

Minutes of a Meeting of Strensall and Towthorpe Parish Council held on Tuesday 13th October, 2009 in the Village Hall

Agenda Item 1 – Attendance: Parish Councillors P. Jesse, K. Marquis, R. Plant, Mrs. J. Smith Mrs. S. Nunn, I. Cuthbertson, N. Smith, Miss E. Blacklee, J. Scott and D. Baxter

Agenda Item 2 – To Receive Apologies for Absence: Parish Councillors J. Chapman, A. Young, C. Chambers and A. Swales

Agenda Item 3. – To approve and sign the minutes of the Parish Council Meeting held on 8th September 2009 – The minutes of the meeting held on 8th September 2009, having previously been circulated were considered. Cllr N Smith commented that on page 48, second line from the bottom, the word “bust” should be “bus”. On the proposition of Cllr Mrs J Smith, seconded by Cllr Mrs S Nunn and with this amendment, it was unanimously agreed that the minutes be approved and signed by the Chairman as a true record of that meeting.

Agenda Item 4. – Matters arising from the minutes of the meeting held on 13th January 2009 (for information only). Cllr N Smith said that a decision taken at the meeting on 8th September 2009 was invalid since we did not have the correct number of quotations. Following a discussion Cllr N Smith agreed to check on emails regarding this matter and it was felt that this discussion was irrelevant.

Agenda Item 5 – Police Report/ Cllr J. Smith’s Police Liaison Report. – Cllr Mrs. J. Smith issued her Police Report at the meeting. With regard to the incident at the Post Office it was reported that the Police had now found the person responsible. Cllr Marquis reported on a recent court case involving the Wild Haven open space area where the culprits had been ordered to pay compensation costs. The necessary forms would be completed and returned to the Courts.

Agenda Item 6 – To receive the report of the Planning Sub-Committee.

In the absence of Cllr Chapman, Cllr Plant gave the following report:

Planning Meeting 22nd September 2009

1. Attendance: Parish Councillors J Chapman (Chairman) P Jesse, Miss E Blacklee, C. Chambers, A. Young, K. Marquis and N Smith
2. Apologies
3. Declarations of Interests: None

4. Planning Applications:
- a) 09/01585/FUL – 5 Netherwoods – single storey extension to rear - No objections but Yorkshire Water must be consulted surface water arrangements. Neighbours must be consulted.
 - b) 09/01522/FUL – 6 Duncombe Drive – single storey side extension to include garage No objections but Yorkshire Water must be consulted about surface water arrangements. Neighbours must be consulted.
 - c) 09/01601/FUL – 81 Northfields – first floor pitched roof extension to front – no objections but neighbours must be consulted.
5. Decision Notices received from City of York Council:
- | Ref: | Location | CYC Dec. | PC Rec: |
|--------------|----------------------|----------|--------------|
| 09/01273/FUL | 58 Moor Lane | Approve | n/objections |
| 09/01463/FUL | 54 Middlecroft Drive | Approve | n/objections |
6. LDF – to discuss City of York Council’s papers and consider Parish Council’s response. This was discussed at length and agreed that Cllr Marquis and Cllr Jesse would prepare the Parish Council’s response, which is included with these minutes, as under:

With reference to your letter dated 10th July 2009 and other correspondence/emails, I wish to make the following comments on behalf of Strensall with Towthorpe Parish Council.

First of all, Strensall with Towthorpe Parish Council are in broad agreement with most of the LDF Document especially the following so far as this parish is affected:

- The need to protect both lands designated as Greenbelt and to ensure that sufficient green spaces are available or can be provided in the future.
- Leisure areas which already exist must be protected and further expansion agreed where a need exists.
- That transport is provided which meets the requirements of the residents and seeks to reduce the need for private car use.
- The provision of designated cycle routes between Strensall and York and which will be designed to cross the A1237 safely.
- The need to concentrate housing development on Brownfield sites.
- That the limited facilities which already exist are taken into account if any significant housing development is considered.

However the Parish Council is concerned that the classification of Strensall/Towthorpe as a Local Service Centre in this document rather than a rural village is based on misinformation or information which is now out of date.

