

Minutes of the Ordinary Meeting of Ampleforth Parish Council held in the Village Hall on Thursday 6 September 2012 at 7.30pm

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

Also Present: District Cllr J Bailey, County Cllr C Wood, 8 members of the public and V Ellis (Clerk).

1. Apologies

None.

2. Code of Conduct and the Ethical Framework

Cllr M Raynar declared interests in planning application 12/00618/MFUL as her aunt owns a property adjacent to the site and in the application from Mr G Thompson, her brother, to use Common Share No. 5, and she declared a pecuniary interest in the land over which the footpath claim referred to in the Clerk's report as the path, known as Occupation Lane, crosses some of her land.

3. Minutes

- a) The council resolved that the minutes of the Ordinary Meeting held on the 2nd August 2012 be agreed and signed.
- b) The council resolved to receive the minutes of the Parish Meeting held on the 14th August 2012.

4. Public Participation

Mr David Read, Estate Manager, Ampleforth Abbey and College spoke about their work and policies on their portfolio of properties (occupancy rates, refurbishment, planning applications before sale) and streetlighting as some of the parish council's streetlights are within the grounds of the college.

County Councillor Clare Wood spoke about planning application 12/00618/MFUL in her capacity as chairman of the Howardian Hills Area of Outstanding Natural Beauty, and in relation to the status of the Ryedale Plan. She also explained the works undertaken by NYCC Highways to sort out the problem of water coming from the St Hilda's churchyard and spoke briefly about her role as NYCC executive member for Health and Adult Services.

5. Reports for information only

- a) The Broadband Champion's written report informed the council of forthcoming meetings.
- b) Clerk's Report.

Documents and Correspondence (circulated): closure of Sutton Bank; July Statistics Ryedale Safer Neighbourhood Team; Enquiry about ancestors; Email re planning application 12/00761/house; Ryedale Plan Draft Hearing Programme (7/8/12); RDC Press Release re Parish Poll; NYCC path response Birdforth Way.

Other: grants by parish council – letters of thanks from Ryedale Community Transport and from Chairman of RDC; complaints about broken bridge and the state of footpath between Birdforth Way and St Benedict's Close forwarded to NYCC; enquiry to NYMNP about possible footpath definitive footpath claim; NYCC-St Hilda's Walk temporarily closed between 3 to 7 September during carriageway patching works and Sutton Bank from 10 September for a week; Verbal comment by resident about verge being replaced by pavement 12/00618/MFUL received by clerk following parish meeting; Enquiry about tenancy of Common Share 5 (Vacant); verbal comment about stones being thrown at streetlights on East Lane. NYCC Parking/Waiting Restrictions consultation: YLCA October training.

6. Ampleforth Parish Poll

The council noted that:

- a) A Parish Poll and count will be held on 13 Sept, 4pm to 9pm at the Village Hall.
- b) The most recent indicative costing from RDC is £2,065. (12.5% of precept 12-13).
- c) Village Hall hire costs for Parish Meeting on 14/8/12 were met by J Evans Priestman.

7. Ampleforth Parish Council Survey on Planning Application 12/00618/FUL and all related correspondence from residents.

Councillors discussed the survey responses and summarised the objections as follows.

Too many houses would cause problems with doctors' and schools' capacity	Overlooking existing houses
Traffic congestion/safety/access	Parking problems
Empty houses of same size	Work
Housing need – where is the evidence?	Design
£75,000 seen as bribery, people felt insulted	Density
Amenity/AONB	

8. Planning

a) The council considered the following planning applications.

i) Standing Orders were suspended during discussion of this agenda item.

Application No: 12/00586/FUL

Applicant: Ampleforth Abbey & College (Mr D Read)

Proposal: Erection of a four bedroom dwelling with detached double garage

Location: Land To Rear Of Martlet House Back Lane Ampleforth Helmsley

Comment: **No objection.**

ii) Standing Orders were suspended during discussion of this agenda item.

Application No: 12/00761/HOUSE **Applicant:** Mr and Mrs Jones

Proposal: Erection of single storey detached home office building within the domestic curtilage.

Location: Spring Cottage Main Street Ampleforth Helmsley YO62 4DA

Comment: **Objection.** The applicants have already had permission for a home office which was supposed to be a link building. They are now applying again, for a large separate space, as they have chosen to use the room for which planning was obtained for different purposes to those stated in the first application, a bedroom.

iii) **Application No:** NYM/2012/0552/LB **Applicant:** Mr and Mrs Connor

Proposal: Listed Building consent for installation of replacement windows and doors to rear elevation and replacement glazed porch roof.

Location: The Cottage, West End, Ampleforth YO62 4DY

Comment: **No objection.**

iv) **Application No:** 12/00618/MFUL

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

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

Comment: **Objection.**

The Parish Council strongly objects for the following reasons:

General

The application is premature as the Ryedale Plan is just going to be examined and Ampleforth has not had its status as a Service Village confirmed.

