

Minutes of the Meeting of Riccall Parish Council
held on 16th March 2015
from 7.30 p.m. at the Regen Centre

Attending: Cllr Keen (Chairman), Cllrs Adamson, Dawson, Duggan, Kilmartin, Nuttall, Owens, Sharp, Somers-Joce and Wilkinson.

District Councillor - Ian Reynolds

Tom Davies - Youth Advisor

Mrs Lindsey Ryan - Clerk and Responsible Officer

Mrs Sandra Botham - Administrative Assistant

1 Apologies and declarations of interest

None

2 Minutes of the meeting of Riccall Parish Council held on 16th February 2015

At the request of a member, the Chairman agreed that the content of these minutes will be discussed in private session (item 17) before adoption.

Minutes of the Administration & Finance Committee of Riccall Parish Council held on 9th March 2015

The minutes of this meeting were accepted as a true record and adopted.

3 Report on progress and updates since the last meeting

District Cllrs Reynolds had no updates.

No updates have been received from North Yorkshire Police.

The Clerk gave an update on action taken and developments since the last meeting:

- A response has been made to the NYCC Minerals and Waste Plan consultation.
- A response will be send to reinforce our position on the Speed Gun Pilot Scheme.
- Signs have been erected by NYCC Highways for the closure of Kelfield Road for 3 days starting the 17/3/15 – the Clerk has had no response to her enquiries to find out what work is to be done or what provisions are to be made for residents in the area and the school bus pick-ups.
- New areas have now been added to the litter picker's routes.
- Selby DC have been contacted about some of the street litter bins not being emptied regularly.
- Cllr Allowances have now been completed and will be noted in Item 6.
- Keith Humphries of Riccall Lands Charity has unfortunately been taken ill and with Tom Metcalf on holiday the contact for now will be George Anderson.

- NYCC were contacted about erecting a mirror at the Main Street bus stop but due to H & S considerations they will not support this.
- Gavin has fixed some of the problems with the notice boards. Work is planned to sand and re-varnish them once better weather arrives.
- The Energy Doctor has secured some funding which she plans to use in Riccall and she will attend the Community Library sessions to speak to residents.

4 Matters from Public Participation

None

5 Correspondence

5a) General correspondence - requiring decisions:

A resident has emailed regarding the future management of the green space area on Station Rise. This was discussed at the recent Admin and Finance Committee Meeting, where it was decided to ask District Cllr Reynolds for advice. Cllr Reynolds noted that the grass cutting charges made by the Management Company appear to be higher than average and he agreed to discuss options with Linden Homes and the Management Company and report back. It was suggested that Selby DC legal team should be contacted if it is agreed that the land should be adopted, though it will be evaluated if this is necessary. This will be discussed as an agenda item at the May meeting.

A resident has emailed to seek permission for 'Dig Riccall' to excavate another area on the Village Green, planned for early April. A Risk Assessment will be carried out and the area will be re-instated. Cllrs agreed to this permission.

Cllrs had no objection to a company enquiring about filming in Riccall but would like to know that issues such as H & S and any road closures/disturbance are taken into account.

5b) General correspondence - for information:

A resident has written about an area on Silver Street/Main Street where the double yellow lines have been obscured by previous works. The Clerk has since contacted Rob Cook of NYCC Highways who has inspected the area and is to arrange reinstatement of the double yellow lines.

5c) Late correspondence – to note only.

Further information has been received (circulated) regarding the purchase of a vehicle activated sign - it was agreed that this will continue to be pursued.

6 Accounts for March 2015

A total expenditure of £6,592.08 was agreed

Payments for March 2015 were approved. The Clerk gave an update on the budget position and bank reconciliation and these were noted.

7 Planning

7a) Selby DC has granted planning permission for the following applications:

Permission was **granted** for: Proposed new front entrance porch, two storey rear extension, removal of existing outbuildings and relocation of existing garage at 11 Selby Rd, Riccall 8/15/449/PA

7b) The following planning applications will be considered:

Proposed first floor alteration/extension to the front of 23 Kelfield Rd, Riccall – (Cllr Rupert Somers Joce) 8/15/425B/PA

No objections.