Examples of this are:

- The facilities which are available are concentrated in areas which are considerable distances apart.
- There is no public off street car parking anywhere in the parish and the village centre is congested for much of the day. Neither is there a capability to provide such a facility within walking distance of the outlets.
- The actual retail facilities in the village centre are a Post Office, Tesco Express Convenience store, Delicatessen/Catering provider, Pharmacy, Fish & Chip Shop Two Public Houses, Veterinary Surgery, Library and Hairdresser. Of these the library has very restricted opening hours.
About 1 kilometre south from the centre is Barley Rise which when built in the mid 1980's was a parade of a number of retail outlets on two levels but now is much reduced in variety and consists of a Costcutter Convenience Store, Tanning Salon, Butchers, Dental Surgery plus Ladies and Gentleman's Hairdressers.
Further south on Strensall Road there is a Public House, an empty retail establishment, Chinese Takeaway and Londis Store attached to the filling station.
- The capability of the Medical Centre and School to cope with increased numbers must be taken into account before any further development is allowed.
- In recent years there have been two retail premises in the village centre which have been given planning permission to convert the buildings to residential use.
- Although there have been large scale developments in Strensall (Western Park and The Brecks) there has been no increase in green spaces since the mid 1980's.
- The leisure provision within Strensall is limited to the Durlston Drive Sport's Association grounds which have a full size and a junior size football pitch plus three tennis courts and a MUGA (currently un-useable).
- The public transport is limited to a single operator – First Bus which currently provides a 15" service direct to York via Huntington. This frequency is the second reduction since taking over the service which was originally 10" interval, reduced to 12" and recently further reduced to the present daytime frequency. This regularity reduces after 18.00 to 30" and further reduces to 60" after 20.00. The need for private transport is exacerbated by this lack of suitable public services both to York and to nearby retail outlets at Monks Cross, Clifton Moor and Haxby.
- As Strensall is in the catchment area for Huntington Secondary School there is an attraction to young families to live at Strensall but this has had the effect of building a dormitory society rather than a community due to the lack of local employment opportunities.

In short the facilities which are currently available do not compare with those provided at the comparable town of Haxby where there are banks, building societies, estate agents, supermarkets and various other retail outlets all with off street car parking either attached or close by. The leisure facilities/green spaces at Oaken Grove and Ethel Ward, Haxby are also incomparable with those at Strensall/Towthorpe.

Whilst the actual criteria, used in Figure 2.1 of the Village Sustainability Matrix (PP13-14 of Preferred Options Topic Paper 1), of there being a post office, primary school, doctor's surgery and library [Score 4] and 3 mid scale grocery stores [Score 2] none of these compare with those available at the neighbouring settlement of Haxby/Wigginton. Also the 15" planned bus service is unreliable for most of the day and is in effect a 30" service (or worse) when two buses follow each other in and out of the parish. [The score again is 4 but is in reality an unfair loading].

As the total score is only 1 above the cut off point for categorising Strensall/Towthorpe as a Local Service Centre rather than a Village the Parish Council would like this aspect to be reconsidered. The Parish Council would be prepared to meet with you or your representative to discuss this aspect of the document.

I also enclose a copy of the results of a survey document produced by the Parish Council from data obtained from residents in April 2009 and was discussed at a public meeting held in Strensall Village Hall on 28th September 2009. The survey views are identical to those listed above by the members of the Parish Council and should be taken into account.

For whatever reason the housing developments built since the mid 1980's have not included any increase in the available facilities/services which are even less now than when the developments were agreed. Until this perspective is addressed then the present negative aspects of Strensall/Towthorpe will further outweigh the positives and therefore the classification of Strensall/Towthorpe as a Local Service Centre must now be revisited.

In conclusion this Parish Council and the residents are opposed to further housing development, even on the reserved land (marked H on page 43 of Topic Paper 1) as the facilities, as available currently, do not meet the needs of the present population. Even infill and back land developments are often viewed as too much in this parish.

6. Any other business:

Planning updates as available:

OS Field 2000 – Responses had been received from the Planning Inspectorate and City of York Council

The Firs – Cllr Jesse reported on the latest position regarding The Firs and it was agreed that Cllr Jesse should speak to the Council's solicitor with a recommendation to the next Council meeting.

Planning Meeting 13th October 2009

1. Attendance: Parish Councillors: R. Plant (Chairman), K. Marquis, P. Jesse, Miss E. Blacklee, J. Scott and D. Baxter. There were a number of residents present.
2. Apologies: Apologies for absence were received from Parish Councillors J Chapman, A. Young, C. Chambers, I. Cuthbertson.
3. Declarations of Interests:

Cllr Plant reported that as the Chairman of the Planning Committee was not here this evening, he would be taking the chair, and would declare an interest in the application for Bonneycroft and hand over to another Councillor. However, new information had come to light regarding the Bonneycroft application and he therefore proposed to defer this particular matter to a later meeting to be arranged. This proposition was seconded and approved by all present.

