

Oswaldkirk Parish Meeting

Minutes of Meeting held on Tuesday 15th August 2006

PRESENT: 40

APOLOGIES: Caroline and Peter O'Neill, Jill Stone, Eric and Jean Beadle, Rosie and John Wilkinson, Jane and Simon Conacher, Bill and Monica Teasdale and Joan Waters.

MINUTES OF LAST MEETING:

It was highlighted that the minutes had been displayed on the Notice-board and therefore the Chairman asked whether there were any comments. There being no comments, the minutes were accepted – proposed by Philip Entwistle and seconded by Sandy McKenzie-Smith.

MATTER ARISING

Speeding van – The Secretary informed the meeting that he had contacted the Police regarding the speeding van; however there had been no further action. The Secretary stated that he would pursue the matter.

Birch Farm – The Chairman informed the meeting that he had tried to contact Ryedale District Council to try and determine whether any progress had been made regarding the tree planting at Birch Farm. Unfortunately due to the holiday season, no one was available for comment. The Chairman stated that he would pursue the matter.

Speed limits – The Secretary informed the meeting that North Yorkshire County Council Highways department had carried out the traffic survey and were now investigating previous accidents and incidents in the village. The Secretary stated that he would pursue the matter and keep the village up to date.

The Terrace and The Main street signs: The Secretary indicated that no progress had been made regarding this point, however promised to pursue this matter.

PLANNING APPLICATION No 06/00772/FUL CHANGE OF USE, ALTERATION AND EXTENSION OF FORMER COW BYRE TO FORM A SELF-CONTAINED ONE-BED RESIDENTIAL ANNEX TOGETHER WITH ERECTION OF CONSERVATORY TO OUTBUILDING

The Chairman introduced this planning application indicating that it was simply a change of use of an existing cow byre to form a bedsit with a conservatory attached. There was a brief discussion and it was proposed by Gerard Simpson

and seconded by Ian Henley to recommend approval to RDC with the following points:

- That should permission be granted then a restriction should be placed on the development such that it would never become a separate dwelling.

Whilst it was acknowledged that this application was solely for a change of use of an existing cow byre and there was no alteration to the outline or roofline of the property. There were, however, elements of the Meeting that wished it to be highlighted to Ryedale District Council that they would oppose any alteration of the building, especially the roofline. Therefore, it was requested that the Secretary seek Ryedale District Council's reassurance that should permission ever be requested for further development of this property that the Parish Meeting be consulted appropriately.

The Meeting voted in favour of the proposal.

RE PLANNING APPLICATION No 06/00757/FUL ERECTION OF A FOUR BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE AND FORMATION OF VEHICULAR ACCESS.

The Chairman introduced this planning application stating that it was for a four bedroom house in the garden of the Red House. He also highlighted that outline planning permission had originally be granted in 1991 and subsequently rolled over in 1997 and 2000. The outline planning permission had now lapsed, however the proposal in front of the Meeting was for full approval. There was much debate regarding this application and the key concerns were summarised as:

Access – the proposed access is in close proximity to the junction with the Oswaldkirk to Ampleforth road and The Terrace and the hairpin bend on the B1363. It was acknowledged that the site of the access had been designed to aid visibility to and from the property, however the Meeting questioned whether this was sufficient to address their concerns, especially bearing in mind the speed and weight of traffic along the B1363 at weekends, the gradient of the road and the proximity of the access to the hairpin bend.

Car parking – it was noted that the plans include a double garage which is set back from the access by approximately a car's length. There does not appear to be anywhere for cars to turn around. The lack of a space to turn around will mean that cars will either reverse out of the garage/drive and on to the B1363 or reverse into the property. Neither of these options was considered safe or desirable.

It was also noted that there was no off-street parking, due to the location of the site; it is not possible to park *safely* on the road.

In addition to the above points, it should be noted that the junction of the Ampleforth Road and the B1363 was highlighted as an accident blackspot in the Village Plan. In recent years a lorry has demolished part of the boundary wall of the Red House. As a result of road safety concerns, the Meeting proposed that prior to any discussion and decision; the Planning Committee should visit the site and see the potential dangers for themselves.