7c) Other planning matters

None

8 Reports and Consultation

Cllr Dawson reported back from the newly formed patients group for Riccall. He suggested that he is willing to act as a PC representative in the future on this group, if required. He was pleased to report that Riccall residents were well represented at the meeting, making up 40% of those attending. The Care Quality Commission makes three yearly inspections and Beech Tree Surgery at Selby was graded as good however had Riccall or Carlton Surgeries been inspected they would have been classed as inadequate with the present facilities. Beech Tree has joined with five other practices known as Shield GP Ltd to protect funding and to share costs for staff, procurement and training. The recent planning application for addition of a dispensary for the Riccall Surgery was discussed. Cllr Reynolds has previously offered to advise in order to progress the application and will hopefully give some feedback to a future meeting.

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9 Recreational / H&S update

The Clerk reported that maintenance has been carried out on the gates and the Viking grid has been treated for moss removal.

A quote has been received for tarmac to be laid at the sports wall to solve the continued ground erosion issues.

It was decided to get further quotes and take this forward as an agenda item at the April meeting.

Cllr Nuttall gave a quarterly H&S review noting that there is usual wear and tear which is acceptable. Areas that will need further maintenance are fencing around the Village Green and notice boards and wooden benches and tables. Contractors cutting Landing Lane hedge left debris and further mole treatment is needed in the park. It was also noted that the skate ramps are in need of painting and a skater had requested that abrasive paint not be used again. Tom Davis commented that the textured paint was ok once it wears a little and the surface is better grippy than slippy and that users are aware of the need to use protective clothing. Tom noted that the grind rails should not be painted.

Speakers had not arrived for items 10 and 11 so it was agreed that item 12 be brought forward.

12 Administration & Finance Committee

The Committee had recommended that following the election, all Cllrs would be asked to become signatories at the Bank.

Cllr Keen confirmed that Standing Orders had been reviewed and that there were no changes.

13 Meeting preparation

Cllrs considered receiving Council papers electronically.

A proposal was made to continue with hard paper copies for agendas, minutes and meeting packs.

9 –in favour 1- against

(Cllr Duggan was against and wished to have his vote recorded).

14 Parish Council Elections 2015

The Clerk gave advice on the elections process and gave out hard copies of the nomination papers to those present. The deadline is 9th April at 4p.m. to take papers to Selby DC. The count will take place at the Riley Smith Hall in Tadcaster.

The Clerk went through rules for proposers and seconders, will provide electoral roll numbers and will email Cllrs her deadline date as she also offered to take in the paperwork to Selby DC.

Sally Rawlings entered the meeting at 8.20p.m.

10 Sally Rawlings – Selby District Council

Sally updated the Council on the small affordable housing development planned off Landing Lane - the report had been circulated to members. She said that the consultation day had been worthwhile with a well-attended drop-in session and noted that the results were not surprising to them, that they understood the issues that were concerning residents and can now try and address them.

Cllrs were then given the opportunity to ask questions:

Q. Will Riccall residents have priority for affordable housing?

A. This is not an exception site so local criteria is not required.

Q. What stage of the planning process is this proposal at?

A. Pre-planning- car parking issues will be looked into –the Housing Trust may consider the viability of losing a dwelling to provide extra car parking

Q. Are bungalows an option?

A. No as the need for 2 bedroomed houses is higher than bungalows

Q. Will these dwellings be included in the Selby Plan development numbers for Riccall?

A. Site status is unknown within the Selby Plan.

Cllr Keen thanked Sally for her update and for keeping the council informed.

Russell Hall of Taylor Wimpey and Mark Johnson of Johnson Brook Planning Consultants arrived at 8.28p.m. and Cllr Duggan asked the Chairman's permission to leave the room for a couple of minutes, which was agreed.