The development is too big for a village the size of Ampleforth.

The development is situated on a hill and will be very prominent. This can be seen from neighbours' gardens and St Hilda's churchyard.

It will have a massive impact on the Howardian Hills Area of Outstanding Natural Beauty and is close to the edge of the North York Moors National Park.

The figures about the percentages who will work from home and walk to work are disputed and regarded as much too high.

Houses

The houses are too close to those on Station Road and St Hilda's Walk and neighbouring bungalows in particular will have a loss of amenity. One existing resident will have a 30ft wall at the end of his garden.

The density of houses is too high.

The houses are too big.

Their design is terrible and has no relevance to the village. As the developers stated, they are similar to the houses they have put up in Kirkbymoorside, a market town, not in the AONB or the National Park.

Housing Need. The development has nothing to do with local need. It is not good for the village to have lots of empty properties and at the moment large properties are proving difficult to sell.

Amenities, traffic and parking

Local amenities will be put under stress – the schools and the doctors' surgery.

The development will create drainage and sewage problems.

More traffic will create problems in and around the village.

No turning space has been provided in the development.

The road in the development which stops at the eastern side looks as if it has been left to provide access for further development of the field. Any more development would have to share the existing access or use the already overloaded Back Lane.

The traffic survey undertaken by the developers was done in January, obviously not a good time for a village with has a lot of tourist traffic in the summer months and is the caravan route avoiding Sutton Bank.

There is insufficient parking and this will have a severe impact on the parking for existing residents, especially if restrictions are imposed outside St Hilda's School.

b) The council received the following planning result.

Application No: 12/00618/MFUL **Decision:** Deferred for Committee Site Inspection

Location: Land At OS Field No 4848 Station Road Ampleforth Helmsley

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.

9. Kerbs

The council resolved to request that NYCC put in dropped kerbs at the eastern end of the pavement before the Surgery on St Hilda's Walk and one on the western side of Station Road where the path from St Benedict's Close meets the pavement.

10. Ampleforth Parish Council Survey on Community Investment Fund ideas

A discussion was held about possible applications for funding and new bins and bench restoration were agreed. Councillor M Raynar was appointed to represent the council at CIF meetings.

11. Empty Properties in Ampleforth

- a) The council noted information from RDC on empty properties in Ampleforth and the measures taken by RDC.
- b) Queries were raised about The Old Bakery/Greengrocers on East End and if RDC Housing Department was taking action.

12. Streetlights

- a) The council noted that the streetlights on East Lane to Ampleforth College had had the branches cut back by M Young Tree Services and that one light on Back Lane/East Lane which was vandalised a few months ago had been reported to contractor for repair and the police notified.

- b) The council received an inventory of streetlights which will remain in the ownership of the council after NYCC have completed work on Station Road, St Hilda's and St Benedict's Close.
The following items were deferred until another meeting.
- c) To consider the response from Ampleforth College about the 2 streetlights owned by the Parish Council in their grounds and the future of said 2 streetlights.
- d) To consider the implications of the types of pole the remaining streetlights are on. To decide whether to consider replacement of those on telegraph/power poles or to continue earmarking a sum in the reserves in case the telegraph/power pole owners remove the poles, in which case the cost of new poles will fall on the parish council.
- e) To consider the tender documents for new streetlight(s) and their maintenance.

13. Common Share No 5 (Vacant field on hill)

The council agreed that Mr G Thompson could have Non-Exclusive use of Common Share No. 5 until 31 March 2013 to pick up dead wood.

14. Meetings and Training

Cllrs Pite, Smith and Raynar were appointed to meet Mr D Goodman at the Millennium Green with a view to recommending to council the position of the memorial tree and memorial for Mr Farquhar.

15. Finance

- a) The council resolved to ratify the £15 spent by the clerk on a printed copy of the Electoral Roll from Ryedale District Council and noted it has been reclaimed as expenses as prepayment was required.
- b) The council resolved to authorise Councillors Raynar and Smith to write to HSBC to open a Deposit Account.
- c) The council noted that Councillors Audit for Quarter 1 was undertaken on 31 August and that the result was satisfactory.
- d) The council received a bank reconciliation to the 31 July and a budget update to the 31st July 2012.
- e) The council agreed to increase the amount for Mr R Wedgwood for cutting the village grass to take account of extra cuts for the Jubilee to £2,200.
- f) The council resolved to agree the following payments and the cheques were signed.

100895	John Dawson	Grass cutting	216.00
100896	MJ Young Trees	Trees around St Lights	75.00
100897	Ryedale Group	Annual Report etc	193.15
100898	Information Commissioner	Data Protection Reg'n	35.00
100899	Our Lady & St Bens	Grant for churchyard	250.00
100900	Yorkshire Housing	Grant for path	50.00
100901	V Ellis	Salary + Expenses	564.63
100902	R Wedgwood	Grass Cutting Village	2200.00
		TOTAL	£3,583.78

Chairman

Date