

# OSBALDWICK PARISH COUNCIL

## Minutes of the Osbaldwick Parish Council Meeting held on Tuesday 21<sup>st</sup> January 2020 At St Thomas's Church, Osbaldwick at 7.15pm

Present from Parish - Cllr M Warters (Chairman), Cllr W Maddock (Vice-Chairman), Cllr H Ripley, Cllr L Pye, Cllr M Rowley, Cllr S Cambridge, Cllr L Bennett, Cllr J Starzynski, Cllr K Lamb & Cllr D Peel. Clerk – Louise Pink. 1 member of the public. PCSO Nicky Holmes (part meeting only).

### **1. Apologies for Absence**

None.

### **2. Declaration of Interests**

None.

### **3. Minutes**

It was proposed, seconded and agreed that the minutes of the meetings held on the Tuesday 17<sup>th</sup> December 2019 were a true account of what happened during the meeting and were therefore duly approved and signed by the Chairman.

### **4. Co-Option of Parish Councillors**

Mrs Mary Keeley was co-opted onto the Parish Councillor and signed a copy of the Declaration of Office.

### **5. Public Participation**

No members of the public had registered to speak.

#### **5A. Exclusion of the Public**

Not Required.

### **6. Plans for Approval and Other Planning Matters**

#### **6.1 Applications received this month:-**

19/02769/FUL            26 Osbaldwick Village, Osbaldwick, York  
Change of use of dwellinghouse (use class C3) to House in Multiple Occupancy (use class C4) for up to 5no. occupants.

Decision - The Parish Council object most strongly to this HMO application to create 5 bedroom accommodation, most likely a student HMO on the following grounds;

(i)The application site can not provide off street car parking to meet the CYC HMO car parking standard, despite the applicant attempting to show two car parking spaces to the front of the house in practical reality there is only one useable space. It is possible to squeeze two cars on the plot but one car would be blocked in by the other and given the experience of other HMOs in Osbaldwick to successfully have two cars on this plot would require a level of thoughtful co operation beyond most HMO occupants. Displacement to on street

parking at this location would lead to blockage of the single footway and a serious road hazard on a busy bus route at a difficult bend in the road.

Use of the property as a family rental home has in the past created infrequent parking problems with vehicles parked on this corner and on one occasion seeing a car parked on the Village green necessitating attendance of the police.

Creation of a property with five individual 'households' potentially with five vehicles where on street parking is so obviously dangerous is completely unacceptable.

The notion of using the garage as a parking place, which it never has been, is not worthy of comment as being so impractical.

(ii) The rear gardens of neighbouring properties are configured in such a way that neighbourhood amenity would be seriously compromised should the typical late night noise and disturbance associated with student HMOs become evident. Given the experience of other student HMOs in Osbaldwick that prospect is not just likely but highly probable.

In a relatively short run of properties the existence at the other end of this block of a previously approved HMO (No 16) adds to concerns over neighbour amenity.

(iii) The use of the ground floor living room as a bedroom in a semi-detached property is unacceptable in terms of compromising of neighbouring amenity of residents at No 24 with potential late-night noise and disturbance, it is noted that there are no noise insulation proposals. Such effects have been noted numerous times at other similar HMOs in Osbaldwick.

(iv) The Parish Council continue to have no confidence in the CYC 'database' of HMOs in Osbaldwick and would query how upto date figures and calculations are. It is noted that because of the location of the application site a normal calculation of street level HMO percentage is difficult given the open space adjoining and opposite the application site. It should be noted however that there are a number of student HMOs in Osbaldwick Conservation Area with the usual detrimental effects on appearance and the PC would query how the approval of another such property would be acceptable given CYC's statutory duty to 'protect and enhance' Conservation Areas.

It is noted that the street level HMO percentage is indicated as being 8.3% by CYC an approval of the application at No 26 would take that percentage to 16.66% therefore above CYC's own acceptable threshold level.

Previous committee decisions have refused applications in Osbaldwick where approval would take the percentage above the acceptable threshold, The Parish Council would expect in the interests of consistency and clarity a similar refusal on this occasion.

(v) The submission of a 'management plan' is noted but given previous experience of completely worthless and unenforced 'management plans' for HMOs in Osbaldwick is dismissed as similarly worthless. The application property has previous been subject of rigorous complaints to environmental health over the insanitary conditions a dog was kept in and the distress to the neighbouring property of that situation that had serious implications for the amenity of the back garden at No 24.

(vi) Given comments expressed at (v) and having regard to the usual waste management issues, lack of garden maintenance and potential parking problems the Parish Council would contend that it would be a breach of CYC's duty to 'protect and enhance' Conservation Areas to approve this or indeed any further HMO applications in Osbaldwick Conservation Area.

(vii) Osbaldwick Parish Council policy objection to any further loss of residential family homes to the student let market given the well documented need for family Homes, the adverse effects of HMOs at street level and neighbourhood level with effects on schools, local shops and pubs.

The Parish Council look forward to a clear refusal of this application.

19/02743/FUL Long Acres 61 – 63, Osbaldwick Village, Osbaldwick, York

Conversion of outbuilding to dwelling and single storey extension - resubmission.

