

ALDWARCK AREA PARISH COUNCIL

**Minutes of a meeting held at Aldwark Manor Hotel
on Tuesday 20th March 2018 at 7.30PM**

Present: Cllrs Stroud, Topliss and Evans and two members of the public (part)

1. Apologies for absence and declaration of interests in agenda items.

Cllrs G Boddy, A Follington, N Knapton and G Ellis

2. Appointment of minutes secretary – Cllr L Evans

3. Public Forum

Two members of the public were present and commented on agenda items 6 & 13f.

4. Minutes of the meeting held on 16th January 2018

The minutes were agreed to be a true record.

5. Matters Arising from the minutes, not on the agenda

None

6. Chairman's Report

Waste spreading. The chair reported that he had received complaints for Aldwark residents about waste spreading on various fields in the village on waterlogged ground and sometimes at night. He had spoken to the Environment Agency who had agreed to monitor the situation and had advised concerned residents to ring their hotline on 0800 807080 which could be done anonymously. The Chair had informed residents of this advice and drawn their attention to the agreement with Coast to Coast Recycling drawn up by the PC in 2013. He had also emailed Mr Coning reminding him of the agreement but to date had not received a reply.

7. Defibrillator for Flawith - Update- JT

This has now been bought and installed outside the vet's. Training has been arranged for the 18th April.

8. Speed Matrix Sign in Flawith

NYCC is carrying out a consultation to establish the interest of parish councils in a scheme for purchasing speed signs. The NYCC questionnaire was completed.

9. Preparing for the General Data Protection Regulation (GDPR) 2018

a) Parish Address lists

This is ongoing. Good progress has been made in all 3 villages.

b) Other requirements to consider as recommended by NALC

Members felt that the requirements set out in the toolkit were disproportionate for a small PC like ours. It was noted that NALC was seeking a relaxation of the requirements for small authorities and it was agreed to wait for the outcome of this before taking further action.

10. York & N Yorkshire Play & Recreation Association

This was felt to be a useful development. We might consider membership in due course.

11. DEFRA Consultation on Waste

The deadline for comments by the Parish Council to NALC was missed, however, members of the public are being encouraged to complete an online questionnaire by the 26th March regarding their opinions on fly tipping.

Signed
Chairman

Date

12. Harrogate BC Planning applications

- a) **Ref 17/04562/FULMAJ** Change of Use of land from agriculture to explosives storage and distribution place Land Comprising Field At 445716 463020 Lightmire Lane Great Ouseburn.
Application refused

13. Hambleton DC – Planning Applications for consideration

- a) **17/02754/FUL** Extension to existing public house restaurant and staff facilities, and construction of associated tourism accommodation (five units) Aldwark Arms Aldwark

The Parish Council's response was as follows:

The Parish Council supports the proposed development which would help ensure the viability of the existing business. We have spoken to local residents and whilst they too are generally supportive, there are concerns that it may lead to an increase in noise from the pub especially from the garden and proposed extension. It is therefore suggested that steps are taken to minimise noise from these areas especially when functions are held.

There is a general concern regarding the capacity and efficiency of the waste water sewerage system in Aldwark with significant odour pollution occurring on a daily basis. Whilst Yorkshire Water will undoubtedly investigate whether or not the proposed development can be accommodated as part of their consideration of the application, mitigation measures should be introduced to remove this nuisance.

Some safety measures may need to be incorporated at the entrance to the public house car park such as a speed bump to ensure that users of the re-positioned beer garden are protected from vehicles entering and exiting the site.

- b) **18/00024/LBC** Listed Building Consent for repairs to tie and restrain front wall | Maidens Folly Youlton Lane Youlton North Yorkshire YO61 1QL

No objections – **Now permitted**

- c) **18/00068/MRC** Application to remove condition 4 on previously approved application 02/00853/FUL | Old Woodholme Aldwark North Yorkshire YO61 1UB

No objections – **Now permitted**

- d) **17/02323/REM** - Land to The North West of Foxholm House Flawith North Yorkshire

The Parish Council's response was as follows:

I refer to the application for approval of reserved matters (Access, Appearance, Layout, Scale) following outline approval 17/01062/OUT (Construction of 4 no. residential dwellings and associated works) as per amended plans received by Hambleton District Council 23rd January 2018. I must express concern that the Parish Council has not been formally advised of the submission of revised plans and would not have been able to express any views on the application were it not for the fact that an adjoining resident to the application site alerted the village Parish Councillor to the new plans today.

