

## **ALDWARK AREA PARISH COUNCIL**

### **Minutes of a meeting held on Tuesday 11 June 2019 at 7.00pm at Aldwark Manor Hotel**

**Present:** Cllrs John Topliss, Lynette Evans, Andy Follington, Tina Greenwood, Richard Padgett

**In attendance:** Alison Pollock (Clerk and RFO), Cllrs Peter Sowray and Malcolm Taylor, and several members of the public

#### **Minute**

**63/19 Apologies for absence – none.** The Chair welcomed all attendees.

**64/19 Declaration of interests in agenda items – none**

#### **65/19 Public forum**

Concerns were again raised by members of public about the planning application at The Cottage, Aldwark, now revised and resubmitted. Issues raised included those raised at the previous meeting, namely possible coaching of developers by Hambleton District Council planning department to help them get round heritage and “public benefit” issues, concerns over tandem development possibilities on the remaining L-shaped area of land, infill of houses spoiling the conservation area and concerns over the visibility splays being reduced below those recommended by NY Highways, and the inclusion in the application of the partial removal of hedge at Beech House.

Cllr Taylor advised that the case is due to come before planning committee on 27 June and he reassured that the case is not pre-determined and will be decided according to law and planning policy.

It was resolved that Cllr Topliss will draft a further submission reiterating the points made previously together with additional points of objection regarding the visibility splays.

#### **66/19 Minutes of the meeting held on 14 May 2019**

The minutes were approved and signed by the Chair.

#### **67/19 Matters arising from the minutes and not on the agenda**

Cllr Topliss advised that he is meeting a Highways Officer on 13 June in Flawith then Aldwark, regarding the potential speed matrix signs.

#### **68/19 Bus services through Flawith and Aldwark**

The clerk confirmed that a letter of support has been delivered as agreed at the previous meeting. Cllr Sowray advised that the service is a commercial one and

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hence does not meet the criteria for NYCC subsidy. Cllr Follington expressed concern that very little notice was given before the service was significantly reduced. It was agreed to arrange a meeting of the parish council with Reliance buses.

#### **69/19 Defibrillator services**

It was noted that both defibrillators have been checked in early June. A regular maintenance programme has been offered by Restarting Hearts in Northallerton. It was agreed to discuss with Yorkshire Ambulance Service whether they recommend this or offer a similar service. It was agreed to ask for costs for a bi-annual check.

#### **70/19 Hambleton DC/North Yorkshire CC planning applications**

**19/00774/FUL** Construction of two attached cottages with access and parking. Extensions and renovation to existing dwelling, The Cottage, Aldwark, North Yorkshire YO61 1UB – the parish council had submitted a response objecting to this development, to HDC planning. The case has been revised and the revised plans were discussed. It was resolved to prepare a response again objecting to this development covering the points made previously but also including objection regarding the visibility splays being reduced below the recommendations from NY Highways.

**19/00705/FUL** Retention of a partially completed agricultural building and construction of an extension to agricultural building, Sowerton Farm Sykes Lane Tollerton YO61 1RE – to note the response from the parish council

**19/00964/FUL** Alterations to the entrance & dining area to the front elevation and construction of a single storey extension to the rear elevation, Fairfield Barn, Aldwark YO61 1UB – this application was discussed. No comments from residents had been received and the parish council decided to submit a response to HDC planning confirming no objections.

**19/00790/FUL** Change of use of land from agriculture to storage (B8) and retention of three aggregate bays and cement silo (retrospective) – Sowerton Farm Sykes Lane, Tollerton YO61 1RE – refused

#### **71/19 Finance**

##### **a) For financial year 1 April 2018 to 31 March 2019, annual accounts and governance statements**

The accounts have been prepared by the Responsible Financial Officer Mrs Alison Pollock and subjected to an independent internal review by Mrs Sarah Robinson of Youlton. The parish council approved the accounts and prepared the governance statements and thanked Mrs Robinson for her assistance. Public rights for inspection will now be exercised. It was agreed that it was not necessary to commission an external audit (at extra cost). The RFO will now submit the external audit exemption certificate by the deadline of 1 July 2019

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- b) **To note receipts and payments and bank balances, and CIL balance** – noted and approved
- c) **To agree any payments to be made** – nothing further
- d) **To note VAT reclaim of £87.14 submitted** – noted
- e) **To complete revised bank mandate for signatories (new councillors)** – the forms were completed

