

OSBALDWICK PARISH COUNCIL

Minutes of the meeting of Osbaldwick Parish Council Meeting held at St Thomas's Church on Tuesday 25th July 2023 at 7.15pm

Present from Parish - Cllr M Warters (Chairman), Cllr W Maddock (Vice-Chairman), Cllr K Lamb, Cllr J Starzynski, Cllr S Cambridge, Cllr L Pye, Cllr M Rowley, Cllr D Jackson, Cllr S Blackburn, Cllr Eiloart. Clerk – Louise Pink. 2 members of the public (1 part meeting only).

1. Apologies for Absence

Cllr H Ripley & Cllr M Griffiths.

2. Declaration of Interests

Due to being on the CYC planning committee, the Chairman, Mark Warters left the room during Item 5 – Planning Matters.

3. Minutes

It was proposed, seconded, and agreed that the minutes of the meeting held on the Tuesday 27th June 2023 were a true account of what happened during the meeting and were therefore duly approved and signed by the Chairman.

4. Public Participation

Two members of the public were present at the meeting.

One member of the public present at the meeting spoke of the following:-

- Arrangements for the August boat race.
- Use of the parish council Facebook page for advertising - The parish council advised that they do not allow business advertising on the parish council Facebook page and suggested the use of the Osbaldwick Local page.
- Bonfire Night and whether the parish council had any plans – Cllr Lamb suggested that the resident checks their insurance policy to see if they are able to hold such an event. The parish council advised that they would only like to see the use of silent fireworks due to the number of animals in and around the village.

4A. Exclusion of the Public

Not Required.

5. Plans for Approval and Other Planning Matters

5.1 New planning applications received this month:-

23/01220/FUL 10 Church Road, Osbaldwick, York

Change of use from single dwelling (use class C3) to House in Multiple Occupation (use class C4) to include; single storey rear extension following removal of conservatory and alterations to garage.

Decision - The parish council object to this planning application, on the following grounds:-

Osballdwick Parish Council object most strongly to the proposed loss of yet another residential, family home to the student let market for the following reasons;

Impact of neighbouring amenity of having another Student let HMO in close proximity to another two such properties in terms of parking pressures, noise and disturbance from increased comings and goings that will add to create an intolerable situation for Church Road.

Direct impact on amenity to neighbouring properties especially the attached No 12 of having downstairs bedrooms attached in terms of noise generation.

Inadequate parking provision for a four bedroom HMO that will lead to displaced parking in Church Road, the current driveway and proposed front garden reallocation for parking are wholly inadequate for use by four independent households. No doubt the whole of the front garden will have to be sacrificed in due course which is not desirable and unlikely given the size of the curtilage to alleviate the parking pressures.

The usual concerns are expressed as to the storage and presentation of waste from four separate households which is frequently dumped to the front of similar HMO operations to the detriment of Osballdwick.

The Parish Council express the usual concerns over the accuracy of the HMO database figures which have frequently been proved to be inaccurate.

23/00425/FUL 65 Osballdwick Lane, York

Change of use from office (use class E) to House in Multiple Occupation (use class C4).

Decision - The parish council object to this planning application, on the following grounds:-

Osballdwick Parish Council object most strongly to the retrospective application to convert the former office building (use class E) at No 65 Osballdwick Lane to a C4 HMO for the following reasons;

Absence of any viability appraisal or evidence of marketing of the building as offices to show why the property is no longer considered for office use.

Loss of a potential C3 residential property that presumably was the original function of the property prior to office conversion and use.

The actual C4 HMO use (property already partially occupied) is within a stretch of Osballdwick Lane that sees a street level HMO percentage way above levels that permit new HMO conversions and should be refused planning permission on those grounds alone.

The application states there is NO parking available and should be refused on that basis. It is however noted that the area to the rear designated as 'garden' is hard standing previously used as car parking by the last occupiers of the building and is often used as overspill car parking by the nearby care home, it seems very odd this has been called 'garden' on the application.

