

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

Held in the Village Memorial Hall on 6 December 2005 at 7.30pm in the Village Hall

Present: Councillors: Mrs S Jackson (acting Chairman), Mr F Wade, Mr R Spark, Mrs N Burch and Mrs E Rogers (Clerk).
Ms Fiona Coleman – Rural Housing Enabler and 6 members of the public

1. Apologies – received from Mrs Thompson and Mr Gilson-Fox
2. Minutes – the minutes of the Parish meeting held on 1 November were agreed as correct and signed by Mrs Jackson.
3. Matters Arising
 - a) Affordable Housing – please refer to the attached notes.
 - b) Mr Gilson – Fox – signature of declaration of acceptance of Office – postponed until January meeting.
 - c) Renewal of Village sign. Two quotes had been received from Raynesway Construction (Hambleton District Council's contractor). To manufacture and fit the costs were £67.33 for lower case letters and £79.48 for upper case. It was agreed to have a sign made with upper case letters to match the other existing village signs. Clerk to contact Raynesway in this regard.
 - d) Bench on the Green. A quote of £1800 to manufacture a metal bench plus £200 fitting had been received from Theakstons of Beningborough. Theakstons also suggested that the bench should be set on a paved base. Councillors felt that this was expensive and alternative quotes are to be sought. Mr Pratt is to provide the Clerk with contact details for Adam Jackson.
4. Planning Applications
 - a) 05/02404/FUL – Mr & Mrs D Lardner, Land adjacent to Sycamore House, Newton Road, Tollerton – application for the construction of a detached dwelling. APPROVED prop. Mrs Jackson sec. Mr Spark
 - b) 05/02523/FUL – Mrs B Talbot, The Saddlery, Crofters Yard, South Back Lane, Tollerton – alterations and extension to existing dwelling to form a conservatory. APPROVED prop. Mr Wade sec. Mrs Burch
5. Planning Amendments
 - a) 05/02204/FUL – Mr & Mrs McAlpine, land adjacent to Badgers Rake, Newton Rd, Tollerton – renewal of planning permission 2/00/162/0010Q for the construction of a detached dwelling house with domestic double garage – amendment. APPROVED prop. Mr Wade sec. Mrs Jackson
 - b) 05/02141/REM – Ms K Smith & Mrs J Eaton, land to the south of Windy Ridge, Main St, Tollerton – application for reserved matters for the construction of a detached dwelling as amended by plan received by Hambleton District Council. APPROVED prop. Mrs Jackson sec. Mrs Burch
 - c) 02/01743/REM – Rear North Riding House – details of the construction of a detached dwelling house with domestic garage as amended by plans received by Hambleton District Council. APPROVED prop. Mrs Jackson sec. Mr Spark
6. Planning Decisions and Appeals
 - a) 05/02144/FUL – PJ Hartley & G Wilson, Montrose Cottage, Newton Rd, Tollerton – two storey extension to existing dwelling. APPROVED. Noted
7. Financial Matters
 - a) Clerk reported the account balances as follows – Treasurers £2,686.25 , BMM No1£5,904.07 , s.106 BMM £2,978.09, Scottish Widows a/c £51,949.78.
 - b) Cheques were signed for Mazars £293.75 re: annual audit and £37.60 for CC Allison & Sons re: ditch clearance at allotments.
 - c) It had been confirmed to the Council that the ditch alongside the playing field fence had been unkempt for some time and that the fencing contractors were not responsible. Clerk is to send cheque for £10,117.09 signed at the November meeting. It was agreed that funds for this would come from the s.106 monies and a withdrawal letter was signed which the Clerk will forward to Scottish Widows Bank.
 - d) HSBC – it was agreed to delay signing of the new mandate until the January meeting when all Councillors could be present. A change of signatories letter for the Scottish Widows account was signed removing Mr Williams and appointing Mrs Burch.

Approved:
Chairman

8. Correspondence

- Mrs Sally-Anne Lardner – formal request for £500 to help with the set up costs of the Drop In centre. The funding had already been agreed and the Clerk is to contact the Drop In treasurer regarding the payee for the cheque.

Unfortunately the remainder of the correspondence was in the possession of Mrs Thompson who was not present. It will be looked at in January.

10. Any Other Business

It was suggested and agreed that the January meeting be held on January 10th rather than the 3rd.

Mr Wade advised that Mr Hardy had some 10” pipe that would be suitable for piping in the ditch alongside the allotments as well as alongside Mr Hardy’s fields. Mr Wade is to obtain a price for this work from Mr Hardy.

Mr Pratt advised that paving slabs should not be laid under the tree as it would strangle the tree roots and potentially kill the tree.

The Council was asked how many replies to the Local Development Framework questionnaire had been received and returned to Hambleton District Council. Between those returned by the councillors and the Clerk it was estimated to have been approximately 30.

Mr Russon asked that the Council pass on the Hambleton District Council how poor the questionnaire had been both in layout and wording. Also, that the reply timescale had been far too short. Clerk is to write in this regard.