Serious concerns have been raised by residents living opposite to the application site about a number of issues:

Signed
Chairman

Date

- The overbearing impact of the proposed development - there are still concerns that the heights of the proposed new dwellings will have an adverse impact on the properties opposite. The relative roof heights shown on the amended plans are still believed to be inaccurate due to the ground level of the application site. The levels should be checked and verified by the Local Planning Authority to ensure that Condition 6 of the Outline Approval has been satisfied.
- Protection of the hedgerow - the proposal may lead to damage to and/or loss of parts of the existing hedgerow which is in direct contravention of Condition 5 of the Outline Approval.
- Access - whilst it is encouraging to see that the proposal shows a footpath along the entire length of the application site, it terminates at the new vehicle access with no separate provision to take the footpath into the application site. It is also not clear from the amended plans whether or not the new footpath will connect directly with the existing footpath in the village - details should be provided to comply with Condition 13 of the Outline Approval.
- Drainage - serious concerns remain about the impact of the development upon the existing village drainage system which is already at capacity.

Now permitted

- e) **18/00157/MRC** Variation of Condition 5 for previously approved 17/01062/OUT. Variation to state - No part of the western boundary shall be reduced to a height lower than 1.6m above the adjacent ground level or removed with the prior consent of the local planning authority. Land to The North West of Foxholm House Flawith North Yorkshire

The Parish Council's response was as follows: Concerns have been raised by the residents opposite this development site to the loss of hedging should the variation of this planning condition be approved. If approved, the applicant should be required to offset the loss of hedging by providing additional landscaping on site and potential screening to reduce the impact on the properties opposite.

Now permitted

- f) **18/00209/FUL** - Construction of 2 detached dwellings and garages together with ancillary external works, drainage and landscape. Land Adjacent to Beechcroft Farm OS Field 7556 Aldwark North Yorkshire

The Parish Council has made the following comments on this application:

Aldwark Area Parish Council supports the principle of the development of this infill plot within Aldwark although any consent should be conditional on the applicant submitting additional information for approval on how the ground and surface water that migrates onto this site is to be dealt with without any detrimental effect on the neighbouring properties.

Significant concern has been raised by a number of local residents as to the adequacy of the current drainage solution proposed by the applicant to deal with the frequent flooding and standing water that affects this site. The current drainage proposals are considered to be inadequate to deal with the ground and surface water on the site - there appears to be no provision for any on-site water storage and no information on how the proposals will work in harmony with the existing soak away feature that this plot provides.

It is also disappointing to note that the proposed development is for two large executive houses of which there is already a large supply in the village, rather than providing more affordable homes which are in chronic short supply.

- g) **18/00362/CAT** | Application to carry out works to a cherry tree in a conservation area | Cherry Tree House Aldwark

Signed
Chairman

Date

No objections

- h) 18/00376/TPO | Application to carry out works to three trees subject to Tree Preservation Order 1990/10 | Beechcroft Farm Aldwark

No objections

- i) 17/01891/FUL | Retrospective application for the siting of 2 seasonally occupied static caravans (1st June- 31st October) and proposed siting of an additional 2 seasonally occupied static caravans to provide hotel staff residential accommodation as amended by plans received by Hambleton District Council 15 February 2018. | Aldwark Manor Hotel

No objections

14. Finance – Cllr G Boddy (Responsible Finance Officer)

- a) Bank signatories update – A new mandate had been issued by HSBC and was duly authorised, completed and signed by those present.
- b) To note receipts and payment, actuals vs. budget and bank balances. Papers had been circulated and were duly approved.
- c) To agree any payments to be made:
 - (i) To Cllr C M Stroud for payment to HDC for 2 Green Bin Licences - £70
 - (ii) YLCA Annual Subscription £125

15. Portfolio responsibilities

- a) Leisure – Play area. Purchase of new play equipment update.
There is an ongoing consultation with parents in the village of Aldwark regarding their preferences. Cllr Follington has met with an equipment supplier and is waiting for a design report and estimates.
- b) Roads, pavements and grass verges.
 - i) Bad weather had delayed the GB Spring Clean Up. Cllr Ellis had advised that HDC should be able to provide safety equipment if required and had sent contact details to the chair.
 - ii) A quote from Geoff Hancock has been requested by Cllr Follington for the tidying up of the footpaths in Aldwark.
- c) Public Communications. Nothing to report.
- d) Planning.
 - i) Cllr Topliss reported that the derelict cottage in Flawith has been largely dismantled in accordance with the Section 52 Notice that was issued.

16. Report from the County Councillor

Not present

17. Report from the District Councillor

Not present

18. Reports from Parish Councillors

None

Signed
Chairman

Date

19. Correspondence

- i) Details of services offered by YLCA for the completion or refreshment of a Parish Plan had been received. It was felt that this should not be followed up at the present time.
- ii) HDC had circulated the agenda for their Parish Liaison Meeting in Northallerton on 17th May at which there would be a presentation on GDPR for parish councils. It was agreed that the chair should attend if possible.

20. Arrangements for the annual Parish Assembly - 7pm 8th May

21. Proposed Dates of future meetings starting at 7.30pm at Aldwark Manor Hotel

- Tuesday 8th May 2018 preceded by the Annual Parish Assembly at 7pm
- Tuesday 17th July 2018
- Tuesday 11th Sept 2018
- Tuesday 13th Nov 2018
- Tuesday 15th Jan 2019
- Tuesday 19th March 2019

Signed
Chairman

Date