

OSBALDWICK PARISH COUNCIL

Minutes of the Annual Meeting of Osbaldwick Parish Council Meeting held at St Thomas's Church on Tuesday 16th May 2023 at 7.15pm

Present from Parish - Cllr M Warters (Chairman), Cllr W Maddock (Vice-Chairman), Cllr K Lamb, Cllr J Starzynski, Cllr M Griffiths, Cllr S Cambridge, Cllr L Pye, Cllr M Rowley, Cllr H Ripley & Cllr Eiloart. 2 members of the public.

A1. ELECTION OF THE CHAIRMAN

Cllr Mark Warters was elected as Chairman.

A2. CHAIRMAN'S DECLARATION OF OFFICE

The declaration of office was signed by the Chairman.

A3. ELECTION OF VICE CHAIRMAN

Cllr Wendy Maddocks was elected as Vice Chairman.

A4. ELECTION OF REPRESENTATIVES ON VARIOUS BODIES

YLCA – Cllr Helen Ripley.

1. Apologies for Absence

Clerk – Louise Pink.

2. Declaration of Interests

None declared.

3. Minutes

It was proposed, seconded, and agreed that the minutes of the meeting held on the Tuesday 18th April 2023 were a true account of what happened during the meeting and were therefore duly approved and signed by the Chairman.

4. Co-Option of New Parish Councillors

Stephen Blackburn was co-opted onto Osbaldwick Parish Council and signed a Declaration of Office form. Email contact details to be passed onto the clerk. A CYC Register of Interest form to be completed.

David Jackson was co-opted onto Osbaldwick Parish Council but was not present at the meeting. Chairman to get Cllr Jackson to sign a Declaration of Office form prior to the next meeting. Email contact details to be passed onto the clerk. A CYC Register of Interest form to be completed.

5. Public Participation

Two members of the public had registered to speak.

One resident spoke of the following:-

- Thanked the re-elected Ward Councillors, Mark Warters and Martin Rowley for the hard work they have showed over the past 4 years and hopes it continues in the coming years.
- Expressed concerns regarding election material from other candidates and parties highlighting work that had been carried out by other people/residents.

One resident spoke of the following:-

- Thanked the parish council for their hard work, advising that they make the parish a good place to live and hopes this continues in the coming years.
- Stated they do not wish to see any councillor to be party political.

5A. Exclusion of the Public

N/A.

6. Plans for Approval and Other Planning Matters

6.1 New planning applications received this month:-

23/00908/TCA 5 Murton Way, York
Fell 3no. Cypress trees in a Conservation Area.
Decision – No Objection.

23/00532/FUL 9 St Marys Grove, Osbaldwick, York
Change of use from dwelling (use class C3) to House in Multiple Occupation (use class C4).
Decision - Osbaldwick Parish Council object to planning application 23/00532/FUL, on the following grounds:-
Osbaldwick Parish Council object most strongly to the application for change of use of No. 9 St. Mary's Grove, Osbaldwick from a C3 (residential) dwelling to a C4 HMO (undoubtedly student let HMO).
The Parish Council maintain a standing objection to ALL such applications whereby residential family homes are turned into absentee landlord student let properties with all attendant problems and ongoing diminution of residential community spirit.
This particular application leads to the usual concerns as to the ability of CYC Planning to be able to assess the application against its own HMO acceptability thresholds due to the ongoing inaccuracy of the HMO 'database' CYC rely upon. The comments of residents on the planning file suggest that there are a number of HMOs already in operation within close proximity of the application site, known or unknown to CYC.
As St. Mary's Grove is a small cul-de-sac and any adverse effects of the establishment of a student let HMO will be felt more acutely by neighbouring residents than on a straight road.
Clearly any additional car parking pressure created by the establishment of a HMO at this location is completely unwelcome and impractical, No 9 St Mary's Grove can not provide sufficient off road car parking spaces to support the creation and operation of increased occupancy associated with a student let HMO. Similar approvals in recent years by CYC despite such concerns and warnings have led to more on street/verge damaging parking that once created CYC walk away from any responsibility for the chaos created.
The current car parking situation on St. Mary's Grove is much like that in many residential areas whereby residents co exist in a neighbourly manner and on street parking is not evident during the working day, the operation of a student let HMO will undoubtedly lead to the long term parking of cars in the street leading to obvious difficulties.
The position of the application property will if a HMO is approved lead to unacceptable levels of noise and disturbance to council tax paying residents of St. Mary's Grove and also to other properties in nearby streets that share garden boundaries with this property. The adverse affects of student let HMOs in terms of increased comings and goings, late night parties etc are well documented and evident throughout Osbaldwick where CYC have approved similar applications.
The increased levels of waste associated with the higher occupancy levels of student let HMOs continues to be a blight in areas where such properties operate and CYC Planning seem incapable of imposing planning

conditions to enable action to be taken on such matters. Recent approvals have seen planning conditions requiring provision of waste storage facilities without any compulsion on the occupants to actually use the storage. This simply leads to waste being dumped at the front of properties, often taking up parking provision, waste blowing about the street and continuing the run down appearance of the HMO and wider streetscene.

Another property on Tranby Avenue in the same ownership has had to be reported on a number of occasions for just such waste offences, the application property has already been subject to complaints as to food waste being dumped in the open along with building waste from the activities currently underway in the property. The attitude of the absentee landlord property company owners to neighbours is already clearly evident. Approval of this application would clearly be to the detriment of council tax paying residents and CYC Planning should be looking to making a strong case for refusal from the clearly adverse affects this application creates and not to be trying to approve based solely on HMO threshold figures which are likely to be inaccurate anyway.