Meeting closed 8.20pm

Approved:
Chairman

Affordable Housing – Ms Fiona Coleman

Ms Coleman had provided the survey results of the housing needs in Tollerton that resulted from the survey carried out in the summer of 2004.

The data related only to those questionnaires returned from within Tollerton itself where there had been a return rate of 27%. As Ms Coleman previously advised there is Government requirement that this figure be grossed up to provide figures as though it had been 100%. Ms Coleman feels personally that this would be too inaccurate and that a point somewhere between 27% and 100% would be more realistic.

Ms Coleman was keen to stress that the survey only shows trends rather than actual numbers.

The survey indicated that property within Tollerton was unaffordable to those on low incomes, the turnover of affordable stock is slow and that there are long waiting lists. Within Tollerton there is an above average spend of household income on property and there is a limited rental market.

The need for affordable housing comes largely from newly forming households e.g. those older residents downsizing and those wishing to set up home by themselves. Ms Coleman advised that people over 60 are considered by housing associations regardless of assets / wealth as assessment is based on income. Surprise and concern was expressed by both councillors and members of the public that this may exclude people with a real housing need, however, Ms Coleman advised that she had no control over how the housing associations assess their tenant selection.

There is a large percentage of people in the 40 – 60 age bracket who expressed interest in affordable housing although the majority would be looking for home ownership. Ms Coleman suggested that this trend may be as a result of marriage break up and possibly older parents moving out of the farming home to allow the younger family members to take over. Mrs Kinnell thought that older residents moving out may prefer to re-locate to Easingwold where facilities were within walking distance although Ms Coleman believed that they would prefer to remain in Tollerton where their social support network was.

It was Ms Coleman's recommendation that affordable housing within Tollerton constitute smaller properties of two and three bedrooms and some bungalows. Occupation would be on both rental and part ownership basis whilst ensuring that low cost home ownership remained affordable to people living in Tollerton. An initial development of between 8 – 12 properties was suggested with a view to revisiting the need in five years time.

Ms Coleman stressed that the results reflected the need within Tollerton itself and not adjoining parishes. This differs from the Local Development Framework where Tollerton has been identified as a secondary village which allows the development of affordable housing that would be available to adjoining parishes. Any affordable housing within a secondary village has to be on the basis of an exception site as no open market development is allowed.

Ms Coleman did advise that she had been in indirect contact with a site owner who was interested in selling land for the affordable housing development. She was unable to advise a name at this point as the potential vendor wishes to remain anonymous. The potential vendor is aware of the process involved and the likely value to be paid and Ms Coleman is still waiting to hear further details. Ms Coleman confirmed that it was a site that was initially identified through the consultation process.

Mrs Jackson enquired as to the value likely to be paid and this ranges between £5000 and £7000 per development plot on the site. The Housing Corporation generally do not consider paying more than £5000, however, the housing associations are trying to challenge this as it restricts the sites which become available.

Ms Coleman advised that the Doctors had been unsuccessful in their funding application to the PCT but that in any site identified it would be hoped to incorporate space for a larger surgery. The Clerk advised that a letter had been received from Dr Potrykus (in with the correspondence) advising that the information regarding the lack of funding was inaccurate and that the PCT had exhausted their funding expenditure for this year. The Doctors were meeting with a representative in the near future to discuss their application.

Approved:
Chairman

Dr Kinnell asked if these results were the enhanced information as a result of the new computer programme Ms Coleman had been waiting for and she advised that this was the case. Dr Kinnell then queried the validity of a 27% return rate and how meaningful these results could possibly be, grossing up to 100% casts doubt as to the value of the figures produced. Dr Kinnell added that in any scientific study results based on a 27% return would be deemed invalid. Ms Coleman replied that she could only work with the data available to her and that the results only show trends and not actuals.

Ms Coleman also advised that she has personally carried out second surveys for parishes and would gladly do this within Tollerton. Mrs Jackson thought that this was something the Councillors would be interested in and it would be discussed at the January meeting when Mrs Thompson was present. The second survey would be less comprehensive and directed more towards affordable housing rather than housing as a whole.

Mrs Kinnell asked whether 27% was a normal response rate for such a survey and Ms Coleman advised that this was an average response across Hambleton.

Ms Coleman stated that any development had to ensure that the houses would be affordable to the respective community in terms of the purchase percentage and rental percentage. With the shared ownership model that Ms Coleman has to work with in this instance it has to be a 50:50 purchase and rental split.

Ms Coleman reiterated that the housing association would ensure that any tenants - or purchasers conformed to criteria firstly the local connection criteria and then to housing need. The Kinnells asked that if a resident of one of the affordable houses became able to afford to purchase another property would they be asked to leave. Ms Coleman said that this would not be the case but in turn they could not sub-let the property. She felt that if someone did achieve this situation they would be more likely to move on and make the property available to others who needed it. In similar developments in other villages Ms Coleman advised that many of the original tenants remained in their properties even after ten years.

Approved:
Chairman