

OSBALDWICK PARISH COUNCIL

Minutes of the meeting of Osbaldwick Parish Council Meeting held at St Thomas's Church on Tuesday 16th April 2024 at 7.15pm

Present from Parish - Cllr M Warters (Chairman), Cllr W Maddocks (Vice-Chairman), Cllr K Lamb, Cllr S Blackburn, Cllr S Cambridge, Cll L Pye, Cllr I Eiloart, Cllr D Jackson & Cllr H Ripley. Clerk – Louise Pink (part meeting only). 1 member of the public.

1. Apologies for Absence

Councillors M Griffiths, K Salt, M Rowley, B Lakeman & J Starzynski.

2. Declaration of Interests

Cllr Warters declared an interest in the following planning applications due to being on the City of York Council Planning Committee and as such, left the room whilst these planning applications were discussed:-
24/00523/FUL - 34 Tranby Avenue, Osbaldwick, York
24/00367/FUL - 37 Wydale Road, Osbaldwick, York

3. Minutes

It was proposed, seconded, and agreed that the minutes of the meeting held on the Tuesday 19th March 2024 were a true account of what happened during the meeting and were therefore duly approved and signed by the Chairman.

4. Public Participation

No members of the public had registered to speak.

4A. Exclusion of the Public

Not Required.

5. Plans for Approval and Other Planning Matters

5.1 New planning applications received this month:-

24/00496/FUL 52 Moat Field, Osbaldwick, York
Single storey side/rear extensions, porch to front and conversion of garage to habitable space.
Decision - No objections subject to neighbours and to the property remaining for private, residential use.

24/00566/FUL 54 Thirkleby Way, Osbaldwick, York
Single storey side/rear extensions, hip to gable roof extensions, 2no. dormers to front and 1no. dormer to rear.
Decision - There are no front dormers on bungalows in Osbaldwick and the proposals would introduce an incongruous feature into the streetscene so an objection is raised to this element.

24/00491/FUL 11 Murton Way, York
Single storey rear extension and erection of detached double garage to rear.
Decision - No objections subject to the removal of any permitted development rights from the completed garage that would allow extension/addition of another floor or use as a dwelling, an important consideration given the planning history of the site.

It is felt that the opportunity should be taken by the Local Planning Authority to impose a landscaping condition on any approval to introduce green screening of the garage from neighbours and to fulfil bio diversity policies.

24/00523/FUL 34 Tranby Avenue, Osbaldwick, York

Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4), two storey side/rear extension and single storey front/rear extensions.

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

The proposed development is far too large and therefore, over development.

It comes very close to the neighbouring property and invades their privacy by having windows which look into their property and garden.

There is totally insufficient car parking space in an area which is already saturated by parking.

Granting this permission to convert to an HMO right next to an existing HMO will have a detrimental impact on neighbours with noise, rubbish and parking problems.

We believe that granting this as an HMO breaks your own street level limit of 10% and possibly the neighbourhood limit of 20%. This will deprive the area of yet another family home.

24/00367/FUL 37 Wydale Road, Osbaldwick, York

Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4).

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

This is a very tight cu-de-sac. Parking is already very difficult with residents finding it hard to access or leave their own drives.

There are already issues with existing HMOs leaving wheelie bins and recycling bins out on the road.

It is believed that granting this permission to convert to a 4 bedroom HMO breaks your own street level and neighbourhood limits. This will also deprive the area of another family home.

24/00531/TPO Heritage House (York) Limited, Heritage House, Murton Way, York

Up to 2m lateral branch reductions for clearance of utilities to 3no. Oak trees (T1-3) - protected by Tree Preservation Order 1979/21.

Decision - No objections providing the works are carried out to the satisfaction of the relevant CYC Tree Officer.

It needs to be reiterated that these Oak trees have great historical significance and these seven Oaks (one was removed some years ago and subsequently replaced as part of Osbaldwick & Murton War Memorial) were planted to commemorate seven local soldiers who lost their lives in the First World War when the Osbaldwick & Murton Memorial Institute was first built and the grounds laid out to what is now Heritage House.

