

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

Held in the Village Memorial Hall on 5 February 2008 at 7.30pm

Present: Councillors: Mr Spark (Chairman), Mrs Wadsworth, Mr Simpson, Mr Brown, Mrs McAlpine and Mrs Rogers (Clerk).
2 members of the public and Cllr Campbell

1. Apologies received from Sue Jackson.
2. Minutes – the minutes of the Parish meeting held on 8 January 2008 were, subject to a minor terminology amendment, agreed as correct. Mr Spark is to sign an amended copy.
3. Matters Arising
 - a) Rabbit Fencing at the Playing Field – no further quotations have been forthcoming despite the best efforts of the Council. It was therefore unanimously agreed that the estimate of £2,489 +vat from Wayside Lewis be accepted. Clerk is to write accordingly.
 - b) Parish Plan – Mr Brown had sought guidance from Jo Buffey at the Yorkshire Rural Community Council as to the best way forward. The Parish Council must not be directly involved in the development of the plan, however, a vote of confidence is needed from the community for a plan to be successfully evolved. Ideally a 50/60% response rate to any questionnaire is needed with at least 6 people forming the core development committee. The Council thought that representation across the community was needed e.g. from playgroup parents through to attendees of the monthly soup lunch. Having a plan in place will benefit the community in future funding applications that may be made. Many other local parishes now have plans in place and some funding sources will only accept applications for grants where a need has been identified in a parish plan. It was agreed that the opinion of the community and strength of support would be sought and Mr Brown is to formulate a letter / questionnaire to be circulated to villagers. Mr Spark felt that the AGM in May would provide a good opportunity for communication.
 - c) Grass Cutting – two tenders had been received: £912 +vat from G Marston of Wetherby and £1,461 from Dotwill Garden Services (the current village based contractor). Despite the local connection of the current contractor the Council felt that the £549 price disparity dictated that the tender from G Marston be accepted. Clerk is to send out contract.
 - d) Affordable Housing – The Council was most concerned that planning permission had been granted to Accent for the development of the affordable housing without an approved s.106 agreement in place. The Council had stressed from the outset that it wished to be involved with the planning process to ensure that the wishes of the community would be taken into account specifically in regard to ensuring a local connection criteria would be applied for future occupants of the affordable houses. This was promised by Fiona Coleman (the then rural housing enabler) to the community a number of times and specifically at the open public meeting in January 2007. The community was also promised it would be consulted on the plans for the development, however, an unapproved plan was submitted and the objections of the Parish Council were completely disregarded. In addition, it had been hoped that a planning gain could benefit the community in terms of traffic calming measures associated with the development although it would appear that this opportunity has now been missed. Mr Simpson advised that he had attended a public meeting on January 29th at which Ms Madden (the current rural housing enabler) claimed not to have had any communication from the Council in regard to the s.106 request. Also at this meeting it would appear that only 6 names have been put forward for the 12 houses being built – another concern that had been raised by the Parish Council at the January 2007 open meeting. Councillors felt that local residents in need should be encouraged to register their names. Cllr Campbell advised that there are changes proposed to implement a point scoring system for potential occupants of affordable housing as under current government legislation occupancy cannot be limited to a specific group. The point scoring system should be a sufficient method of control if it is seen by the applicants to be fair and is correctly applied. That said, the Council still feel that the whole process has been a 'fait accompli' and that none of the local concerns have been taken into account.

Approved:
Chairman

The Clerk is to draft a letter to that effect which will be circulated to members of the Council prior to being sent to Ms Madden, Helen Fielding at Hambleton District Council and North Yorkshire County Council with a view to opening meaningful dialogue on the points raised.

