial Officer, on a voluntary basis. To be reviewed in due course.

15/39 PARISH COUNCIL ELECTIONS

It was agreed that the recent election costs, likely to be in the region of £500-£1000, should be paid in full.

15/40 TRANSPARENCY CODE FOR SMALL COUNCILS

It was agreed to formally adopt the new Transparency Code for Small Councils, as circulated to members.

AF undertook to set up an Aldwark@gmail address for members of the public to contact councillors in this regard.

15/41 SPEEDING

Recent data collected on the speed of traffic travelling through Flawith and Aldwark had apparently not shown there was a significant problem and therefore no further action would be taken. The Chair had questioned this decision with the Community Safety Support Officer who had offered a meeting to discuss the matter. It was therefore agreed to invite Sgt John Hunter to attend a future meeting of the Council. A request was made for the white lines to be renewed round the bend in Youlton.

15/42 APPOINTMENTS TO OUTSIDE BODIES

- (a) CS to continue to represent the Parish Council on the Pearson Trust.
- (b) CS to continue to be the named representative for the Hambleton branch of the Yorkshire Local Councils Association.

15/43 PORTFOLIO RESPONSIBILITIES

- (a) Leisure – all Aldwark councillors to keep an eye on the playground area in Aldwark.
- (b) Roads, pavements and grass verges – Andy Follington
- (c) Public communications – Colin Stroud
- (d) Planning – John Topliss
- (e) Minutes – Sue Southall

Signed
Chairman

Date

15/44 CORRESPONDENCE

Most correspondence was circulated by email but councillors were asked to pass round the correspondence folder and return to CS when seen by all.

15/45 FINANCE

- (a) Bank balances, actual vs budget and receipts and payments were noted.
- (b) The accounts for the year ended 31 March 2015 were adopted.
- (c) The accounting statement for 2014/15 was approved.
- (d) The annual governance statement for 2014/15 was approved.
- (e) It was agreed to continue to bank at HSBC in Easingwold and have 2 signatures on all cheques. It was further agreed that authorised signatories would be Colin Stroud, Sue Southall and Gemma Boddy and that a fresh mandate would be drawn up accordingly
- (f) It was agreed to authorise GB to apply for, and use, an online banking facility.
- (g) The payment of £1,395 to HDC was approved. This was the return of the grant for the aborted broadband installation in Flawith.

15/46 REPORT FROM COUNTY COUNCILLOR

- (a) Councillor Sowray reported that a new leader of the council had been appointed and announced in his opening statement that each councillor would be offered a sum of money to distribute within his/her area.
- (b) The library consultation report was due out at the end of the month.
- (c) A new consultation on bus services was about to be circulated.

15/47 REPORT FROM DISTRICT COUNCILLOR

- (a) Councillor Knapton reported that the Aldwark Area was now within the Easingwold ward and served by 3 councillors, himself, Chris Rooke and Geoff Ellis.
- (b) Mark Robinson had been elected leader of HDC with Peter Wilkinson as his deputy.

15/48 DATE OF NEXT MEETING

The next meeting would be held at 7.30 pm on Tuesday 21 July, at Aldwark Manor Hotel.

Future meeting dates were agreed as follows:

- Tuesday 15 September
- Tuesday 17 November
- Tuesday 19 January
- Tuesday 22 March.

Signed
Chairman

Date

ALDWARK AREA PARISH COUNCIL

**RESPONSE TO PLANNING APPLICATION REF: 15/00694/FUL
CONSTRUCTION OF 3 DWELLING HOUSES & ASSOCIATED GARAGES ON LAND
ADJACENT TO THE COTTAGE, ALDWARK, NORTH YORKSHIRE**

The Aldwark parish councillors have consulted with a wide cross-section of Aldwark residents and have found no support for this application. Most residents object to the proposed development on a number of grounds including the adverse impact on the character of the village, the loss of farmland, the extension of the village boundary and the lack of affordable housing. This general objection to the proposals is evidenced by the significant number of submissions made by residents on the HDC planning website.

The application itself needs to be assessed with regard to HDC's Local Development Framework as well as the Interim Policy Guidance issued under the National Planning Policy Framework. This states that:

Small scale housing development will be supported in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community and where it meets all of the following criteria:

- 1. Development should be located where it will support local services including services in a village nearby.*
- 2. Development must be small in scale, reflecting the existing built form and character of the village.*
- 3. Development must not have detrimental impact on the natural, built and historic environment.*
- 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.*
- 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.*
- 6. Development must conform with all other relevant LDF policies.*

The parish councillors have reviewed the proposals and have taken into account comments from local residents and note the following points in relation to the six criteria:

1. The proposed development, by increasing the population of the village, has the potential to support local services in Aldwark including the hotel, pub/restaurant, church and the infrequent bus service.
2. The scale of the development (3 large executive-style homes) is significant when compared to the current size of Aldwark. In addition, the proposed development would extend the existing village beyond its current boundary. This is considered to be detrimental and any development in the village should instead be focused on existing infill development opportunities with a focus on providing affordable housing.
3. The development has the potential to adversely impact the natural, built and historic environment of the village by extending the settlement's eastern boundary in a ribbon-like manner. The proposed development also extends beyond the village's conservation area boundary.
4. The proposal will impact upon the surrounding countryside and would result in the loss of agricultural land and some mature hedging facing the road. The agricultural land is of a ridge (known as rig in the north-east of England) and furrow nature and although not officially protected, its loss would have a detrimental impact on the general character of the area.

Signed
Chairman

Date

5. It is believed that the existing infrastructure has sufficient capacity for the proposed development although concerns over flooding and sewerage would have to be addressed.
6. The development may well be non-compliant with other relevant LDF policies such as those relating to sustainable development.

It is clear from this assessment of the proposed development that it fails to meet all of the six criteria. In addition, the overwhelming local opinion is strongly opposed to the development. In conclusion, whilst some modest development within the existing boundaries of Aldwark would be supported, this proposed development is not considered to be acceptable and the Aldwark Area Parish Council therefore recommends to Hambleton DC that consent is refused. A site visit is strongly recommended by the Parish Council.

Signed
Chairman

Date