ANY on street parking created by this proposal will add to the significant problems regularly caused by the student let HMO at No 63 and of course the parking problems outside the primary school on the opposite side of the road.

Use of this property as a HMO will seriously affect the amenity of neighbouring No 65a in terms of the extra noise and disturbance of the comings and goings associated with the intensive occupation of the property as seven separate households.

There are NO proposals for waste storage areas nor collection arrangements for a dwelling with seven separate households which is completely unacceptable and merits refusal.

Given the remote ownership of the application property and the current, clear neglect of the front garden the Parish Council have no confidence as to future commitment to 'management' of the property, it is noted with interest that no 'management' plan has been offered as part of the application.

Over-development.

23/00671/FUL 30 Osballdwick Village, Osballdwick, York

Decision - The parish council object to this planning application, on the following grounds:-

Osballdwick Parish Council object to the application at No 30 Osballdwick Village for the following reasons;

The application constitutes 'Garden Grabbing' in a garden plot to the rear of one of the oldest houses on the Village Green the boundaries of which date back to the 1852 Ordnance Survey Plan (first edition), development here would compromise the importance of the plot and diminish the value of Osballdwick Conservation Area.

There would be further loss of trees and bio-diversity on the plot to go with considerable loss in recent years,

the presence of ST17 on the arboricultural survey is of interest given the recent felling and girth of the stump with no planning application?

ST18 is a public realm tree on Osbaldwick Parish Council land and as owners the PC have no desire to compromise the shape of the tree to accommodate construction access, the PC are most concerned as to the potential implications of root damage that could occur during construction access and service installation. The Parish Council are very concerned as to the negative affects to neighbours in terms of loss of amenity from gardens and properties by overlooking from the proposed dwelling, increased noise and disruption from access to the proposed property, these affects would take place in an area that neighbours would rightly think immune from such development given the Conservation Area status of part of this historic plot. Concerns are expressed as to drainage problems that will inevitably be caused to neighbouring gardens and the application plot as demonstrated by the last example of 'Garden Grabbing' at the rear of a property on the opposite side of the Village Green some years ago.

Whilst not a planning matter Osbaldwick Parish Council in 2018/19 had both bridges over Osbaldwick Beck rebuilt as the previous structures had been deemed unsafe from an engineer's report, these bridges had to be replaced to allow the continued enjoyment of the Village Green by residents, consequently they are used by property owners to access their properties by domestic vehicles although the only obligation on the Parish Council is to provide access to the Village Green. Property owners were all written to in 2019 informing them that there was to be no HGV access over these bridges without the express permission of the Parish Council, there will be no permission granted for HGV access over either bridge to facilitate development of this plot. The bridges are there financed by a PWLB loan paid for over fifty years so that future generations of users will pay at the same time as using the bridges and it is the duty of the Parish Council to protect that investment in the interest of public good over private interest.

Should CYC as Planning Authority be minded to approve this application the Parish Council request that a Construction Environment Management Plan is drawn up to reflect these access constraints and the restrictions highlighted by The Commons Registration Authority with regard to Village Greens.

23/01347/TCA 2 Galligap Lane, Osbaldwick, York
Remedial pruning of 1 no. Acacia to clear roof of property – Tree in Conservation Area.
Decision – No Objection.

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

Approved:-

23/00540/FUL 129 Osbaldwick Lane, York
Single storey rear extension and dormer to rear.

22/02638/FUL Hanson Concrete Depot, Outgang Lane, Osbaldwick, York
Erection of replacement concrete batching plant, 3no. cement silos, mixing tower, aggregate bins and ramp, admixture building, welfare cabin, water storage tanks, and batch cabin.

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).

Refused:- None.

Withdrawn:- None.

5.3 Other Planning Matters – Nothing noted.

6. York Local Plan

Due to be returned to CYC in the Autumn.

