

Great Ouseburn Parish Council

Minutes of a meeting of the Parish Council held on Wednesday 24th June 2015
at 7.30 p.m. in the Committee Room, Village Hall, Great Ouseburn.

Present: Cllr K Scott (Chairman), Cllr B Robinson (Vice Chairman), Cllr G Potter, Cllr M Grant, Cllr M Rampling, Cllr J Burton, Cllr I Shaw.

In Attendance: Mrs L Evely (Clerk)

Also present: nil

2015. 38 **Apologies received for absence:** nil

2015. 39 **Declarations of Interest.** All Parish Councillors are Trustees of the Village Hall and declare their personal interests in the Village Hall. Members to indicate whether they will be declaring any other interests under the Code of Conduct.

2015. 40 **Minutes of the previous meeting.** To confirm the minutes of the meeting held on Wednesday 20th May 2015: The minutes were agreed as a true and correct record plus signed and dated by the Chairman.

2015. 41 **Public Participation.** Any member of the public present at the meeting may make representations, answer questions or give evidence in relation to the business to be transacted. Members of the council who have a prejudicial interest in relation to any item of business to be transacted may also speak in relation to that matter. *Please note that the Chairman will control this session and will exercise his discretion as to the amount of time allowed for public participation. No decisions are made at this part of the meeting – this will be done by the Council having heard and noted the representations made: - nil*

2015. 42 **Progress Reports.** To receive progress reports as follows:

2015.42.1 LDP Affordable Housing Site, Branton (minute 2012.074 refers): Still pending until the 1st July 2015.

2015.42.2 The Free Landing: The grass has been topped and requires doing again. Cllr Potter kindly offered to carry out the work and to also dispose of the wood that has been left at the free landing.

2015.42.3 Highways issues: The e-mail from highways dated the 8th June 2015 was read out by the chairman. Cllr Rampling requested the clerk to report the pothole on the rumble strip outside of Sandlands on Main Street.

2015.42.4 Tree Management: Cllr Robinson kindly offered to trim around the bottom of the 2nd tree on The Avenue.

2015.42.5 Commuted Sums: Payment has not yet been received for the allotment works. The clerk is to e-mail Sean Wright at HBC and to chase.

2015.42.6 Fishpond conservation area: The wildflowers are now regenerating on their own. At the back end of the year the grass will need topping.

2015.42.7 Allotments: All rents requested have been received apart from Plot 4a has not been renewed. Therefore now 3 plots to be advertised.

Cllr Scott met with Nathan from the Drainage Board and he is happy with the ditch being filled in. The area requires some stone putting on the top (Clay requires removing down to existing stone round the pipe and then backfill with stone). He is also happy with the 4" pipe going through as it is an existing 4 inch pipe in and out. We are awaiting confirmation letter from the drainage board.

2015.42.8 Gladman Developments Ltd – Possible development of the Seggans: The appeal in November has been withdrawn today by Gladmans.

2015.42.9 Children's Play Area: The roundabout centre has been vandalised and picnic bench been thrown and broken in half. Report to the police. The stepper is currently outstanding Cllr Rampling kindly offered to repair and the roundabout company is sending an engineer out.

2015.42.10 Green Spaces Consultation: The deadline for the submission into Harrogate Borough Council is Friday at 4.30pm. Petitions (to be organised by Cllr Burton & Cllr Grant) are required for:

- Stuart Jacksons Field
- Keld Lane
- Townend Field
- Hare Hill, Pipers Lane

2015. 43 Planning decisions notified by Harrogate Borough Council.

2015.43.1 Mr G Jackson Sandlands, Main Street, Great Ouseburn, York, North Yorkshire YO26 9RQ DCPEFULZ 15/01302/FUL 6.80.45.F.FUL Conversion of garages and office to form additional living accommodation, erection of garage block within existing curtilage (revised description): Grant Planning Permission subject to conditions. This was read out by the Chairman.

2015.43.2 Planning Enforcement: High Trees (former Clematis Cottage), Branton Lane, Great Ouseburn, York, North Yorkshire, YO26 9RT ENPCCOM 12/02224/FUL 15/00248/BRPC Alleged development not in accord with the approved plans in breach of condition 2 of 12/02224/FUL: - Extension is alleged to be larger in width and length. Removal of stone retaining wall alterations to land levels. Extension incorrectly sited. Insertion of windows to eastern elevation. An investigation will be carried out and an update will be provided to the Parish Council with 28 days. This was read out by the Chairman.