4. Planning Applications:

In view of the public interest in Agenda item 5 – Appeal for 5 Northfields, Cllr Plant proposed to take this item first. This was seconded by Cllr Marquis and approved by the meeting.

Cllr Plant opened the discussion on the planning application for 5 Northfields by giving a resume of the history of this particular site so far and the reasoning behind the Parish Council's response to this application. All residents were then given the necessary time they required to present their case and request the Parish Council to now support their concerns and also support the decision of City of York Council. After a very full discussion with all those present at the meeting. Cllr Plant proposed that in the light of additional information which had been presented by the residents this evening, the Parish Council would write to the Planning Inspectorate and withdraw their original response to City of York Council and support the refusal decision of City of York Council. This proposal was seconded by Cllr Scott. Cllr Marquis expressed reservations about this proposal. However following a vote by Councillors, excluding Cllr Jesse, it was agreed to accept Cllr Plant's proposal and write to the Planning Inspectorate confirming the Parish Council's reconsidered decision. Mr. J Middleton who was a resident present at the meeting, thanked Cllr Plant for the way he had conducted the meeting and said this was democracy working at its best. Cllr Plant thanked Mr Middleton for expressing his appreciation to himself and the Council.

Letter to Planning Inspectorate –

“At the Planning Committee Meeting of Strensall with Towthorpe Parish Council on 14th July 2009 the above planning application was considered. Our recommendation to the City of York Council was that we did not object but we had reservations on parking, surface water run off, visual impact of the refuse

and recycling bins etc. The Parish Council endorsed this recommendation at the full Council meeting on 14th July 2009.

The City of York Council refused this application on the ground that the dwellings planned were out of keeping under GP1 and GP10 of the City of York Draft Local Plan.

At the time the Planning Committee reached its conclusion because of a misunderstanding there were no members of the public present. It may well be that the decision of the Planning Committee would have been the same but it was an error on the part of the Planning Committee to proceed with a definite decision when no members of the public had been given the chance to express their opinion. In addition it was an error of judgment on the part of the Planning Committee to disregard PPG1 etc, subsequently considered by City of York Council.

In view of this and factors which have come to light since 14th July, this Parish Council has no alternative but to withdraw its recommendation to the City of York Council that this planning application should have been accepted. We concur totally with the refusal of the application by City of York Council and indeed still object to the application on the grounds which we voiced at the time concerning parking etc., which were not a feature in City of York Council's refusal."

- a) 09/01652/FUL – 69 The Village
Proposed development of three residential dwellings with associated access and garaging following the demolition of existing bungalow
- b) 09/01653/CAC – 69 The Village
Demolition of existing bungalow in association with redevelopment of site for three dwellings with associated access and garaging

The above two application were considered together and residents gave their views. The Parish Council objected to the above applications as follows:

"The Parish Council wish to reiterate objections made to earlier planning applications .reference 08.02295.FUL and 08.02296.CAC.

We refer to the document "Proposed Development at Meadowside House 69 The Village Strensall and from J S Burns of R Burns Design Associates. In the first place we suggest that this whole document can be described as a stick and paste document which should be disregarded because of its obvious lack of verbosity and reliability. We refer to para 1.4 what is said about Harrogate Council.

1.41 – site location – how can any credence be put on a document which one believes that Strensall is in Hambleton Council and secondly is totally incorrect and

uninformed about its site location in relation to the A59, Green Hammerton, Knaresborough, Harrogate etc. This is totally irrelevant to Strensall.

New factors have now come to light in the amended application.

The design process. The document is flawed and inaccurate. It detracts from the quality of the bungalow and is at odds with Estate Agents views on its value. We enclose a copy of Stephenson's advertisement for this property, valued at £625,000.00. The design statement says that the house is not at the end of its useful life but a considerable amount of money would have to be spent to bring it into good repair and make it thermally and environmentally efficient. None of this is costed and it is difficult to support this argument if the cost of these improvements is a tiny proportion of the value of the property now.

It is also inaccurate to say that the River Foss is in the middle of the Village. The Foss is crossed by two bridges, both on the outskirts of the Village. To say that Strensall has no features of architectural interest, most of the houses being predominantly modern ignores the fact that the Village is a Conservation Area partly because of its architectural interest.

The details on page 5 of the document – other houses in the village are irrelevant when considering one bungalow which is of architectural merit with its internal features such as “Mousey Thompson” panelling.

One of the proposed new dwellings is a large detached house close to the pavement of the Village – this would be obtrusive.