23/00741/FUL 46 Thirkleby Way, Osbaldwick, York
Single storey side and rear extension.

Decision - No objections, subject to neighbour's comments and subject to the property being used as a domestic, residential property.

23/00867/FUL 47 Bedale Avenue, Osbaldwick, York
Two storey side extension, single storey front/rear extensions and dormer to rear following demolition of existing garage.
Decision - No objections, subject to neighbour's comments and subject to the property being used as a domestic, residential property.

6.2 To hear results of applications decided by City of York Council:-

Approved:-

23/00775/NONMAT Land To The North And East Of Grid House, Metcalfe Lane, Osbaldwick, York
Non-material amendment to permitted application 18/01778/FULM to alter windows, add canopy supports and recessed brick string course.

23/00489/FUL 23 Pearson Place, York
Single storey rear extension, 3no. roof lights to front and 3no. roof lights to rear.

23/00572/FUL 19 Meadlands, Osbaldwick, York
Two storey side and single storey rear extensions, dormers to front and rear after removal of side extension and rear conservatory.

Refused:- None.

Withdrawn:-

22/01230/FUL 71 Osbaldwick Village, Osbaldwick, York
Change of use to children's day nursery (use class E) including alterations and extensions.

6.3 Other Planning Matters – Nothing noted.

7. York Local Plan

No update.

8. Clerk's Report

The clerk was not present at the meeting.

9. Matters Arising

- (a) To receive an update on the Village Hall – The Chairman provided the following update:-
- The final, revised plan has been submitted to the CYC planning officer on the 16th May 23.
 - The PWLB have raised further queries regarding finances which will be replied to shortly by the clerk.
- (b) To discuss the use and hire of the Village Green for events – After discussion it was agreed to adopt a best practice template for any persons wishing to hire the Village Green. This would mean that the requestor must ensure the relevant insurances are in place for any event held on the Village Green.

10. Community Safety Issues

Your Neighbourhood is covered by the York North Safer Neighbourhood Policing Team. The Team is based at: Athena House, Kettlestring Lane, Clifton Moor, York. YO30 4XF.

E-mail: snayorknorth@northyorkshire.pnn.police.uk

A police report was received for the period of the 1st – 30th April 2023 and noted the following incidents:-

Type of Incident	Time and Location.	Osbalwick Report made and action taken by NYP	Total calls for Month
ASB- Nuisance	Derwent Mews 1/4 Osbalwick Village 3/4 St Aelreds Mews 21/4 The Magnet 22/4	Youths causing damage to kerb stones Youths causing a nuisance in the area Youths causing a nuisance in the area Youths causing a nuisance accessing the empty PH. Causing possible further damage to the interior.	4
ASB- Personal			0
Burglary	Meadowbeck Close 1/4	Attempted burglary from shed. Damage to side gate	1
Drugs			0
Vehicle			0
Theft	B & Q Inner Space Station 25/4	1 x incident Theft of £104.10 of deisel . CCTV available	2
Violence			0
Criminal Damage	Meadlands 2/4	Volkswagon rear window smashed	1

11. Correspondence

Full list of correspondence emailed to all Councillors.

12. Financial Matters

12.1. The Clerk submitted the following accounts for payment by BACS:-

L Pink	Clerks salary (Net)	£635.03
L Pink	Expenses	£58.04
Aspects Horticultural Services	Grass Cutting	£820.28
MAB Environment & Ecology	Village Hall Bat Survey	£672.00
Stoneplan	Collection & storing of salt bins	£900.00
Mark Warters	Wheelbarrow & dust masks for Village hall clearing works.	£65.00
Zurich Municipal	Annual Insurance Renewal	£1,729.07
DMK Services	Supply of skip	£504.00

The accounts listed for payment were accepted. Clerk to make the payments via BACS using the dual authorisation process with Cllr Ripley approving all payments submitted.

12.2. No accounts were submitted and approved for payment by cheque.

12.3. The following invoices that was received after the production of the agenda was discussed and approved for payment:-

Les Ripley	Repairs	£50.00	BACS
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12.4. The following income was received:-

City of York Council	Precept – 1 st Payment	£7,350.00	BACS
Julian Pheby	Village Hall Guarantor	£6,460.00	BACS
Zurich	Insurance Claim	£5,500.00	BACS

12.5. Any other urgent request submitted to the meeting- Nothing.

13. Meeting Reports (for information only)

Nothing noted.

14. Exceptional Items

Cllr Eiloart spoke of events happening in Derwenthorpe.

Cllr Griffiths advised that she had received a request from a resident on Vicarage Gardens to remove the planter. Chairman to organise.

Cllr Ripley raised concerns regarding recent renovation works at the Kitchen, Osbaldwick.

Cllr Maddocks reminded the Chairman of the loose brick on the bridge that needs attention.

Cllr Maddocks spoke of the hedge on the Village Green.

Cllr Cambridge advised that a resident on Nursery Gardens has requested a flower tub to try and stop people parking on the grass. Chairman to see if he is able to obtain any more tuns from Vertigrow.

Cllr Lamb raised concerns that the Christmas tree may have been damaged on one side. Cllr Maddocks to investigate.

Problems with Roads, Footpaths, Street Lights etc. Complaints to be passed to the clerk by members via e-mails supported with photographs if possible.

14A Future Newsletters – Informing residents of Village Hall update.

15. Items for Information

Nothing noted.

16. Items for Next Agenda

Nothing noted.

17. Date of Next Meeting

The next Parish Council Meeting to be held on Tuesday 20th June 2023 in St Thomas's Church @ 7.15pm.

Meeting Closed at - Unknown