Cllr Duggan re-entered the meeting

11 Community Consultation

Russell Hall of Taylor Wimpey spoke to the Council about feedback received during the recent community consultation that was held in Riccall to consider their proposals to build up to 150 detached, semi-detached and terraced homes on a single site on land North of Riccall.

He noted that 112 residents registered at the event, from which they received feedback from 34 and that they have received 40 emails since. They have also received 20 letters of objection and a petition. The major points of concern related to vehicle access to and from the A19, capacity of drainage, H & S issues for cyclists accessing the cycle track, the potential capacity of the doctor's surgery and the school to accommodate extra numbers, flooding, effect on wildlife, lack of parking on the site and impact on the bus service.

Following questions about how many residents were sent leaflets about the consultation event, Russell Hall stated it was a voluntary consultation on their part with 250 leaflets being distributed to neighbouring properties and information placed on their website. Mark Johnson noted that there will be more opportunity for questions through the pre-application process via Selby DC which will feedback into the consultation.

Cllrs noted that the Village Design Statement limits dwellings to two-storey and the response was that the designs are not yet fixed but will be no more than two and a half storey.

With regard to affordable housing it was noted Selby DC sets a measure of 40% - it was stated that it will be up to 40%, dependant on other financial commitments. If infrastructure costs are high, then it is likely that there will be less affordable housing within the development.

Cllrs asked about the possibility of financial contributions towards improving facilities at the GP surgery to assist in coping with the additional demand. Russell Hall said that if the development is granted permission, then contributions towards the surgery, education and highways will be considered.

Questions were asked regarding the green space within the possible development. It was also noted by members that Riccall already has an excellent play area and questioned the need for any additional site.

Cllrs noted that the Selby Plan which serves the next 15 years of development designates Riccall as a service village and has therefore already allocated development targets. This proposal would over-develop Riccall immediately.

The timeline of the project was queried and it was stated that comments will be taken up to the planning application being submitted and objections quantified and it was reiterated that responses from statutory consultees have not yet been made. If the development goes ahead, it is envisaged that 40 units per year will be constructed.

It was asked what is envisaged regarding junction improvements onto the A19 including safe access to the cycle track and the response was that signals to both junctions or roundabouts are being considered with consultants.

The developers noted that issues will be raised at the outline planning stage and that section 106 agreements will be fixed and that they are willing to resolve or assist with issues and give feedback.

The Chairman thanked the visitors and they left the meeting at 9.05p.m.

It was agreed to have a short discussion following the consultation.

It was proposed to object to the proposal at this stage, based on the concerns expressed by the majority of residents that had responded:

Riccall Parish Council was disappointed with the fact that it was approached at the same time as residents to view the proposals. It was felt by all that Taylor Wimpey should have been in touch much sooner to discuss the fact that the consultation day was approaching and to talk to the Council about the plans. The Council would have preferred to give residents information at an early stage through its newsletter and website, rather than waiting for a leaflet to drop through residential doors. It was also felt that with a proposed development of this size, all residents in Riccall should have been informed about the consultation day and not just those living closest to the site.

Riccall Parish Council objects to the proposal in its current form due to overdevelopment of the area and because safe access, particularly to and from the A19 is not currently provided.

8 voted in favour

2 (Cllrs Adamson and Wilkinson) voted against the proposal as presented because it did not clearly state and list all the reasons for objection. However, Cllr Adamson wished it to be recorded that he was against the development.

15 Youth Advisor

Tom reported that the shaping of the excess soil at Riccall Park is still under construction into BMX ramps and that the users are waiting for better weather conditions.

With regard to the potential development site, he noted that he did not wish to see a repeat of the Station Rise site where ideas put forward for the green space/play area did not come to fruition.

He noted that following the January meeting, he has been trying to set up an email site for youths to use independently of the RPC site but administrative issues need resolving.

16 Minor items and items for the next agenda

None

Item 17 was taken in private session, in the absence of the public who left the meeting at 9.30 p.m.