Page 9 of the document - mentions windfall sites – it is difficult to say how this application can be justified when a similar application (5 Northfields - Planning Reference 09/01556/FUL) on another nearby site in the village but not in the Conservation Area has been rejected outright by City of York Council.

Page 10 of the document – highways, access and improvements – fails to address the traffic situation in the Village which is congested and dangerous. We believe that the site lines as quoted are incorrect. The plan provides for 5 parking spaces for 3 large houses. It is impossible to contemplate the result in street parking on the Village street in Strensall which already causes traffic flow and safety problems due to poor sighting of oncoming traffic at this location.

For all the above reasons and those which we reiterate from the previous planning applications (reference 08.02295.FUL and 08.02296.CAC) these two applications reference 09.01652.FUL and 09.01653.CAC should be refused.”

- c) 09/01675/CAC – 2 Hawthorn Mews
Prune Horsechestnut and willows x 2 back to boundary from
1 Hawthorn Mews Trees in the Conservation Area – no objections but
leave the decision to the TPO at City of York Council.

- d) 09/01640/FUL – 7 Shelley Drive – two storey side and single storey rear extension – no objections but neighbours must be consulted.
- e) 09/01710/LBC – War Memorial The Village – Clean and make essential minor repairs – This was a Parish Council application and would be acknowledged.
- f) 09/01176/OUT – Bonneycroft 22 Princess Road – Outline application for erection of nursing home – amendments – see above.

5. Decision Notices received from City of York Council:

Ref:	Location	CYC Dec.	PC Rec:
09/01550/FUL	12 Middlecroft Drove	Approve	

Appeal –
09/01556/FUL - 5 Northfields – dealt with as above

6. Any other business:

Residents letter – a letter had been received from a resident outlining his intention to apply for planning permission for additional dwellings. The letter was acknowledged.

Planning updates as available: Cllr Plant was advised of the current known situation with OS Fields 2000/3000

Agenda Item 7 – To receive a report on the Public Meeting held on 28th September 2009 regarding the Survey and Hogg Trust Fund – Cllr N Smith reported that the notes from that meeting, and circulated to all Councillors, asked what the purpose of the notes was, and said that these notes need to be re written. Cllr Marquis said that if Cllr N Smith was not happy with the notes he should let us have an amended version. After a very long discussion it was agreed that the Long Term Planning Committee would meet again on 19th October at 7.30p.m. to go through the options, and Cllr J Smith agreed to contact Youth Services to ascertain whether they had now done the survey they promised to do. Cllr Marquis expressed a wish to resign from this Committee and would be replaced by Cllr S Nunn.

Agenda Item 13 – To consider correspondence received – Cllr Jesse requested that this item be brought up the Agenda and this was approved by all Councillors.

Item 1 – Clerk’s Resignation – Cllr Jesse reported that he had received a letter of resignation from the Clerk. It was agreed that a Committee consisting of Parish Councillors P. Jesse, K. Marquis, Mrs. J Smith and Mrs S Nunn would deal with this matter. The possibility of the Clerk continuing work with the Cemetery was to be looked into.

Item 2 – Cllr Jesse reported that the Parish Council were to receive an award from the British Legion. This was in recognition of the Parish Council’s support over many years.

Agenda Item 9 – Finance

Expenditure:

The following accounts were presented for approval for payment this month from the General Account:

	Code	Inc VAT	exc VAT
S. Walker – salary and salary arrears	100	£409.35	£409.35
Mrs. J. Smith – reimbursement	102	£7.80	£7.80
Darren Baxter – open spaces	306	£95.00	£95.00
Stoneplan	406	£166.75	£145.00
Miller VS Miller	102	£249.00	£249.00
Haxby Sawmills	306	£29.67	£25.80
G. Aitken (DD £310.00) /306		£580.00	£580.00
Viking Trees	306	£190.00	£190.00
Zurich Insurance	106	**£3,298.22	£3,298.22
River Foss Society	104	£18.00	£18.00
The Poppy Appeal	109	£50.00	£50.00

Two accounts which were not on the Agenda were considered, as follows:

K. Marquis	£10.80	£10.80
*Burn & Co.	*£412.56	£358.75

*This invoice would be reduced by 60p to allow for an overpayment on the previous account

**Cllr Cuthbertson said he knew of Parish Councils who had much cheaper insurance felt that the Parish Council could get cheaper insurance elsewhere. He agreed to look into this and inspect the coverage we already had.

On the proposition of Cllr J Smith seconded by Cllr S Nunn it was agreed that the above accounts be paid.

