

Minutes of the Ordinary Meeting of Ampleforth Parish Council held in the Village Hall on Thursday 2 August 2012 at 7.30pm

Present: Councillors M Raynar (Chairman), R Lane, T Pite and C Smith.

Also Present: 18 members of the public and Ms V Ellis (Clerk).

1. Apologies

Apologies for absence were received from Councillor F Toynbee.

2. Code of Conduct and the Ethical Framework

a) Councillor Raynar declared a non-pecuniary interest as her aunt, Pat Holland, has a house bordering the field that is the subject of the planning application 12/00618/MFUL.

b) Appendix A was revised in line with NALC guidance dated 29 June 2012.

3. Minutes

a) The council resolved to agree and sign the minutes of the Ordinary Meeting held on the 7th June 2012.

b) The council resolved to agree and sign the minutes of the Additional Ordinary Meeting (Code of Conduct) held on the 21st June 2012.

4. Public Participation

Members of the public commented on the planning application 12/00618/MFUL as follows:

General

- Request that RDC councillors look at site from St Hilda's Churchyard on Site Visit.
- The number of houses in the development will destroy the rural infrastructure.
- Access to the Doctors' Surgery for mobility scooters is dangerous.
- Doctors' Surgery had not been approached about the application though the developer said it had. The doctors were concerned about the size of the development, the impact on facilities as it is full. Commissioning Group will not take on responsibility of building another. Coxwold Surgery has closed so Ampleforth has more patients.
- Need for dropped kerbs.
- Site allocations for Ampleforth.
- No streetlights marked on the plans.
- Concerns about traffic congestion as Ampleforth is a caravan route and also used by timber lorries.
- The field has been under Countryside Stewardship Scheme for 10 years. The surrounding fields are mown and grazed so the wildlife which depends on that field will be destroyed. Environmental Impact Assessment was done in March. Need another one to include migrating birds. See 2008 Environmental Report (AONB manager).
- Access report re cycling to Helmsley is not credible because the roads are not suitable - high hedges, hills and fast traffic.

Affordable Housing, Housing need and housing market

- Already a number of empty properties in the village (39).
- RDC have the power to bring empty properties back into use.
- Low number of replies to the RDC Housing Needs Survey (3)
- The availability of affordable housing and the need for houses available for young people to buy.
- The definition of affordable housing and intermediate affordable housing was debated.
- The possibility of the rest of the field being developed.
- The affordable housing is all together in one corner, not 'pepper pot' fashion.
- Need for 25 open market houses queried.

The houses

- The five-bedroomed house on the brow of the hill dominates the site.
- Design - steep roofs because land rises. A two-storey house looks like a four-storey. Can design be changed?
- Proximity of houses. One current resident will have a 30ft wall at the end of his garden, another will have no provision for security or privacy. Rear lighting to lots of properties. This will shine into houses on St Hilda's Walk.

- Because of the hill – existing residents will not be able to see the sky and will look directly into new houses.
- Request that parish council tries to get a smaller development.
- The number of houses in the development will destroy the rural infrastructure.

5. Reports for information only

- Chairman's Report. None.
- Broadband Champion's Report: Written report by Ms Sue Shepherd received.

c) Clerk's Report:

Documents and Correspondence (circulated) May & June Crime Statistics; YLCA Annual Review; NY Forum Focus 9; Minutes of Community & Police Group 28 Feb 12; Letter from NYCC Highways 16 July and email from CC Clare Wood in reply to query from clerk; Email from resident re Farming Flashback signage, state of Old Station Rd and gridlock in village; s106 4th Schedule for Affordable Housing - Sherburn; Letters/emails resident 10 July and 18 July re Station Road planning application; Email from resident re parish meeting 24 July; Barratt Homes 10 July re not attending parish council meetings; 25 July email from resident re empty/unfurnished properties

(not circulated) RDC Parish Poll emails re timespan & indicative costing £1700 minimum; emails re Parish Meeting procedures; NYCC-Old Station Road on list for surface treatment next year; Planning Appeals Early Day Motion acknowledgment from sponsoring MP; NYCC Licence for bins granted;

Verbal Updates: tree stump; white railings by beck and NYCC, and apologies for absence received from District Cllr J Bailey.

6. Annual Report/Survey

This agenda item was brought forward.

The council decided to undertake 2 surveys, one on the planning application 12/00618/MFUL and one on the Community Investment Fund, and agreed the contents of the Annual Report.

7. Planning

a) The council considered the following planning applications.

Application No: 12/00618/MFUL

Proposal: Erection of 7 no. five bedroom dwellings, 9 no. four bedroom dwellings, 6 no. three bedroom dwellings, 7 no. two bedroom dwellings and 1 no. one bedroom dwelling, associated garaging, parking and amenity space and formation of vehicular access.

Location: Land At OS Field No 4848 Station Road Ampleforth

Applicant: David Wilson Homes Yorkshire East Division (Mr Paul Butler)

Comment: The council had a discussion and the following concerns were raised:

Vehicular access, parking and road safety

- Provision for a crossing to the school, or 20mph zone or flashing sign to slow vehicles down.
- Parking: Car parking provision is inadequate.
- Parking: Wish to avoid use of Station Road.
- Need for developers to consider other road users during construction.

