

## HELMSLEY TOWN COUNCIL

### Minutes of the Meeting of Helmsley Town Council held in the National Park Meeting Room on Monday 26<sup>th</sup> January 2015 at 6:30pm

**Councillors Present** Councillors Parkin (Chairman), Boulton, Duncombe, Fairburn, Marsden, Swift and Vander Weyer.

**Also Present** District Councillor S Arnold, three members of the public, one member of the press, Ms V Ellis (Town Clerk) and Mrs L Pryor (Assistant Clerk).

#### **Part One – opening business**

##### **1 Apologies**

All councillors were present.

##### **2 Code of Conduct**

Councillor Duncombe declared a pecuniary interest in Agenda Items 9c & 9d and 13 a, b and c, and a non-pecuniary interest in Agenda Item 10b.

##### **3 Public Comments**

A member of the public raised the issue of car-parking in the town, in particular the policing of the areas of double yellow lines which he considered to be light.

##### **4 Minutes**

The council resolved to agree and sign the minutes of the ordinary meeting held on the 15<sup>th</sup> December 2014, the Additional Meeting (Freeman) held on the 15<sup>th</sup> December 2014, and the Planning Meeting held on the 22<sup>nd</sup> December 2014.

#### **Part Two – For Information**

##### **5 Exchange of Information and items for next agenda**

###### **a) Chairman's Report**

- I. The chairman gave an update on the work at Helmsley Recreation Charity to improve the car park, the doors and the path. The cricket club will assume responsibility for cutting the grass.
- II. Helmsley banks – letters from Anne McIntosh MP, NatWest and Barclays circulated.
- III. Dog walking on the Hockey Field reported to the dog warden.
- IV. Entrance to town signage. The design is to be discussed with NYMNPA planners.
- V. The review of car parking in the town by NYCC which was due within this financial year. An update will be requested from NYCC.

###### **b) Councillor Vander Weyer**

- I. Magna Carta. Negotiations with English Heritage for the Castle picnic are progressing well. Daytime activities in the market-place have yet to be determined.

###### **c) Library consultation and meeting reminder.**

###### **d) Clerk's Report**

- I. NYMNPA - s106 contribution of £44,352 Wharfedale Homes towards extensions and improvements to the existing open space and community and leisure facilities at Baxton's Lane as part of the planning approval for 20 dwellings on land to the north of Linkfoot Lane. To be received by 31/01/15.
- II. Winter pavement gritting/snow clearance. NYCC has agreed to add the following routes to the Priority 1 programme payable at NYCC's expense instead of Helmsley Town Council: a loop onto the existing footway salting plan to include Carlton Road (from the junction with Bondgate) to the surgery, Carlton Lane and Swan Lane. The path through the National Park office car park cannot be added as it is not part of the highway maintainable at public expense.
- III. Howardian Hills AONB Annual Report 2013/2014 is online only at [www.howardianhills.org.uk](http://www.howardianhills.org.uk)
- IV. Complaint about how NYCC's closure of Swan Lane was managed - passed to NYCC.
- V. Northern Ryedale Transport Group, 10th Feb at National Park, Helmsley 10.30 - 12.30.
- VI. Riponian Rally Sunday 22<sup>nd</sup> February – inc. Riccal Dale 9:25-12:15pm.
- VII. A resident's complaint about the Old Forge on Carlton Road was forwarded to the National Park.
- VIII. Documents received and sent to councillors: Consultation on NY Police Precept, Western Area Parish Forum July 2014 notes, Ryedale - Crime, Road Traffic Collision and General Incident Statistics - Dec 2014, RDC/Scarborough BC Community Big Switch scheme for electricity and gas and DCLG Plain English Guide to the Planning System, Local Council Award Scheme January 2015 and YLCA White Rose Update, Response to Planning Inspector – Helmsley Development Plan.

**6 Planning: the council received the following decision notices and information**

- a) **Application No.** 14/01228/House **Applicant** Mr and Mrs Sinclair **Decision** **Approved**  
**Proposal** Replacement of 10 no. timber windows with double glazed PVCU windows (5 no. sliding sash and 5 no. casement). **Address** Buckle Yeat, Pottergate, Helmsley YO62 5BY.
- b) **Application No.** 14/01271/73A **Applicant** Planactive Ltd (Mr Ritchie Hirst) **Decision** **Approved**  
**Proposal** Variation of Condition 10 of approval 12/00366/FUL to allow replacement of drawings nos. 200\_10, 200\_10C and 200\_11 by drawing nos. PL26 previously approved Site Layout, PL25 previously approved Bungalow Plan and Elevations, PL01 Existing and Proposed Plans and Elevations and PL03 Proposed Elevations-amendments to design of Police House.  
**Address** 35 Ashdale Road, Helmsley, York YO62 5DE.

