

ALDWARK AREA PARISH COUNCIL**MINUTES OF A MEETING HELD AT ALDWARK MANOR HOTEL
ON TUESDAY 25 JULY 2017 AT 7.30PM**

Present: Cllrs Stroud, Topliss and Boddy

In Attendance: Cllrs Knapton and Sowray

Apologies for absence and declaration of interests in agenda items.

Cllrs Southall & Follington had given apologies

PUBLIC FORUM

No members of the public were present

16/101 MINUTES OF THE MEETING HELD ON 9TH MAY 2017

The minutes were approved and signed by the Chair.

16/102 MATTERS ARISING FROM THE MINUTES, NOT ON THE AGENDA

None

16/103 APPLICATION TO TRANSPARENCY FUND

A grant of £543.18 had been awarded by the DCLG towards the purchase of a laptop, printer and software totalling £769.14+VAT The equipment had been added to the Zurich Insurance policy for no additional charge this year.

16/104 MINERALS AND WASTE JOINT PLAN

- a) Councillors wished to make no response to this consultation.
- b) Councillors were encouraged to respond to HDC's consultation on Hazardous Household Waste, details of which had been circulated.

16/105 GRASS-CUTTING

- a) The Chair reported that he had placed 2 licences on 2 green bins in the Play Area. This was so far proving to be sufficient. The Chair had met with Mr Hancock to discuss the frequency of grass and hedge-cutting in the play area.
- b) It was noted that certain roadside verges were overgrown and authority was delegated to Cllr Boddy to ask Tony Scarborough to carry out appropriate cutting as was done last year.
- c) It had been noted that a local resident Mr John Taylor had been carrying out grass and hedge trimming along Rice Lane. The Chair had thanked him for this voluntary work which he said he enjoyed doing. It was agreed that a one-off grant of £60 should be awarded to him towards his fuel expenses in carrying out this work.

**16/106 USE OF THE COMMUNITY INFRASTRUCTURE LEVY (CIL) PAYMENT OF
£5,197.50**

No ideas for this had been received from the public at the Parish Assembly. The Chair had passed on a play equipment brochure to local parents with a view to the possible purchase of swings for the Play Area. Cllr Topliss would look into the possibility of purchasing a speeding matrix sign.

16/107 HAMBLETON DC PLANNING APPLICATIONS FOR CONSIDERATION

17/01062/out - outline application for development of 4 residential dwellings on land to the north west of Foxholme House, Flawith

Following consultation with local residents in Flawith, the Aldwark Area Parish Council had formally objected to this application for the following reasons:

Whilst there have been some changes to the layout, siting and access arrangements to this proposed development from the previously refused application, the reasons for the previous refusal appear not to have been addressed, namely issues around Sustainable Development; Settlement Hierarchy; Protection/Enhancement of Natural Assets; Protecting Amenity; Outside Development Limits; Form & Character of Settlements (Protection of Intrinsic qualities of open areas); and Protection of Character & Appearance of Countryside. The principal concern remains that of the overbearing impact of the proposed dwellings on the properties opposite and this application fails to address this issue.

Now **granted** by HDC.

17/01031/MRC - Application for Variation of Condition 2 (alterations to roof height and pitch) to previously approved application 16/02094/FUL- Proposed construction of an agricultural livestock and storage building - Land To East Of Lodge Farm And West Of Drovers Lodge Flawith North Yorkshire

No objections – Now **granted** by HDC

17/01163/FUL - Proposed ground floor kitchen extension, first floor dormer roof, partial existing roof raise and detached garage - Holly Cottage Flawith North Yorkshire YO61 1SF

Following consultation with local residents in Flawith, the Aldwark Area Parish Council is neutral in respect of this application. Concerns have been expressed about the potential overlooking and loss of amenity to the adjoining property particularly from the proposed dormer roof windows and as such this part of the application may have an adverse impact.

17/00870/FUL Extension to existing agricultural storage building - Youlton Hall Hag Lane Youlton North Yorkshire YO61 1QL

No objections - Now **granted** by HDC

17/01420/FUL Single storey oak-framed outbuilding - Gillan House Flawith North Yorkshire YO61 1SF

No objections.

17/00383/FUL Amended plans: Construction of a dwelling – The Cottage, Flawith, North Yorkshire YO61 1SF

Despite the Parish Council not being alerted to the submission of amended plans or invited to comment, the Flawith parish councillor has consulted with residents of Flawith in respect of this application and in particular the adjoining residents. There continues to be unanimous support for the redevelopment of the site of this derelict property although there are concerns about particular aspects of the proposals as follows:

- i) The revised plans show full height glazing to the rear elevation and consequently there are some concerns about overlooking of the rear garden of The Firs.
- ii) A number of upper floor windows have been incorporated into the amended plans on the southern side elevation will have a direct view into the neighbouring property (Rivendell Cottage). These either need to be removed or the glazing should be opaque or frosted.

- iii) The treatment of the front elevation (view from the road) is poor and a better architectural treatment should be sought.
- iv) It appears that the eastern and northern walls of the existing structure of the derelict cottage are to be retained to a reduced height as boundary walls to the site. The existing walls will require significant repair if they are to be retained and this should form a condition to any consent.
- v) The amended plans now do not incorporate a garage or indicate any parking provision. Any consent should be conditioned so that details of parking and garaging are provided.

There are continuing concerns about the applicant's lack of any real intention to redevelop this site or to sell it. This is a major frustration for the entire village and Hambleton District Council should give serious consideration to exercising their compulsory purchase powers to acquire this long-derelict property.

As per the Parish Council's previous comments, 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 the applicant'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. Whilst much of the overgrown site vegetation has been cut back, there are significant amounts of waste building materials on the site which continues to pose an environmental and amenity nuisance for the neighbours. As a consequence Hambleton District Council should look to impose a s215 Notice under the Town & Country Planning Act to force the owner to take proper action to both tidy the site and then keep it properly maintained.

