

## ALDWARD AREA PARISH COUNCIL

**Minutes of a meeting held on Wednesday 16 September 2020 at 7.00pm  
By teleconference using Zoom platform**

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

**In attendance:** District Cllr Malcolm Taylor, Alison Pollock (Clerk and RFO)

### Minute

**52/20 Apologies for absence** – District Cllr Paula Thompson

**53/20 Declaration of interests in agenda items** – none

**54/20 Public forum** – no members of the public were present. Parish Councillor Evans reported that some Aldwark residents had asked if anything could be done about parking along the stretch of road between the phone box and the church, as increased numbers of people had been parking on the north side of the road opposite driveways inadvertently causing difficulties for residents in accessing their drives. It was noted that there was little that could be done in practice but the PC website wording about parking will be amended to emphasise that parking for the Aldwark Ramble should ideally be on the same side as the church and not on the grass verges.

**55/20 Minutes of the meeting held on 25 August 2020**

The minutes were approved and were agreed to be signed by the clerk on behalf of the Chair given the current social distancing measures.

**56/20 Matters arising from the minutes of the meetings on 15 July and 25 August and not on the agenda**

- a) The clerk had contacted the NYCC Pathways Officer who has visited and added signage on the Aldwark Ramble reminding people that dogs should be under close control and cycling is not permitted on the footpath elements. An overgrown area on the route has also been cleared to allow better access.
- b) The clerk had arranged for a sign for the Aldwark play area prohibiting dogs.
- c) Parish Councillor Follington reported back on the costs of a bench similar to the one placed along Rice Lane - £260 to £420 depending on wood type.
- d) Parish Councillor Padgett reported that the Tollerton speed sign is around 150m from the 30mph sign at the Aldwark end of the village and undertook to check the other end plus Newton on Ouse sign positioning relative to their 30mph sign.
- e) The clerk had contacted Yorkshire Water about the smells from Aldwark sewage station and they have visited. The smells seem to have gone but the Aldwark-based councillors reported a loud piercing noise a few days ago and attendance by Yorkshire Water again today. It is hoped that the problems are now resolved.

Signed.....Chair.....Date

- f) The clerk has ascertained the appropriate contact at HDC from whom to request a street clean. It was agreed that silt was the problem in Aldwark and that Youlton and Flawith are in acceptable condition currently.
- g) The clerk has ascertained that our County Councillor may be able to access some matched funding for projects in Aldwark Area Parish. This was discussed later in the meeting.

#### **57/20 Replacement parish councillor for Aldwark**

The vacancy has been advertised as agreed but no interest has been shown. It was agreed to re-advertise on the local WhatsApp groups emphasising that the hours required are far from extensive.

#### **58/20 Speeding control measures**

Parish councillor Topliss advised that he still awaits a response to his requested further speed surveys from North Yorkshire Police and will chase again. He will also request that the Flawith rumble strips and the 30mph painted road surface sign are renewed.

#### **59/20 Uses for CIL monies for Aldwark**

It was resolved that Parish Councillor Follington will obtain an up to date quote for swings and a slide for the play area. Matched funding from NYCC (via our County Councillor Peter Sowray) will be investigated, and funding from the upcoming "Making a Difference" grant from HDC (via our District Councillor Malcolm Taylor) similarly. Once the total available funds (including CIL monies) are known, the choice of spending will be put to Aldwark residents as a choice between play equipment and vehicle-operated speed sign (or a combination of both). It was further resolved that the speed sign will be located according to NYCC advice as the proposed site does not in the parish councillors' views impinge on any resident's amenity.

#### **60/20 Clerk pay rate**

The parish councillors agreed to increase the hourly rate for the clerk in line with the new National Joint Council for Local Government Services pay scales for 2020/2021 (backdated to 1 April 2020), from £11.22 p/h to £11.53 p/h. At the next payroll run this (plus backdated pay) will be implemented.

#### **61/20 New 40mph limit between Flawith and Tholthorpe proposed by NYCC**

The new zone for 40mph was discussed and councillors were supportive. It was noted that a similar approach would likely be beneficial for Aldwark given the extension of the village envelope from the recent new house builds.

#### **62/20 Drainage concerns in Aldwark associated with Keepsake development**

District Councillor Taylor reported that the site visit has now been completed with the developer, HDC chief engineer and HDC planning enforcement in attendance. A

Signed.....Chair.....Date

further meeting is planned for October to make further assessments. The clerk was asked to keep an eye on the drainage and the pipe after rains.

### **63/20 Flawith – use of CIL funds**

Purchase of a recycled plastic bench with a commemorative inscription to Steve Webster MBE was approved at a cost of £570. The existing slab base and brackets will be used as far as possible but approval to purchase new fixing brackets was given if the old ones prove unsuitable.