**7 Meeting**

Helmsley Town Hall Committee 17<sup>th</sup> December 2014. Councillor Marsden gave a verbal report.

**8 Finance, Audit and Governance**

- a) The council noted that the Local Government Act 1972 s137 limit in 2015-2016 financial year is £7.36 per person on the electoral role in the parish of Helmsley.
- b) The council received the Bank Reconciliation to the 31 December 2014.
- c) The council received the Running Budget to the 31<sup>st</sup> December and to the date the agenda was issued.

**Part Three – for determination****9 Planning Applications The council considered the following applications:**

- a) **Application No.** NYM/2014/0844/FL **Applicant** Dr and Mrs Hollowood  
**Proposal** Construction of single storey side extension  
**Address** Beckdale House, Helmsley. **Decision** : **No Comment**
- b) **Application No.** NYM/2014/0598/FL **Applicant** Mr Stephen Beckwith  
**Proposal** Erection of 1 no. pigeon loft and 2 no. garden sheds (retrospective)  
**Address** 4 Elmslac Close, Helmsley. **Decision** : **No Comment**
- c) **Application No.** NYM/2014/0808/FL **Applicant** Wharfedale Homes  
**Proposal** Construction of 60 no. dwellings (36 no. open market and 24 no. affordable) with associated garages parking, access and landscaping works.  
**Address** Land off Carlton Road, Helmsley

**Decision**

1. Helmsley Town Council accepts the rationale for development of this site, but is acutely aware of its visual impact, particularly for existing residents of Carlton Road, and of other impacts on traffic and use of town amenities that will follow from the addition of 60 new homes. We are aware that the developer controls additional land to the north and east of the site, but the Town Council concurs with the Helmsley Development Plan that there should be no more development in this quadrant of Helmsley within the Plan period. We note that road access points for future development have been provided on both the north and east sides of the site but the developer should be aware that any plans for such expansion would be strongly opposed. The road access point on the north side, between plots 25 and 26, is in that sense a waste of developable space within the site.

2. We welcome the preservation of the ancient orchard on the south side of the site, and we understand this will be fenced to prevent access. We also welcome the provision of the triangular area at the eastern boundary of the site as landscaped public open space. However, we feel insufficient provision has been made for children's play areas. The proposed oval fenced play area within the east public space is, we understand, a minimum statutory provision (possibly in lieu of S106 contribution to other amenities). Children, particularly from the adjacent affordable housing, are more likely to want to play in the old orchard, damaging its already frail trees and new fences, or to go across the road to the open green space of Ryedale Close, to the irritation of the (mostly elderly) residents there.

We suggest that fresh thought needs to be applied to this aspect of the development: possibly the play area at the eastern edge should be enlarged, making use of the rectangle of land in the north-east corner. We also suggest there should be new planting of fruit trees in the orchard, alongside the old trees, and that residents should be encouraged to treat it as an accessible and productive amenity of the estate in which they can take interest and pride, rather than as a zone that is closed off to them and therefore an invitation to mischief.

3. We are concerned that the new streetscape on the east side of Carlton Road (the western boundary of the site) should be as inoffensive as possible to existing residents opposite, and not detrimental to this pleasant and popular route out of the town towards Carlton and the moors. We should like to see a more complete plan for tree and shrub planting both in front of the new houses and on the green public open space at the south-west corner of the site.

4. We object to the size and design of the house on Plot 1, facing the Feversham Road junction and obliterating the previous long view from that approach. It is particularly unattractive to have the gable end of the garage block of the proposed house facing the junction. We ask that the house design for this site should be reduced in scale and made more sensitive to its position.

5. As to overall design detail, we welcome the variety of house types but suggest that the developers be asked to reconsider the use of small lean-to porches over front doors on many of the houses. These utilitarian (and presumably low-cost) features diminish the quality of design, do not relate to local tradition, and would be better either removed or replaced by built-out stone porches (as can be seen on some houses at the north end of Elmslac Rd nearby, for example).

6. We ask planning officers to consider whether any link can be made between the proposed cycle/footpath on the south-east edges of the site and other public rights of way/bridleways in the vicinity.

7. We have long-term concerns regarding the lay-out and safety of the junction of Carlton Road, Ashdale Road and the A170. This development will bring a large volume of lorry traffic during construction and a permanent increase in vehicle movements at the junction. We ask that Highways should be charged with monitoring the junction and proposing any necessary changes as the development goes forward.