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 improvement of the design and architectural treatment of the front elevation.

16/108 HAMBLETON DC – PLANNING DECISIONS AND APPEALS

17/00631/FUL - Extension to existing dwelling and construction of a domestic outbuilding - 1 Tholthorpe Road Flawith North Yorkshire YO61 1SF - Granted

16/109 FINANCE

- a) The relevant papers regarding receipts and payments, actuals vs. budget and bank balances had been circulated by Cllr Boddy and were approved by the council. It was noted that VAT totalling £228.50 had been reclaimed.
- b) The following payments were agreed:
 - i) Zurich Annual Insurance Premium - £317.56
 - ii) CM Stroud for purchase of laptop bundle - £922.96
 - iii) CM Stroud for travel and stationery - £33.69

16/110 PORTFOLIO RESPONSIBILITIES

- a) **Leisure – Play area** It was noted that the safety inspection would be carried out in September. It was hoped that the new gate would be fitted by then. Aldwark councillors were reminded that they should inspect the area from time to time and remove any litter and hazardous debris.
- b) **Roads, pavements and grass verges** - Additional grass-cutting had been agreed.

- c) **Public Communications.** The website had been updated and complied with the transparency regulations.
- d) **Planning.** Nothing further to report

16/111 REPORT FROM THE COUNTY COUNCILLOR

- a) Cllr Sowray reported the appointment of a new Head of Children's Services and a new Chairman of NYCC.
- b) He reminded the PC that the Locality Fund was again open for bids.

The Chair thanked him for attending the meeting.

16/112 REPORT FROM THE DISTRICT COUNCILLOR

- a) Cllr Knapton reported that 51% of Hambleton households had signed up for Green Bin licences.
- b) The District Council was carrying out an anti fly-tipping campaign.
- c) The new HDC Local Plan would go to Cabinet in December.
- d) The contractor for Phase 3 of the Superfast Broadband Roll Out would now be decided in October. The Chair reminded him that many households within the 3 Aldwark Area parishes were without a satisfactory broadband speed. Cllr Knapton encouraged him to join with neighbouring parishes to place pressure on the new contractor to improve reception for all our households.

The Chair thanked him for attending the meeting.

16/113 REPORTS FROM PARISH COUNCILLORS

None

16/114 CORRESPONDENCE

The correspondence file was circulated.

Dates of future meetings starting at 7.30pm at Aldwark Manor Hotel

Tuesday 12 September
Tuesday 14 November
Tuesday 16 January 2018
Tuesday 20 March 2018

ALDWARE AREA PARISH COUNCIL

Expenditure statement at 22 July 2017

EXPENDITURE													
Month	Date	Details	Insurance	Subscriptions	Website	Newsletter	Salt bins	Playground maintenance	Expenses	Grass cutting	Training	Sundries	Net
Apr	21/04/17	CHQ 100267 2 x green bin licenses for Aldwark play area						£ 70.00					£ 70.00
May	09/05/17	Clerk's expenses							£ 18.78				£ 18.78
June	08/06/17	Provision and hosting of Aldwark website until March 2019 - Inv ALDW17			£ 85.45								£ 85.45
June	23/06/17	Zurich Municipal insurance - Inv 26949506	£ 317.56										£ 317.56
July	05/07/17	Purchase of laptop bundle										£ 922.96	£ 922.96
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		TOTAL	£ 317.56	£ -	£ 85.45	£ -	£ -	£ 70.00	£ 18.78	£ -	£ -	£ 922.96	£ 1,414.75

Aldwark Area Parish Council

Bank reconciliation at	22 July 2017	
Balance brought forward at	01 April 2017	<u>£11,309.47</u>
Add receipts for period to date		<u>£2,371.68</u>
		£13,681.15
Less expenditure for period to date		<u>£1,414.75</u>
Closing balance		<u>£12,266.40</u>

Balance at bank and in hand at	22 July 2017	
Bank account	£12,266.40	
Petty cash		
	<u>£12,266.40</u>	
Less unpresented cheques	£0.00	

	<u>£0.00</u>	<u>£12,266.40</u>
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ALDWARE AREA PARISH COUNCIL

Budget vs. actual as at 22 July 2017

INCOME	Budget	Actual	Delta	Explanation
Precept	3200	1600	-1600	Only April contribution received so far as per normal.
Grass cutting contribution from NYCC	50	0	-50	Invoice sent to NYCC, waiting for payment from them.
VAT refund	100	229	129	Applied and recieved for FY16 and FY17. Not done previously because the claim process was not known.
Transparancy fund grant (laptop bundle)	0	543	543	Unplanned grant applied and received for laptop bundle for PC use.
	3350	2372	-978	

EXPENDITURE				
Clerk's salary, office & travel expenses	-1200	-19	1181	Clerk's role is voluntary and expenses have been small in value.
Insurance	-400	-318	82	Premium from new provider is less than last year' premium
Grass Cutting	-800	0	800	Work not complete so invoice not yet received.
Playground Maintenance & Inspection	-200	0	200	Work not complete so invoice not yet received.
Website	-60	-85	-25	Invoice received to cover provision and hosting from 2017 until 03/2019.
Newsletter	-50	0	50	Invoice not yet received.
Subscriptions	-210	0	210	Subscriptions not yet due for renewal.
Training	-100	0	100	None undertaken.
Salt bins	-90	0	90	Invoice not expected until later in the year.
Sundries	-200	-993	-793	2 x green bin licenses 70 GBP and laptop bundle 922.96 GBP, of which 543.18 GBP was covered by the grant.
	-3310	-1415	1895	

SURPLUS/DEFICIT

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