

**ALDWARK AREA PARISH COUNCIL
MINUTES OF THE MEETING HELD AT ALDWARK MANOR HOTEL
ON TUESDAY 21 MARCH 2017**

Present: Councillors: Colin Stroud (Chairman), Sue Southall, John Topliss

In Attendance: two members of the public.

Apologies for absence were received from: Cllr Andy Follington (who participated by conference-call), Cllr Gemma Boddy, HDC Cllr Nigel Knapton

16/75 PUBLIC FORUM

Mr & Mrs McBride, from Flawith, attended regarding planning application 17/00383/FUL, Construction of a dwelling, The Cottage, Flawith, and expressed their concerns that this application was unlikely to improve the situation in reaching a satisfactory conclusion regarding the derelict property adjacent to their home. JT reiterated his previous suggestion that HDC could take action under the Environmental Protection Act as the property was an environmental nuisance, or the Parish Council could make application to the Magistrates Court on these grounds/ HDC could also initiate a compulsory purchase of the property. CS to speak again to HD Cllr Nigel Knapton and AF to raise the matter with Kevin Hollinrake MP.

16/76 MINUTES

The minutes of the meeting held on 17 January 2017 were agreed as a correct record.

16/77 MATTERS ARISING

Defibrillator training - The session held on 28 January had been very successful and residents had expressed interest in attending a further first-aid session offered by the representative from the Ambulance Service – AF agreed to follow up. The £420 grant from NYCC had been received and the monitoring form completed and submitted.

16/78 CHAIRMAN'S REPORT

CS had attended a meeting of the Yorkshire Local Councils Association on 1 March when the issue of Transparency Legislation had been discussed. From 2017 there was no need for an external audit, with much more importance being placed on the internal audit and governance. DCLG is checking that the websites of smaller parishes are meeting the criteria imposed by the legislation and taking those that are non compliant to judicial review. CS had spoken to GB re the Aldwark Area PC website and efforts were being made to ensure that monthly accounts, annual accounts and all meeting papers were published on the website in advance of meetings. He had also spoken to Alison Pollock as the Council's internal auditor.

All smaller parishes are being encouraged to apply for funds to purchase a dedicated laptop and scanner. Since CS and GM were currently using their own equipment, it was agreed that the PC should apply for a grant for its own dedicated machines. CS to discuss with GB and YCLA with a view to submitting an application.

16/79 PLANNING APPLICATIONS

- (a) **17/00147/FUL Siting of a Shepherds Hut** in the rear garden with water, waste and electrical connections, **Flawith Lodge, Flawith** - The Parish Council raises no objections to the proposals but the siting of the Shepherd's Hut should be in a position that is not detrimental to the visual outlook from neighbouring properties. In addition, the Hut should contain no rear or side windows that would otherwise overlook any neighbouring property.

Now approved by HDC.

Signed

Chairman

Date

- (b) **17/00383/FUL, Construction of a dwelling, The Cottage, Flawith** – The following comments were agreed – see 16/75 above.

The Flawith parish councillor has consulted with residents of Flawith in respect of this application and there is unanimous support for the redevelopment of the site of this derelict property. Some concerns have been raised about particular aspects of the proposals as follows:

- 1 The proposed layout appears to breach the 45o rule in respect of overlooking from The Firs.
- 2 The upper floor window (bedroom 2) on the southern side elevation will have a direct view into the neighbouring property (Rivendell Cottage) and either needs to be removed or the glazing should be opaque or frosted.
- 3 The positioning of the garage at the front of the property creates a relatively unattractive street view of the property and consideration should be given to repositioning the garage to the rear of the main structure. This would also remove the need for a tight turning circle into the garage from the narrow drive which may otherwise be a potential damage hazard to the neighbouring property (Rivendell Cottage) without some form of protection being incorporated into the proposals.

Whilst the proposed redevelopment is welcomed, there is concern, and a high degree of scepticism, that the owner of the property has only submitted this application as a tactic to delay the local authority taking action under the Planning or Environmental Protection Acts. The application itself seems to be exactly the same as that previously submitted which was never taken forward.

The current state of the existing derelict property continues to be a major environmental nuisance and it is undoubtedly a blight on the village. The adjacent property owners continue to directly suffer as a consequence of Mr Moorey's failure to do anything with the property. The condition of the derelict property continues to deteriorate and it is only a matter of time before more of the remaining structure falls down. The site itself is overgrown which causes a significant nuisance for the neighbours in terms of the maintenance of their own properties. As a consequence, and because of the failure of Hambleton District Council to take any meaningful action against the owner, the Parish Council is considering submitting an application to Court in respect of the Environmental Nuisance.

In conclusion, whilst the redevelopment of the property is welcomed, some revision to the proposals should be considered to mitigate against overlooking concerns and the possible re-siting of the garage to improve the street view.

16/80 PLANNING DECISIONS

- (a) 16/02575/OUT Outline planning application for the development of 4 residential dwellings and associated infrastructure, Land to the North West of Foxholm House, Flawith – refused.
- (b) 16/02504/FUL Construction of modular buildings to serve as a cattery with 23 pens and preparation room, A Potts & Son, Fox Farm, Flawith - granted.

16/81 ALDWARK PARISH NOTICE BOARD

CS and Ian Southall to carry out some maintenance work over the summer months to try and alleviate the problems opening and closing the notice board doors after a prolonged period of damp weather.

16/82 PARISH MEETING ON 9 MAY

It was agreed that the following items would form the agenda for the Annual Parish meeting on 9 May:

- (a) Ideas for use of the CIL money received from HDC.
- (b) Broadband
- (c) Parish email network

CS agreed to draft an article advertising the above for inclusion in the May Parish Newsletter.

16/83 FINANCE

- (a) Papers had been circulated by GB. Balance as at 17March 2017 £11,097.72.
- (b) Payments agreed –£122 subscription to Yorkshire Local Councils Association.
- (c) The £420 grant towards the defibrillator had now been received from NYCC.
- (d) Alison Pollock had kindly agreed to be the PC's Internal Auditor and was duly appointed.

Signed Date

Chairman

16/84 PORTFOLIO RESPONSIBILITIES

- (a) Play area – hopefully the replacement gate and fencing would be installed before the summer. Geoff Hancock to be asked to undertake grass cutting in Aldwark on the same basis as 2016.
- (b) Roads and grass verges - concerns raised that large agricultural vehicles were continually cutting up the grass verges. More pot holes appearing in Aldwark. The drain outside the Dairy in Aldwark is continually blocked in wet weather. New dog waste signs have been erected in Aldwark - the Dog Warden could be asked to take more rigorous action if necessary.

16/85 CORRESPONDENCE

The file of correspondence received by CS since the last meeting was passed on for circulation.

16/86 COUNTY COUNCIL ELECTIONS

Due to take place on 4 May – notices distributed for display on Parish noticeboards.

DATE OF NEXT MEETING

Tuesday 9 May Annual Parish Meeting 7pm followed by Parish Council meeting.

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|------------------------|-----------------|---------------|-------------|
| Future meeting dates - | 18 July | 12 September | 14 November |
| | 16 January 2018 | 20 March 2018 | |

Signed
Chairman

Date