**d) Application No.** NYM/2014/0808/FL **Amended**      **Applicant** Wharfedale Homes  
**Proposal** Construction of 60 no. dwellings (36 no. open market and 24 no. affordable) with associated garages parking, access and landscaping works.  
**Address** Land off Carlton Road, Helmsley  
**Decision** The council reiterates its response to NYM/2014/0808/FL

**e) Application No** 15/00013/HOUSE                      **Applicant** Mr Simon Gospel  
**Proposal** Erection of part two storey/part single storey extension.  
**Address** 32 Bondgate Helmsley YO62 5BR              **Decision: No Comment**

## 10 Cemetery

- a) The council considered an offer of replacement trees from a resident following the felling of the large maple and resolved that a maximum of 2 would be appropriate.
- b) The council deferred a decision on the removal of 3 small yews to allow sheep to graze the cemetery safely. A larger tree could have its lower branches trimmed.

## 11 Consultations: The council considered responses to the following:

- a) The Cleveland Way online Management and Action Plan (NYMNPA). No comment.
- b) Undergrounding of high voltage electricity lines in National Park (NYMNPA). No comment.
- c) RDC Village Services Audit 2015 and NYMNPA Community Facilities Survey 2015. The forms were checked at the meeting.
- d) Minerals & Waste Local Plan – Supplementary Sites Consultation (Jan 2015). No comment.

## 12 Meetings and Helmsley Development Plan. The council considered attendance:

- a) YLCA Ryedale Branch Tues 17 Feb, 7.00pm at RDC. Councillor Swift and the clerk.
- b) Western Area Parish Forum Thurs 19 Feb 2015 at 7.15pm at The Old Vicarage, Helmsley. Councillor Fairburn.
- c) The Helmsley Plan: Notice of Examination Tuesday 3 March 2015 at 10.00am at the National Park Offices, The Old Vicarage, Bondgate, Helmsley. Councillor Vander Weyer.

## 13 Verges

- a) The council noted that the tender document was amended on the 16<sup>th</sup> December to remove the option of depositing grass near Helmsley as this option was not available.
- b) The council considered the tenders for the grass and verge cutting and resolved to award the contract to Allgardens at a cost of £6,480 for 12 cuts. The accepted quote excludes the grass either side of Borough Beck at the southern end of Castlegate owned by Helmsley Estate.

- c) Grass either side of Borough Beck owned by Helmsley Estate. The council did not accept the quotations for mowing and strimming this area. The council was given information the clerk received from the caretaker about how long this area had taken to mow and strim when he worked for Scarborough Borough Council.

#### 14 The Limes Play Area

The council resolved to apply for an Awards for All Grant for new play equipment and appointed Councillors Duncombe, Marsden and Swift to a Limes Play Area Working Group.

#### 15 Finance and Governance

- a) The council ratified the clerk's response to the DCLG consultation on local council tax support funding.
- b) Consideration of the Asset Register was deferred. The council noted that the insurance company had received information about the changes to date.
- c) To council considered the budget for 1 April 2015 - 31 March 2016 and resolved to agree a budget of £67,900 and not to earmark reserves.
- d) The council resolved to set a precept of £62,000 for 2015-2016 following a discussion about the loss of income during the last two financial years.

The council noted in the budget documents provided that in 2013-2014 the way that Council Tax was calculated changed under the Localisation of Council Tax legislation. The government gave principal authorities such as Ryedale District Council funding to pass to parish and town councils to compensate for the change in the way the precept was calculated but the money was not ring-fenced for parish and town councils. RDC is one of the authorities which is not going to pass on any of the funding to parish and town councils from the 1 April 2015. In 2013-2014 all the funding was passed on as a precept grant of £4,667 and 50% of it was passed on in 2014-2015.

In addition NYCC has withdrawn all payments for cutting 'urban grass' except at important junctions, that is grass within 30mph sign limits, a reduction in income of about £1,300, with effect from 1 April 2015.

The council has put restrictions on when a plot in the New Cemetery can be reserved. This is to save space as the number of reservations increased during the summer of 2014. Approximately a third of three rows were reserved plots. This may lead to a reduction in cemetery income.

- e) The council resolved to agree the following payments and the cheques were signed. Chq. No 101355 was cancelled.

Chq. No	Payee	Details	Net	Vat	Total
101354	Homeworks (Helmsley)	keys/decorating tools/spanners	£39.24	£7.85	£47.09
101356	P J Harris	postage	£10.64		£10.64
101357	NYMNPA	room hire & IT charges	£698.73	£24.80	£723.53
101358	Keith Sanderson	photos	£17.50	£2.22	£19.72
101359	V Ellis	stationary/calendar/printer ink	£43.94	£7.24	£51.18
101360	Salaries x 3	Salaries x 3	£1,267.96		£1,267.96
101363	HMRC	PAYE	£333.90		£333.90
		<b>TOTAL</b>	<b>£2,411.91</b>	<b>£42.11</b>	<b>£2,454.02</b>

Signed

Date