Development in the Conservation Area – the proposed development is in the Oswaldkirk Conservation Area, the Howardian Area of Outstanding Beauty and is adjacent to the North York Moors National Park. According to the Ryedale District Council Website any development in a Conservation Area should ‘preserve or enhance the character of the area’. The Parish Meeting felt that the proposed development would neither ‘preserve’ or ‘enhance’ the Conservation Area as both the street scene and the view of the surrounding area would be adversely affected by the proposed development.

Type of property – the proposed development is for a large four bedroom house with three en-suite bathrooms. According to the Village Plan, carried out in 2005, the majority of villagers felt that *if* there was any future development in Oswaldkirk, then it should be affordable – the proposed development clearly does not meet this criterion.

Over development of the site – it was noted that the proposed development would cover approximately 50% of the plot. The meeting considered that this amounted to a significant over development of the site.

In keeping with the other village houses – it is acknowledged that it is proposed that the house be built of stone and have a pantile roof and hence ‘appear’ to be in keeping with houses in the village. However it should be noted that the majority of large houses in Oswaldkirk have a correspondingly large garden and hence are *family* houses. The proposed property will have a very small garden, especially in comparison with the size of the property, and hence it was considered to be out of keeping with other family houses in the village. It was felt that if this application was approved it would set an inappropriate precedent for other developments in the area as they would erode the character of the village.

Proposed use of new house – it was highlighted at the Parish Meeting that the Red House has operated in the past as a bed and breakfast. Due to the road safety and car parking issues highlighted above, there was concern, that if this property be built, it should not be used as a bed and breakfast.

It was proposed by Babs Miller-Pratt and seconded by Eric Dunstone to reject the plans, the Meeting voted overwhelmingly to **reject** the proposed plans.

Chestnut Bank

The Chairman passed a vote of thanks to Dave Thompson for strimming Chestnut Bank. The Chairman informed the Meeting that Rhona Sutherland had drafted a management plan and he requested comments on it. He further highlighted that this plan would be discussed and developed during the Parish Information Sessions.

Millennium Footpath

The Chairman highlighted that the footpath along the side of the Annett was becoming over grown and that he spoken to Mrs Stewart. It had become apparent that the hedgerow along with the land that the footpath is on belongs to Mr Armitage and there had been a verbal agreement that he should keep it in good order. The Chairman had approached that National Parks and they were looking to whether they could take over responsibility for maintenance of the hedgerow and the footpath. The Chairman stated that he would pursue this matter and keep the village up to date.

CANDO

The Chairman informed the Meeting that there was an initiative called CANDO. This initiative was based in the Howardian Hills Area of Outstanding Natural Beauty and the South West corner of the North York Moors National Park. The initiative was aimed at promoting local environmental projects and the Chairman had highlighted some ideas to the project leader, for example a footpath to Gilling, improving the maintenance and cutting regime of the floristically rich verge between Oswaldkirk and Ampleforth. The Chairman asked for any other ideas to be passed to him.

AoB

Article 4

Andy Watt stated that the National Parks had just implemented Article 4 in to their planning legislation. This article basically means that planning permission is need for minor changes, eg addition of statelite dishes, change in windows etc. Andy Watt highlighted that there was a potential inconsistency within the village insofar as on one side of the street permission was needed for minor changes whereas no permission was needed on the other. He proposed that this anomaly be brought to the attention of the National Parks and RDC, the Chairman agreed to pursue this matter.

Road Sweeper

It was highlighted that the roads were in a poor state and in need of sweeping, it was agreed that the Secretary should contact NYCC Highways department to request that they be swept more regularly.

Building work at 6 Manor View

Concern was raised regarding the ongoing building work at 6 Manor View – the concern was related to the duration of the work, the fact that work was going on at the weekend and that the site was untidy.

Precept

The Chairman highlighted that there would be a Parish Meeting in November to set the Parish Precept, he therefore requested that organisations in village discuss whether they would need any money over the coming year (i.e. 2007-8) and if so how much.

There being no further business the meeting the Meeting closed at 9.20 pm.