Houses

- Affordable Housing: Ask RDC about the current policy – whether houses have to be together or “pepper-potted”.
- Design is inappropriate for a village. They are like those in Kirkbymoorside which is a market town.
- Houses are too close to existing houses.
- Ampleforth was due for 23 houses over the next 15 years.
- Doubts were raised about the housing market.
- The five-bedroomed house is regarded as too big and situated too prominently on the highest part of the site.
- Provision should be made for swifts with swift bricks. Expert lives in village.

Drainage

- Yorkshire Water have said the existing drains cannot take the run-off
- The Local Development Framework states that the sewage network is up to capacity

• General

- Application is opportunist, it has been made before the LDF has been examined by the Planning Inspector and is making a mockery of the process.
- New pavement on east side of Station Road. Dropped kerbs should be provided for crossing to the other side.
- Need to be clear about conditions if the application is approved

Comment: The council resolved to defer making a decision until the council meeting on Thursday 6 September at 7.30pm.

Application No: NYM/2012/0517/FL **Applicant:** Ms K Lawford Davies
Proposal: Installation of replacement 2no. ground floor windows together with reinstatement of door to front elevation. **Location:** White Horse Cottage, West End.

Comment: The council supported the application and considered it to be a big improvement.

b) The council received the following planning results from RDC.

Application No: 12/00439/HOUSE **Applicant:** Ms E Thompson

Proposal: Erection of single-storey extension to side and rear following demolition of existing garage and conservatory.

Location: Rowanbar 3A Fairfax Close Ampleforth Helmsley YO62 4DW

Decision: **Approved**

Application No: 12/00453/FUL **Applicant:** Ampleforth Abbey and College

Proposal: Erection of first floor extension over part of the existing flat roof indoor range building to provide office and educational accommodation and staff facilities together with a canopy over existing external stairs

Location: Ampleforth Abbey and College Ampleforth Helmsley YO62 4EN

Decision: **Approved**

8. Parish Meeting and possible Parish Poll

The council noted the following information:

- a) A Parish Meeting will be called by 6 electors for 14th August 2012 at 6.05pm.
- b) The costs of the Parish Meetings(s), and a Parish Poll (RDC indicative cost £1,700) must be met by Ampleforth Parish Council unless others offer to pay.
- c) The results of Parish Polls are rarely binding, and will not be in this case, on any authority, namely Ampleforth Parish Council, RDC or the Planning Inspectorate.

9. RDC: The Ryedale Plan: Local Plan Strategy Examination

The council noted that the hearing begins on 11 September 2012, that attendance is not essential, that the clerk had confirmed that the council's written submission stands, and received updates and minutes.

10. RDC Community Investment Fund (Ampleforth Ward £3,581 for Community Projects) and the New Homes Bonus fund.

The council discussed the fund and appointed Councillor M Raynar to represent the Parish Council and to help any groups or organisations with the procedure.

11. Millennium Green

- a) The council discussed the 2011 Rural Ryedale Awards competition, noted the imminent deadline for the completion of the forms and delegated the decision whether to enter to the clerk.

- b) The council resolved to accept the gift of a crab apple tree and brushed stainless steel plaque in memory of Dr J Farquhar who was one of the founding group.

A discussion was held about the need for careful consideration of any future requests for memorials so that a memorial ground is not created and so that the character of the Millennium Green is retained.

12. RDC Consultation on Statement of Principles (Licensing)

The council noted that RDC state 'there have been no significant changes' and resolved not to respond to the consultation on the Statement of Principles 2013-2016.

13. Meetings and Training

Verbal reports were received on the following meeting and training session.

- a) SLCC Conference 28 June. Councillor Pite and the clerk.
- b) YLCA General Power of Competence Training 25 June. The clerk.
- c) Helmsley Tier 2 Community & Policy Group 24 June. Councillor R Lane.

Representatives to attend the following training:

- d) SLCC: IT Training 27 September at Riccall, cost £7.50. The clerk.
- e) NYMNP: Annual Planning Parish Training – Neighbourhood Planning 13 Sept, 5:30/6:00pm. Councillors Raynar and Lane would attend.
- f) YLCA: Conference at York 29 September. It was agreed that travel costs for the clerk would be paid as Helmsley Town Council is paying the conference cost.

14. Finance

- a) Grant: The council agreed a grant of £250 for the Church of Our Lady and St Benedict's.
- b) The council resolved to ratify the payment between meetings of the following invoices (all previously agreed expenditure).

01/07/2012	100887	SLCC	Conference cllr and clerk	156.00
25/07/2012	100888	J Dawson	Grass cutting	216.00
25/07/2012	100889	R Wedgwood	MG Grass & hedge cutting	360.00

- c) The council authorised Cllrs Raynar and Lane to sign the forms to open the HSBC accounts for Ampleforth Millennium Green Trust and the Sales Acknowledgement Slips for the Trust and Council.
- d) The council noted that the clerk missed two monthly office payments from the first quarter amount so underpaid herself by £50 and had added said amount to July's expenses.
- e) The council received a bank reconciliation to the 30 June 2012 and a budget update to the 30 June.
- f) The council resolved to agree the following payments and signed cheques.

26	100890	SLCC NY Branch	Training	£7.50
27	100891	RDC	Grant - Chairman's Charity	£150.00
28	100892	Ryecat Ltd	Grant - Community Transport	£100.00
29	100893	J Dawson	Grass cutting	£216.00
30	100894	V Ellis	Salary + Expenses	£602.21
			TOTAL	£1,075.71

- g) The council set up a working group to help prepare the budget for 2013-2014, and to work towards a 3-year budget plan. Councillors Raynar and Smith were appointed.

Chairman

Date