2015.43.3 Planning Enforcement: Rosehill, Main Street, Great Ouseburn, York, North Yorkshire YO26 9RE ENACKLET 15/00246/CONSRV 10/04339/FUL Adverse condition of site (due to length of time for development to be completed. An investigation will be carried out and an update will be provided to the Parish Council with 28 days. This was read out by the Chairman.

To note any decisions received after publication of this agenda and prior to the meeting:

2015.43.4 Popes Cottage, Main Street, Great Ouseburn, York, North Yorkshire, YO26 9RQ 6.80.89.A.FUL 15/01495/FUL Repair and rebuilding of chimney stacks and installation of chimney pots: This application is to be considered at the meeting of the Planning Committee on the 23rd June 2015 at 2pm at the Council Chamber, Council Offices, Crescent Gardens, Harrogate. This was read out by the Chairman.

2015. 044

Planning applications

2015.44.01 Mr M Gath, Rosecroft, Main Street, Great Ouseburn, York, North Yorkshire YO26 9RG DCPARISH 6.80.88.A.FUL 15/02061/FUL Erection of detached dwelling, attached garage wall, formation of vehicular access and hardstanding, change of use of land to form domestic curtilage and demolition of outbuildings (site area 0.26ha): The Parish Council discussed this application and would like to object under the following reasons:

The proposed planning application goes against Great Ouseburn's Landscape Character Assessment – the development is not allowed to be built back and expanded away from the linear landscape of the village. It is proposed for the garden to be expanded into the agricultural field which is also against the Landscape Character Assessment.

Great Ouseburn Parish Council believes this proposed development is too large and being 3 storeys in height over impacts the area. The Parish Council would like to see the levels etc on the plans to work off as none shown.

This area would suit a development of a bungalow such as the adjacent development.

2015.44.02 Mr M Gath, Rosecroft, Main Street, Great Ouseburn, York, North Yorkshire YO26 9RG DCPARISH 6.80.88.B.LB 15/02062/LB Listed building application for erection of detached dwelling, attached garage and wall, formation of vehicular access and hardstanding, change of use of land to form domestic curtilage and demolition of outbuildings and general brick, roof and fenestration repair works to outbuildings: The Parish Council discussed this application and would like to object under the following reasons:

The proposed planning application goes against Great Ouseburn's Landscape Character Assessment – the development is not allowed to be built back and expanded away from the linear landscape of the village. It is proposed for the garden to be expanded into the agricultural field which is also against the Landscape Character Assessment.

Great Ouseburn Parish Council believes this proposed development is too large and being 3 storeys in height over impacts the area. The Parish Council would like to see the levels etc on the plans to work off as none shown.

This area would suit a development of a bungalow such as the adjacent development.

2015.44.03 Mr D Coidan, Gardeners Cottage, Back Lane, Great Ouseburn, North Yorkshire YO26 9RQ DCPARISH 6.80.125.AA.FUL 15/02243/FUL Conversion of outbuilding and glasshouse to form 1 dwelling and alterations to fenestration of the second glasshouse (site area 0.08ha). (Retrospective permission). This was discussed by all the Councillors present and no objections raised.

2015.44.04 Mr D Coidan, Gardeners Cottage, Back Lane, Great Ouseburn, North Yorkshire YO26 9RQ DCPARISH 6.80.125.Z.LB 15/01862/LB Retrospective listed building consent for the variation of fenestration and rooflights, installation of 3 external doors, alterations to internal walls and doors, and alterations to fenestration and roofing of greenhouses including erection of partial brick facades. This was discussed by all the Councillors present and no objections raised.

2015.44.05 Mr J S Woolley, Garden to the North East of Tinkers Hollow, Church Field Lane, Great Ouseburn, York, North Yorkshire YO26 9SG DCPARISH 6.80.187.D.FUL 15/02285/FUL Conversion and extension of existing garden store to form dwelling to include associated car parking (revised scheme) site area 0.26ha.: The Parish Councillors discussed this application and object under the following reasons:

- The proposed access is not suitable – Witherans Lane is currently an unmaintained 'Green Lane' with unknown ownership. It has public access to 5 fields privately owned. There is no legal right for a house access and this property has never been granted a field access. North Yorkshire County Council should be consulted as they maintain the highway and strongly objected to the previous application.
- In open countryside and out of the permitted building area.
- The proposed plans show a bigger footprint in height, width and length to the existing footprint.
- This parcel of land has not always been a garden and was originally a field. There is no knowledge that a 'Change of Use' has been applied for. The Parish Council object to this and would like to draw your attention to the Area 92 Landscape Character Assessment and also to the Conservation Area Advice, both of which underline the importance of not extending domestic curtilages into the Agricultural Areas to preserve the historic form of this linear village and open views to the countryside.
- Trees as shown on the plan have already been chopped down before permission granted opening up the Vista to domestic dwellings and leaving neighbouring properties exposed to the current building.