Decision – The Parish Council do not object to this planning application but it should be noted that access to the application site is across Osbaldwick Village Green land (Galligap Lane) and it is intended to resurface this lane during 2020, there shall be no construction vehicle access across this lane without permission by Osbaldwick Parish Council. There will be no storage of building materials or access over the Village Green.

19/02721/FUL Varlink Ltd, Unit 1, Osbaldwick Industrial Estate, Outgang Lane, Osbaldwick  
 Erection of two storey extension to west elevation following demolition of existing cage store.  
 Decision - No Objections subject to assurances that on-site parking provision remains at the same level given existing problems on Outgang Lane.

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

**Approved:-**

19/02450/FUL 29 Heather Bank, Osbaldwick, York  
 Single storey rear extension, pitched roof to existing garage, and single storey extension to front.

19/02301/FUL 33 Tranby Avenue, Osbaldwick, York  
 Two storey side extension

**Refused:-** None.

**Withdrawn:-** None.

**6.3 Other Planning Matters:-**

(a) To discuss the Parish Council planning application – No further information has been obtained regarding this.

**7. York Local Plan**

Nothing to report.

**8. Clerk’s Report**

Nothing noted.

**9. Matters Arising**

Nothing noted.

**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.

PCSO Nicky Holmes was in attendance at the meeting.

E-mail: [snayorknorth@northyorkshire.pnn.police.uk](mailto:snayorknorth@northyorkshire.pnn.police.uk)

A police report was received for the period of the 1<sup>st</sup> – 31<sup>st</sup> December 2019 and noted the following incidents:-

Type of Incident	Time and Location.	Osbaldwick Report made and action taken by NYP	Total calls for Month
<b>ASB- Nuisance</b>			<b>0</b>
<b>ASB- Personal</b>	Beckett Drive 29/12	Escalation of ASB between 2 youths	<b>1</b>
<b>Burglary</b>			<b>0</b>

<b>Drugs</b>			<b>0</b>
<b>Vehicle</b>			<b>0</b>
<b>Theft</b>	Hull Rd Service Station 14/12	Theft of fuel	<b>1</b>
<b>Violence</b>	Tranby Avenue 5/12 Campbell Court 9/12	Female being targeted on social media Postman bitten by dog running loose in the street	<b>2</b>
<b>Criminal Damage</b>	Hull Road 29/12	3 tries slashed on vehicle parked in layby outside house	<b>1</b>

## 11. Correspondence

Full list of correspondence emailed to all Councillors.

The Clerk read out correspondence received via the Facebook page regarding dog fouling on the sportsfield. It was agreed for an article to be added to the Facebook page.

## 12. Financial Matters

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

L Pink	Clerks salary (Net)	£455.83	
L Pink	Expenses	£25.24	
Stadium Storage	Document Storage	£588.81	
Vertigrow	Plants	£31.16	
Vertigrow	Plants	£80.16	
Public Works Loan Board	Loan Repayment	£548.80	DIRECT DEBIT

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 for payment by cheque.

12.3. No invoices were received after the production of the agenda.

12.4. The following income was received:-

02.12.19	City of York Council	Double Taxation 2019/20	£4,662.21
20.01.19	Osbalwick Sports Club	Yearly Rent	£1,500.00

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

- To decide on the level of precept for the financial year 2020/21 followed by the signing of the form for City of York Council by both the Chairman and Clerk - After discussion, it was agreed for the 2020/21 precept to remain the same as 2019/20 at £14,000. Form signed by both the Chair and the Clerk.
- It was agreed for the Chairman to obtain quotations for the adding of hipped roofs to the two bus shelters on Osbalwick Lane.
- It was agreed for the Chairman to obtain quotations for adding railings to the corner of Galligap Lane.

- (d) After discussion, approval was given to proceed with the quotation of £600.00 from the tree surgeon for tree works including - remove the dead from the Popular tree at the far end of the village, remove large branch from the Cherry tree that comes over the road and work to the Crack Willow.

**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.**

Cllr Pye raised issues about neighbours being concerned regarding the possible collapse of the wall outside a property at the bottom of Pinelands. It was agreed for a letter to be issued to the houseowner. Update: The homeowner has now made a start to repair the wall.

Cllr Maddocks advised that she had received two separate requests that the bench by the bus stop on the Village Green be altered or raised to enable better use by elderly residents. The Chairman advised that improvements on the Village Green would be looked at this year.

Cllr Bennett advised that soil is being dumped on a regular basis on the Derwenthorpe Estate.

Cllr Bennett asked whether anything can be done to the pavement outside the old shop/garage on Osbaldwick Lane to highlight where the edge of the pavement is. It was agreed that a simple white line could be added.

Cllr Bennett advised that the issue of a dog barking from a property on Osbaldwick Lane is still an issue.

**14A Future Newsletters** – Nothing noted.

**15. Items for Information**

Nothing noted.

**16. Items for Next Agenda**

Ideas for possible village event in Summer 2020.

**17. Date of Next Meeting**

The next Parish Council Meeting to be held on Tuesday 18<sup>th</sup> February 2020 @ 7.15pm in St Thomas' Church, York.

Meeting closed at 9.15pm.