Income on the General Account:

HMCE	£3,780.59
City of York Council	£7,500.00 – second half year precept

The following accounts were due for payment from the Cemetery Account:

Darren Baxter	£90.00	£90.00
Geoff Aitken	£70.00	£70.00

On the proposition of Cllr J Smith seconded by Cllr S Nunn it was unanimously agreed that the above accounts be paid

Income:
NIL

A letter had been received from Geoff Aitken offering to carry out the same work next year at this years costs, i.e.

Barley Rise and Northfields	£270.00
Durlston Drive Sports Field	£310.00
Cemetery	£70.00

It was unanimously agreed to accept the offer from Mr Aitkin.

Cllr Marquis reported that the Bonds were due to mature on 22nd October and proposed to reinvest the following amounts:

£19,000.00 from the Contingency Account
£15,000.00 from the Money Manager Account
£5,000.00 from the Cemetery Account

This proposition was seconded by Cllr S Nunn and all were in favour.

Cllr Marquis reported on the accounts 3 monthly check to the end of September 2009. All were in order apart from a 60p overpayment to Burn and Co and this would be adjusted on the next account.*

Cllr Marquis reported that Clerks pay increases had now been agreed by NALC and produced a new contract for the Clerks and Chairmans signature. Cllr N Smith said this was invalid since the Parish Council had already accepted the Clerks's notice to resign. It was pointed out that the reference to termination of employment could be varied by agreement. The contract still stands and the termination of employment still stands with a finish date of 15th December 2009. Cllr S Nunn agreed to re-write a contract for the new clerk.

Agenda Item 10 – To receive councillor's reports and or updates

Cllr Jesse said that in order to reduce the length of the meetings he proposed that if there was anything to report under the report headings listed below, then ALL COUNCILLORS responsible for that subject were to forward written reports to the Clerk by the Monday of the week preceding the Parish Council Meeting, otherwise it would be taken that there was nothing to report. This proposal was seconded by Cllr Marquis and agreed by the full meeting.

Highways – Cllr Young's report was issued at the meeting. The Parish Council considered the request to support Earswick Parish Council in their efforts to reduce the speed limit on Strensall Road. This was taken to a vote and there was one objection (Cllr N Smith). Cllr Young would be requested to progress extending this

speed limit to beyond the junction at Towthorpe crossroads, and to take in Towthorpe village.

Streetlights – Nothing to report from Cllr J Smith. Cllr Jesse reported that the grant application for the street light at the end of Lords Moor Lane had been supported at the Ward Committee Meeting on Monday 12th October.

Play Equipment – Cllr Scott reported that recent damage had been repaired. One of the signs had been taken down and he had ordered a replacement.

Environment Committee – Nothing to report.

Open Spaces – Cllr Marquis's report was considered. Flowers for the flower tubs had been ordered. A request for the removal of a dog bin at Barley Rise had been received but it was felt that this would not solve any problems.

Youth – Cllr J Smith was to contact the Youth Service for information to be available for the Long Term Planning Committee on 19th October. Cllr Cuthbertson said he felt it was necessary to get young people involved in the survey, but Cllr N Smith was reluctant to bring this matter to the Long Term Planning meeting.

Bus Shelters/Seats – The Clerk agreed to contact Iain Dunn of City of York Council regarding the graffiti on one of the bus shelters.

Cemetery – The Clerk reported that she was trying to obtain a start date for the additional drainage work at the Cemetery.

With regard to the soil deposited on the grass verge outside the Cemetery, this was an arrangement for disposing of excess soil that had been agreed with Ryedale District Council and subsequently City of York Council. However, now there was a new contractor for the grave digging it was felt that this now might be the right time to organise an alternative arrangement and the Clerk agreed to consult with the new contractor regarding the disposal of excess soil.

With regard to tidying up the access to the cemetery it was noted that this area belonged to City of York Council as part of the highway. This information had been passed to Cllr Young.

York Pride/Ward Committee – Cllr Jesse issued notices, “watch your speed”, which had been obtained from the Ward Committee Meeting on 12th October 2009

Sports Association – It was reported that the Sports Association did not have a full committee yet. A letter had been received from Strensall Tigers Football team updating the Parish Council on the situation.

War Memorial – see planning

YLCA – Training for Councillors was available on 11th November 2009 at Elvington and the Clerk was to investigate this. Cllr Marquis was to attend a course on “Employment”.

Agenda Item 11 – Publicity/ Website/Newsletter. - Cllr N Smith had drafted a note for Outreach regarding the meeting on 28th September 2009.

Agenda Item 12 – Robert Wilkinson School – nothing to report.

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Signed.....

Chairman

Dated.....

DRAFT