To consider any planning applications received after publication of this agenda and prior to the meeting:

2015.44.06 Mr A Green, Clematis Cottage, Branton Lane, Great Ouseburn, York YO26 9RT Variation of condition 2 of planning permission 6.80.69.C.FUL to allow amendments to approved drawings. This was discussed by all the Councillors present and no objections raised.

2015. 045 North Yorkshire County Council – Awards for community projects/groups and individuals: This was read out by the Chairman and no nominations at this time.

2015. 046 Harrogate Borough Council – James Langler email dated 09.06.15 – Changes to HBC's Supplementary Planning Documents: The letter was read out by the Chairman and acknowledged by all present.

2015. 047 YLCA – Sheena Spence e-mail dated 27.05.15 – Revised template rules for the recording of council/parish meetings. This was read out by the Chairman and accepted by all present. The policy was adopted today and to be reviewed in a years' time. The policy is to be put on the website and also a copy erected in the Village Hall.

2015. 048 Making Parishes Better Places – FOI Request (e-mail dated 02.06.15) Cllr Scott kindly agreed to complete the survey. The clerk is to ask HBC to if they could send direct links to the planning application when issuing for consultation.

2015.049 Harrogate Borough Council e-mail dated 24.06.15 from Libby Kirkley Bryan re: recycling banks at Great Ouseburn Village Hall: This was also discussed at the last GOVH meeting. The village Hall are asking users of the Hall to take any corrugated card board away with them and not put in the recycle bin. The clerk is to reply to Libby Kirkley Bryan e-mail and request the bin to be removed which will resolve the problem.

2015.050 Harrogate Parish Council: E-mail dated 12.06.16 from Lesley Worrall re: Parish Councils briefing of the Local Plan on the 9th July 2015: Cllr Scott kindly offered to attend the meeting.

2015.051 James Mackman letter dated the 11th June 2015 re: internal audit report for 2014-2015 period: This was read out by the Chairman and acknowledged by all present.

2015.052 **Questions from Councillors.** To consider questions from Councillors: Cllr Shaw raised concerns over the new bus concessions. When you arrive at the Park and Ride on the A59 at York you now have to pay a further £1 to get into the centre of York as the bus now terminates at the Park and Ride. It was raised that it may be cheaper to drive your own car into the centre of York and seems as though the bus company has not thought it through properly.

2015.053 **Statement of accounts for the period 1st April 2015 – 31st March 2016.** To consider the statement of accounts for the current year and approve payments therein: The accounts were approved as a true and accurate record.

P7/15	YLCA (Annual membership)	£187.00
P8/15	CPRE (Annual membership)	£36.00
P9/15	Agrihaul Ltd (Cement for bench at Fishpond Bridge)	£62.32
P10/15	Rural Action Yorkshire (Annual membership)	£35.00

Current account balance @ 14.06.15:	7,351.19
Deposit account balance @ 29.05.15:	1,409.67
Reserves account balance @ 14.02.15:	2,092.71
Less unrepresented cheques/transfer:	320.32
Add unbanked receipts/transfers:	0.00
Total:	10,533.25

2015.053.01 Harland (Garden Machinery) Ltd – servicing of 3 gang mowers at the playing field £653.76 Inc VAT: All present agreed to pay the invoice.

Items received after publication of this agenda and prior to the meeting:

2015.053.02 Green and Tidy invoice dated 17/06/15 £4224.00: This was not approved. The invoice is incorrect and seems to be confused. The clerk is to e-mail and clarify the Parish Councils jobs and copy in all the Councillors on the e-mail.

2015.054 **General Circulation Correspondence received – for information only.** This was noted and passed for circulation by the clerk

2015.055 **Reports from representatives.** To receive reports from the Council's representatives on the following organisations:

2015.55.01 **Village Hall Committee:** The outside bannister is getting looked as needs repairing. Cllr Burton to chase.

£1008 has generously been donated to the Village Hall from the proceeds of the Spring Festival.

2015.55.02 **Police Liaison Group:** e-mail circulated.

2015.55.03 **Yore Vision:** no news

2015. 056 **Matters for inclusion on the next Agenda:** nil

2015. 057 **Date and Time of next meeting.** To confirm that the next meeting of the Council will be held on Wednesday 22nd July 2015 at 7.30 p.m. in the Village Hall, Great Ouseburn.

With there being no further business the meeting closed at 9.40pm