#### **72/19 Portfolio responsibilities**

- a) **Leisure/Play Area** – it was noted that further play equipment for the Aldwark play area might be a suitable candidate for the locality budget scheme mentioned by Cllr Sowray
- b) **Roads, pavements and grass verges** – Cllr Follington mentioned that the bench in Aldwark is in a poor state of repair and it was confirmed that he had permission to repair it. Cllr Padgett mentioned the eco-benches in Ouseburn that would be good to investigate should a new bench be required at some point. Cllr Topliss confirmed that the green space in Flawith is now being mowed, being funded from parish council funds. It was agreed that the noticeboard in Flawith would be repaired or replaced with CIL funds remaining after other commitments met. It was noted that the footpath surface in Flawith is not in a good state and it will be reported to NYCC – action AF/JT
- c) **Public communications** – Cllrs Greenwood and Evans said that feedback on more local communication around what the council is doing had received positive feedback when socialised around the community. A new Facebook group called Aldwark Village Forum has been created. It was decided to invite the members of the old Facebook group to join the new one then close it down after a period of around 3 months. A WhatsApp group will also be considered – action LE/TG
- d) **Planning** – nothing further reported
- e) **Rural matters/public footpaths and bridleways** – nothing further reported

#### **73/19 Report from County Councillor/District Councillors**

Cllr Sowray, county councillor, advised that he has available funds across the county from the locality budget, for projects of minimum spend £300. If the parish council has any requests they should submit a request with details of total cost and how it would meet any balance not met from the locality budget. Cllr Taylor advised that planning and licensing are his portfolio areas on the District Council.

#### **74/19 Reports from Parish Councillors**

Nothing further reported.

#### **75/19 Correspondence received**

The clerk passed on the items of correspondence that had not already been circulated by email.

#### **76/19 Dates of future meetings**

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Tuesday 3 Sept and 26 Nov 2019 starting at 7.00pm at Aldwark Manor Hotel

The meeting closed at 8:30pm.

**Appendix A: Comments submitted by Aldwark Area Parish Council to Hambleton District Council planning for 19/00774/FUL Construction of two attached cottages with access and parking. Extensions and renovation to existing dwelling, The Cottage, Aldwark, North Yorkshire YO61 1UB**

“Aldwark Area Parish Council has consulted local residents with regard to this application and whilst the proposal to bring the original Cottage back into beneficial use is welcomed, significant concerns have been raised by local residents in relation to the proposed construction of the two adjacent semi-detached cottages. The Parish Council consequently formally objects to the development proposals on the following grounds:

- The proposed construction of the two new dwellings would have an adverse impact on the historic setting of the existing Cottage within the village and the Aldwark Conservation Area.
- There is little public benefit likely to accrue from the new dwellings unless there are specific safeguards put in place to make the new properties affordable such as restrictions limiting their sale to existing local first time buyers.
- The reasons for the previous refusals for development on this site still apply.

Although not part of this application, the remaining unallocated and undeveloped L-shaped parcel of land should be preserved to retain the character and setting of The Cottage. Major concern has been expressed about the prospect of the applicant seeking permission to develop this land in the future for additional residential development and both local residents and the Parish Council would like reassurance that any future proposals for tandem residential development would be resisted.

Finally, concern has also been raised about the way Hambleton DC planning department has coached the applicant in regard to these proposals and the potential conflict of interest this gives rise to, and the possible allegation of impropriety.”

**Appendix B: Comments submitted by Aldwark Area Parish Council to Hambleton District Council planning for 19/00705/FUL Retention of a partially completed agricultural building and construction of an extension to agricultural building | Sowerton Farm Sykes Lane Tollerton North Yorkshire YO61 1RE**

Although not a formal consultee to this application, Aldwark Area Parish Council has considered the proposals and would make the following comments:

- It is clear that the applicant has wilfully ignored the planning requirements in respect of this development.
- There is concern around the significant visual impact due to the height of the development – the height of the partially built structure is some 4m above the approved level.
- The additional hard standing may cause local flooding issues unless adequate on site attenuation is provided.

Aldwark Area Parish Council would strongly recommend that any planning consent is conditioned as follows: The height of the shed should be reduced to the approved level.

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**Appendix C: Comments submitted by Aldwark Area Parish Council to Hambleton District Council planning for 19/00790/FUL – Change of use of land from agriculture to storage (B8) and retention of three aggregate bays and cement silo (retrospective) – Sowerton Farm, Sykes Lane, Tollerton, North Yorkshire YO61 1RE**

Although not a formal consultee to this application, Aldwark Area Parish Council has considered the proposals and would make the following comments:

- It is clear that the applicant has wilfully ignored the planning requirements in respect of this development.
- There is significant concern about the proposed change of use application and the amount of HGV traffic that would be generated from the A19 and through the village of Tollerton and neighbouring villages to the west.
- The condition of the existing rural roads is generally poor with verges continually being damaged by existing HGV and farm traffic.
- The proposed change of use to B8 is incongruous with the rural agricultural nature of the general locality and granting consent could set an unwanted precedent.
- The scale of the proposed development is likely to have a detrimental effect on the visual amenity and character of Tollerton.

Aldwark Area Parish Council would strongly recommend that any planning consent is conditioned as follows: There should be strict limits imposed in respect of total HGV movements to and from the development site and in particular the restriction of HGV movements through the village of Tollerton to ensure that all HGV traffic uses the A19 only. Resurfacing of Sykes Lane prior to any development coming into operation.

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