Therefore it is noted that T1 potential problems with hard surfacing car park is referenced - perhaps the grant of permission for these tree works should require the removal of the tarmac surfacing in the immediate area around T1 and replacement with a porous material such as gravel/stone chippings.

Similarly T5 and T6 comments are noted around building damage to the Southern face of the building potentially caused by the trees, it is worth noting at this juncture that because of the history of the trees and the potential of these healthy trees to live on for many generations to come ANY attempt to have these trees removed will be robustly objected to and the building owners and insurers will have to secure the building in a way that does not compromise the integrity of these trees.

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

Approved:-

24/00261/FUL 48 The Leyes, Osbaldwick, York

Two storey and single storey extension to rear, outbuilding with solar panels to rear following demolition of garage.

23/01650/FUL 4 Coxlea Grove, York

Single storey side/rear extension and partial conversion of garage to habitable space.

23/02144/FUL Kilburn View, Murton Way, York

Two storey side and single storey front and rear extensions following demolition of existing conservatory.

Refused – None.

Withdrawn – None.

6.3 Other Planning Matters – Nothing noted.

7. York Local Plan

No further movement.

8. Clerk's Report

Nothing noted.

9. Matters Arising

(a) The Chairman provided an update on the Village Hall renovation project.

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

No police report was received for the period of the 1st – 31st March 2024.

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:-

Parish Council Invoices:-

L Pink	Clerks salary (Net)	£753.00
L Pink	Expenses	£39.14
HMRC	Tax & NI	£213.48
Vision ICT	Website hosting 24/25	£78.00
Aspects Horticultural Services	Grass Cutting – April 24	£844.96
Autela Payroll Services	Payroll Services	£73.73
Mark Warters	Materials	£63.36

Village Hall Renovation Project Invoices:-

Fowler Property Management	Labour	£740.00
YBS Properties	Labour	£1,550.00
Selco	Materials	£2,426.00

(covers invoices received after £5,000 credit and upto 28th March 2024)

Selco	Materials	£1,528.49
(covers invoices received from 28 th March 2024 to 11 th April)		
City of York Council	Planning Fee	£72.50
A.B Electrical	Materials	£234.26

The accounts listed for payment were accepted. The payments to be made via BACS using the dual authorisation process with Cllr Ripley.

NOTE - Due to insufficient Village Hall Project funds, the above payment highlighted in yellow was approved but cannot be paid until further funding has been received.

12.2. No payments were submitted for payment by cheque.

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

Village Hall Renovation Project Invoices:-

Fowler Property Management	Labour	£1,870.00	BACS
YBS Properties	Labour	£2,900.00	BACS
Selco	Materials	£632.83	BACS

NOTE - Due to insufficient Village Hall Project funds, the above payments highlighted in yellow were approved but cannot be paid until further funding has been received.

12.4. The following income was received:-

12.03.24	Cheque	Village Hall Donation	£250.00	BACS
20.03.24	City of York Council	Double Taxation	£4,462.78	BACS
25.03.24	City of York Council	Ward Funding	£1,194.00	BACS
26.03.24	R & RC Bond	Village Hall Donation	£15,000.00	BACS
10.04.24	R & RC Bond	Village Hall Donation	£15,000.00	BACS

12.5. An update was provided from the Finance Committee - Nothing noted.

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

- (a) A discussion was held regarding the invoice received for the annual YLCA membership for 2024/25 at a cost of £865.00. After discussion, it was RESOLVED that the parish council do not wish to renew the subscription for 2024/25. Invoice not to be paid and clerk to advise YLCA.

13. Meeting Reports (for information only)

Nothing noted.

14. 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.

Thanks were given to Cllr Maddocks for putting up the Easter bunting.

15. Recording of Parking Issues

It was discussed that a public meeting is definitely required to discuss the current parking issues on Tranby Avenue.

16. Items for Next Newsletter

Completion of the Village Hall.

17. Items for Information

Nothing noted.

18. Items for Next Agenda

Nothing noted.

19. Date of Next Meeting

The next Parish Council Meeting to be held on Tuesday 21st May 2024 in St Thomas's Church @ 7.00pm. This will begin with the Annual Parish Meeting and followed by the Annual Meeting of the Council.

Meeting Closed at – 8.20pm.