4. Planning Applications
 - a) 07/02886/FUL – Mr JR Mitchell, Windmill Farm, Newton Road, Tollerton – demolition of existing agricultural building and construction of an agricultural workers dwelling. The Council feel that development will improve the building and provide a more appealing aspect approaching the village. APPROVED prop. Mr Brown sec. Mrs Wadsworth.
 - b) 07/03875/CON - Mr & Mrs Dyson, Land to the rear of Westfield, Main St, Tollerton – application for conservation area consent to part demolish existing building used as a stable/store/garage. APPROVED prop. Mr Simpson sec. Mrs McAlpine
 - c) 07/03753/FUL – Mr & Mrs Dyson, Land to the rear of Westfield, Main St, Tollerton – revised retrospective application for the construction of a replacement garage/storage building. APPROVED prop. Mr Simpson sec. Mrs McAlpine.
 - d) 07/03777/FUL – Mr & Mrs Thompson, Open View, Main St, Tollerton – demolition of existing domestic garage and construction of a bungalow. Mrs McAlpine was concerned that this would leave Open View with no off street parking, however, according to Cllr Campbell this planning consent originally dates from 1967 and the legalities confirm it is still applicable. APPROVED prop. Mr Brown sec. Mr Spark.
 - e) 08/00091/FUL – Mr N Richardson, Land south of Baston Lane, Cross Lanes, Tollerton – construction of a bird hide. APPROVED prop. Mrs Wadsworth sec. Mrs McAlpine.
5. Planning Amendments
 - a) 07/03734/FUL – Mr S Quartermain, Yew Tree House, Alne Road, Tollerton – construction of a detached domestic double garage, potting shed and gates as amended by plans received by Hambleton District Council on 15 January 2008. APPROVED prop. Mr Spark sec. Mr Brown.
6. Planning Decisions and Appeals
 - a) 07/03682/FUL – Mr & Mrs D Hosker, Holly House, Alne Road, Tollerton – single storey extension to existing dwelling. REFUSED. Noted
 - b) 07/03666/FUL – Mr & Mrs Holland, The Laurels, Tennis Court Lane, Tollerton – conservatory extension. APPROVED. Noted
 - c) 07/03578/FUL – Mr D Coning, Fleet Bank Lodge, Tollerton – alterations to existing dwelling to form a car port. APPROVED. Noted
 - d) 07/03189/FUL – Accent Foundation Ltd, Land at Station Rd, Tollerton – construction of 12 affordable dwellings. APPROVED. Noted (refer above).
7. Financial Matters
 - a) Account balances – Treasurers £1,186.10, BMM No1 £4,431.94, s.106 BMM £2,883.02, Scottish Widows a/c £23,699.66.
 - b) The following cheque was signed:
257 - £1,000.00 – Tollerton Sports & Recreation Club – per minutes of 8.1.2008.
8. Correspondence
 - NYCC Business & Environmental Services – Winter Service leaflet. Circulate
 - NYCC Business & Environmental Services – N. Yorks Minerals & Waste Development Framework Core Strategy Submissions. Circulate
 - HDC – District/Parish Liaison Meeting – Mon 3 March. Circulate
 - Communities & Local Government – Consultation on Orders & Regulations relating to the Conduct of Local Authority Members in England. Circulate
 - HDC – Post Office – Area Plan Proposal. Circulate
 - Post Office – reply to letter re: earmark closure. Circulate
 - Anne McIntosh – reply to our letter of 12 December. Circulate
 - Anne McIntosh – copy of her letter received from PostWatch. Circulate
 - N. Yorks. CJB – Newsletter issue 4. Circulate
 - Audit Commission – appointment of External Auditor. Circulate

Approved:
Chairman

- HDC – questionnaire re: planning enforcement service. Covered briefly at the meeting and Clerk is to complete.
- Countryside Services – re: footpaths. Circulate
- Amanda Madden re: open meeting & suggestions for naming the affordable housing development. Circulate
- Development Control Committee re: Yew Tree House Planning. Circulate
- Erica Rogers – letter of resignation. Circulate

Cllr Campbell advised that Anne McIntosh had wanted to arrange a local meeting regarding the Post Office proposals, however, the Post Office was not prepared to visit local areas and had arranged meetings in local towns. Mr Lancaster apparently feels that the reduced facilities that are to remain under contract to Poppleton Post Office will be adequate.

9. Any Other Business

- a) Following an inspection of the play equipment the maintenance contractor has recommended that the area under the roundabout need building up and recommends that a grass mat be installed at a cost of £39.50+vat. Approved.
- b) Bus stop opposite the Church – Mrs McAlpine attended a site meeting as the owners of the house behind the stop are requesting that it be re-located further towards the Newton Road end of the village.
Originally the owners simply wanted the school bus stop moving on the grounds of health and safety, however, they now want to put a driveway on the front of their property so are asking for the stop to be re-located altogether.
Mrs McAlpine advised at the site meeting that there had been no issues with the site previously and that to move the stop further away from the village may disadvantage many villagers and encourage them to drive to the bus stop. The matter is being looked into by Hambleton District Council.

Mrs McAlpine reiterated Mr Brown’s concerns raised at the January meeting regarding the level of dog mess in the village. Clerk is to report the situation to Hambleton District Council.

Meeting open to the public 8.35pm

Mr Russon queried the cost of the rabbit fencing

Mr Russon requested that Hambleton District Council be chased regarding the change of the bus stop posts to wooden ones, as previously agreed, as more befitting a conservation area. Clerk is to write on this and also advise that the bus stop sign on the post outside the St Michael’s Church is missing.

Meeting closed 8.40pm

Approved:
Chairman