

## Oswaldkirk Parish Meeting

### Minutes of Meeting held on Tuesday 9<sup>th</sup> January 2007

**PRESENT:** 22

**APOLOGIES:** Philippa and Sandy Mackenzie-Smith, Pauline and Ian Henley, David and Beryl Lee, Jean and Eric Beadle.

#### **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 John Webb and seconded by Gerard Simpson.

#### **MATTER ARISING**

It was noted that the roads had been swept since the previous meeting, however it was agreed that the Secretary would contact North Yorkshire Highways to ask if they could clean and tidy the bank.

#### **APPLICATION No 06/01203/FUL – ERECTION OF A THREE BEDROOM DWELLING WITH ATTACHED DOUBLE GARAGE, LAND ADJACENT TO OAK LODGE, ST OSWALD'S CLOSE, OSWALDKIRK, YORK**

The Meeting considered that the proposed development for a two storey building on the site adjacent to Oak lodge was, in its current form, not acceptable and hence recommended that Ryedale District Council *reject* the plan. This was proposed by Michael Frame and seconded by John Sutherland (12 agreed with the proposal with 3 abstentions).

The reasons for this conclusion were:

#### **Type of property**

When the Parish Meeting considered the application for outline planning permission in 2006 (Application No 06/00221), they proposed that any development on the site should be restricted to a single storey bungalow and not a dormer bungalow. This point was endorsed by Ryedale District Council (see Condition 10 on the Outline Application for Permission to Carry out development for Application No 06/00221.) Therefore, the Parish Meeting considered that the current proposal for a **two** storey dwelling to be unacceptable.

### **Size of property**

The Parish Meeting noted that the proposed property is considerably larger than the adjacent bungalows. It was also noted that proposed development occupies a large proportion of the total plot (approximately 75%). As a result the garden area is extremely small. The Parish Meeting, therefore, considered that the proposed development was an over development of the plot.

### **Lack of car parking**

It was noted that the proposed development includes a double garage; however, the Parish Meeting considered there was a potential lack of off-road parking spaces.

## **POST MEETING NOTE – THIS PROPOSAL WAS WITHDRAWN BY THE APPLICANT**

### **APPLICATION No 06/01239/FUL – ERECTION OF A DOUBLE GARAGE AT 4 THE BARNES, OSWALDKIRK ROAD, GILLING EAST, YORK**

The above application was discussed and the Meeting considered that the proposed development was acceptable and hence recommended that Ryedale District Council **accept** the plan. The Parish Meeting, however, noted that there were the following concerns with the proposed development:

### **Visual intrusion**

The Parish Meeting noted that the proposed development is potentially visually intrusive to the immediate neighbours. The arguments for and against sighting the garage in the proposed location were ably put to the meeting by the developer and the neighbour. On consideration the Meeting felt that there is sufficient room on the site for the garage to be relocated and that a location to the south would be a much improved solution which would benefit the aspect from both the adjacent properties.

### **Design of the garage**

It was noted that it is proposed to face three sides of the garage in wood, however, the Parish Meeting felt that it would be more in keeping to use stone.

### **Potential use of the double garage**

There was concern that the double garage could become a commercial workshop and hence felt this use should be prevented by the use of an appropriate restriction.

## **POST MEETING NOTE – THIS PROPOSAL WAS ADOPTED BY RDC**

### **BIRCH FARM**

The tree planting scheme had finally be agreed and hopefully will now take place in the next few months.

### **Chestnut Bank**

Rhona Sutherland gave a brief update stating that there had been agreement to redo the path, remove some trees, form a small working committee, try and obtain funding from the AONB. If funding was obtained it was agreed that the Parish Meeting bank account could be used.

### **ANY OTHER BUSINESS**

Village Calendar – it was agreed set up a Village Calendar and dates of any forthcoming events should be passed to Mark Clook who would put them on to the Notice Board.

Bay Trees – concern was raised regarding the newly planted Bay Trees outside the Old Rectory. The Meeting was informed that North Yorkshire Highways Department were aware of them and had asked them to be removed. It was agreed that to pursue this issue with North Yorkshire Highways.

Fireworks – It was highlighted that following a New Year's Eve firework display potentially dangerous debris had been fallen in to several gardens. It was agreed that the Chairman would pursue this issue with Trading Standards.

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