### **64/20 Hambleton DC planning applications**

- a) 19/02554/FUL Layout existing walled garden and hard standing areas to form additional car parking including permeable tarmac surfacing drainage and lighting, Aldwark Manor Hotel, Aldwark – with amended plans: Formation of additional car parking (including lighting), construction of polytunnels – to note submitted response, as follows: Aldwark Area Parish Council is supportive of these proposals as they support the long-term economic viability of the hotel. Concerns have however been raised about the likely increased levels of traffic using the northern entrance to the hotel and suitable measures should be considered to mitigate the potential adverse impacts on the adjacent residential dwellings and the wider Aldwark village. This could include a condition requiring all hotel traffic to use the main entrance at the south-western side of the hotel.
- b) 20/01150/FUL Demolition of existing rear extensions and shed and the construction of new extensions, detached storage building to the rear and refurbishment of the dwellinghouse – The Cottage, Aldwark – to note submitted response, as follows: Aldwark Area Parish Council is supportive of these revised proposals which would see this derelict property brought back into beneficial residential use whilst maintaining the conservation status of the property and its setting.
- c) 19/02670/FUL Demolition of redundant farm buildings and construction of new build dwellings | Chapel Farm, Flawith, North Yorkshire YO61 1SF – to note submitted response, as follows: The amended plans now propose the construction of a pair of semi-detached houses on the frontage plot between Chapel Farm House and Gillan House and a further four large detached dwellings on the site of redundant farm buildings. This scale of development is considered excessive for both Flawith and the site, and the Parish Council therefore formally objects to these proposals. Whilst the proposal to redevelop the site and in particular to build on the vacant frontage plot is welcomed, the proposals are considered to represent over-development creating significant tandem development behind the existing Chapel Farm House and the vacant frontage plot. Although some changes have been made to the building levels/heights and elevation treatments, the proposed development is likely to cause significant overlooking and overshadowing of the neighbouring Gillan House. The entrance into the site as proposed would now serve six different dwellings including the existing Chapel Farm House and without significant alteration to provide greater visibility splays this is likely to pose a danger to existing traffic and pedestrians. Flawith is already well served with large family houses and it is disappointing that no mix of housing types and tenures has been proposed. The lack of affordable housing in the village has not been addressed in this proposed development. The existing foul drainage serving most of the properties

Signed.....Chair.....Date

in Flawith is at capacity and subject to regular blockages. Without significant improvement to the main sewer the addition of five new properties will exacerbate the current problems faced by residents

- d) 20/00179/MRC – Variation of conditions 10 to allow for construction of a 550mm retaining wall at rear of site – Stable House, Aldwark – to note submitted response, as follows (and also to note that the application has subsequently been approved by HDC) Aldwark Area Parish Council is concerned about the retrospective nature of this application with the retaining wall having already been constructed. The foundations of the wall are likely to have damaged the roots of the adjacent boundary trees and hedging which were specifically required to be protected within the conditions of the original planning approval. In addition, it is likely that the construction of the wall will adversely impact the drainage and movement of groundwater over this and the adjacent property and any long-term consequences must be the responsibility of the developer to resolve at their own cost.
- e) 20/01035/FUL Extension/alterations to provide improved spa and leisure facilities, Aldwark Manor hotel – to note submitted response, as follows: Aldwark Area Parish Council is supportive of these proposals as they support the long-term economic viability of the hotel.
- f) 20/01573/FUL – Siting of additional units to existing modular buildings, Hambleton Hills Cattery, Land and buildings to rear of Fox Farm, Flawith – to note that a ‘no objection’ response has been submitted, and HDC has now approved
- g) 20/01915/DDD – Tree needs to be removed as in decline with ash dieback on public highway – report from NYCC arborist (tree is subject to TPO 17/00004/TPO2) – to note, parish council not advised of any consultation, HDC has approved

#### **65/20 Finance**

- a) Receipts and payments and bank balances, actuals vs budgets, and CIL balance to to 11 September 2020 were noted
- b) A payment of £17.97 to Parish Councillor Topliss was approved to reimburse for the Postcrete and magnetic counters he purchased for the new Flawith noticeboard

#### **66/20 Portfolio responsibilities**

- a) **Leisure/Play Area** – no further issues reported. The clerk noted that the annual inspection of the play area was imminent. The parish councillors noted that the work being done by John Taylor appears to be being done to a good standard.
- b) **Roads, pavements and grass verges** – the clerk was asked to request road cleaning of the roadside silt in Aldwark. The clerk also offered to request repair and replacement of the damaged/leaning roadside markers along the road past Aldwark church and Manor.
- c) **Public communications** – no issues reported
- d) **Planning** – an additional application was received the day before the meeting – 20/01940/FUL Revised application for the construction of an agricultural barn for the storage of hay, machinery and for animal shelter – Land south of Melrose

Signed.....Chair.....Date

House and Mulberry Lodge, Aldwark – this will be dealt with by consultation with residents in the usual way – Parish Councillor Evans will circulate to residents

**e) Rural matters/environment/public footpaths and bridleways** – no further issues reported

**67/20 Report from District Councillor Taylor**

District Councillor Taylor reported that the HDC AGM was held yesterday and the Covid emergency provisions are now rescinded and the district council is now back to normal operations. The Government proposals for a unitary authority across the region were discussed; there are some concerns that rural areas may not retain the same level of representation but it is important to wait for publication of the White Paper to see the detailed proposals.

**68/20 Dates of future meetings**

Wednesday 25 November 2020 and Wednesday 20 January 2021 starting at 7.00pm by teleconference.

The meeting closed at 8.10pm.