7. Clerk's Report

Nothing noted.

8. Matters Arising

- (a) The Chairman provided an update on the Village Hall, advising that the third set of technical drawings have been done and it is now out to tender.

9. 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 June 2023 and noted the following incidents:-

Type of Incident	Time and Location.	Osballdwick Report made and action taken by NYP	Total calls for Month
ASB- Nuisance	Seebohm Mews 10/6	Issues with youths in the area X2	3
	St Aelreds Mews 16/6	Youths on Burnholme fields at night drinking, shouting causing a nuisance	
ASB- Personal	Osballdwick Village 8/6	Issues with neighbour	1
Burglary			0
Drugs			0
Vehicle	Redbarn Drive 26/6	Theft of Aprilia motorcycle from communal car park	1
Theft	Inner Space Station 6/6	Theft of £60 unleaded fuel	2
	B & Q	1 x incident	
Violence	Derwent Way 28/6	Issues with youths egging property, being verbally abusive. Male assaulted female reportee. Possible door camera footage	2
	St Aelreds Mews 28/6	Accusations re female assaulting young female about egging property	
Criminal Damage	Hull Road 1/6	Damage/Theft to catering trailer	1

10. Correspondence

Full list of correspondence emailed to all Councillors.

An email received from a local resident reporting an obstruction to the clear view of traffic at the junction of Tranby Avenue and Murton Way was noted. The Chairman advised that he has advised the resident that the location of the obstruction is under the responsibility of CYC, rather than the parish council.

11. Financial Matters

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

L Pink	Clerks salary (Net)	£592.80	
L Pink	Expenses	£35.00 (Est)	
Jet Wash Services	Bus Shelter cleaning	£50.00	
DMK Services	Demolition works at Village Hall	£2760.00	
The Aztech Group	Village Hall Asbestos survey	£360.00	

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.

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

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

DMK Services	Fencing work at Village Hall	£1944.00	BACS
Aspects Horticultural Services	Grass Cutting – June	£820.29	BACS
Aspects Horticultural Services	Grass Cutting – July	£820.29	BACS

11.4. No income was received.

11.5. Any other urgent request submitted to the meeting:-

- (a) To discuss any costs obtained for a self-locking gate for the play area – The clerk advised that she is currently awaiting 2 quotations. To be added to the August agenda for discussion.
- (b) The email received from the PWLB borrowing approval reference SRP 5/23/05 2023-24(086) for the works to the Village Hall was noted. The application documentation signed by the Chairman and to be returned to the PWLB by the clerk with a preferred date of advance for the funds of the 1st September 2023.
- (c) Chairman advised that he has received a quotation for the play area inspections at a cost of £140.00 per annual inspection. After discussion, it was agreed to proceed with this.

12. Meeting Reports (for information only)

Nothing noted.

13. Exceptional Items

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

Clerk to email Dave Horn to check whether the rescue boat is available for the boat race event on Monday 28th August.

Cllr Starzynski thanked the Chairman for his work on the flower tubs throughout the village.

Cllr Maddocks formally thanked both the Chairman and the clerk for their hard work on the Village Hall renovation project, including the planning application and the PWLB funding application.

14. Items for Information

Nothing noted.

15. Recording of Parking Issues

The Chairman advised that he has drafted 4 letters to Tiddlywinks Nursery, Osbaldwick Motors, York University and Archbishop Holgate's School regarding ongoing parking issues. Clerk advised that these letters have been produced and will be posted out tomorrow.

16. Items for Next Newsletter

Village Hall renovation project.

17. Items for Information

Nothing noted.

18. Items for Next Agenda

To discuss any costs obtained for a self-locking gate for the play area.
Village Hall renovation project update.

19. Date of Next Meeting

The next Parish Council Meeting to be held on Tuesday 22nd August 2023 in St Thomas's Church @ 7.15pm (note: this is 1 week later than normal).

Meeting Closed at - 9.20pm.