

1

**MINUTES OF THE MEETING OF KNARESBOROUGH TOWN COUNCIL HELD AT KNARESBOROUGH HOUSE, KNARESBOROUGH ON MONDAY 26<sup>th</sup> OCTOBER 2009**

**7pm - Presentation in the Council Chamber by Ben Pilgrim, Head of Communications and External Affairs, The Skelwith Group re Flaxby Country Resort.**

**PRESENT Chair:** Councillor M Clemmitt (Mayor)

**Councillors:** R Archibald, J Batt, J Burdett, R Hall, J Hawkins, K Hawkins, L Powell, A Willoughby.

*The Mayor welcomed everyone to the Presentation and thanked the representatives from The Skelwith Group for giving up their time to come to talk to Knaresborough Town Council.*

*Representatives from the Skelwith Group began by thanking Knaresborough Town Council for allowing them to come and talk about the upcoming Flaxby County Resort and proceeded to give an outline of the proposal of which The Skelwith Group are in the final planning throws with HBC.*

*The aim is for the Flaxby Country Resort Golf Course to be a 5\* Resort showcasing over 300 bedrooms, spa, gym, conference and wedding facilities, restaurants, bars and a new club house. The golf course has been up and running for sometime and with a total of 27 holes, ambitions are for the Resort to host future PGA tournaments bringing international coverage and tourism to the area.*

*Waite Construction have been recruited as the main building contractors - they have a local recruitment policy and are also keen to link with local businesses. It is anticipated that the build will take a total of 18 months with the end of 2011 being the target opening date.*

*KTC were then able to question the team about their concerns, which included the following:-*

*The number of available parking spaces at the resort, concerns with regards to the positioning of the new roundabout for the Flaxby Country Resort on the A59, it's proximity to junction 47 on the A1 and adequate lighting at the junction.*

*Further concerns were raised with regards to the positioning of boutiques in the hotel having a detrimental effect on local businesses in the town? Also, concerns regarding the cost of using the various facilities at the resort and would local people be out priced by this?*

*The question of how many jobs would be created was raised along with questions about the actual construction materials, and environmental issues.*

*(Councillor Archibald arrived at 7.20pm)*

*It was confirmed that 26 Parking spaces will be available at the resort with sustainable drainage managed on-site.*

*Skelwith Group are already aware of concerns regarding the proximity of the proposed roundabout to the junction of the A1, however are unable to move the location of the roundabout to the Flaxby T-junction due to the railway line. It was confirmed that there would be street lighting at the roundabout*

*(however this would not extend to the A1 junction) and once the resort is open, access will also be via the roundabout for the golf course as opposed to the current Flaxby junction on the A59.*

*Mr Pilgrim responded to the concerns with regards about local businesses by advising that the boutiques in the hotel would actually be more concession stands per se and that they would be inviting some local businesses to trade at the hotel, with most of the concessional stands being linked to the wedding business e.g. florist, jewellers etc. He went on to say that it is hoped that they would act as a satellite to local business but that the precise details of how would be trading from the resort is yet to be finalised.*

*Mr Pilgrim also went on to state that they did not wish to out price local people from using the resort as it was very important to tap into the local market in order to make the resort with its numerous facilities a success (including not increasing golfing membership costs significantly).*

*It was reported that 400-500 full and part-time jobs would be created by the opening of the resort, with limited staff accommodation on-site. The number of jobs provided by the resort would not only be significant but would also provide a variety of openings due to the range of facilities on offer at the resort (spa, fitness, sales, marketing, hospitality etc).*

*A handout was distributed amongst Councillors depicting what the proposed Flaxby Country Resort would look like and it was explained the look and feel of the property would be that of a country house. The property will be stone clad and that it is hoped the resort will be able to make use of ground source heating. Finally, Mr Pilgrim went on to say over 16,000 trees have been planted to date to help screen the resort from Flaxby and the main road.*

*The Chair brought the presentation to a close and thanked the representatives for their informative presentation.*

## **7.30 pm – COUNCIL MEETING**

**PRESENT**      **Chair:**            Mayor Councillor Mavis Clemmitt

**Councillors:**    Councillors R Archibald, J Batt, J Burdett, R Hall, P Godsell,  
J Hawkins, K Hawkins, B Holbrook, L Powell, A Willoughby.

### **ALSO PRESENT**

**Late Arrivals:** Councillor C Willoughby 8.25pm

**Early departures:** None

### **C 09/210                    ITEM 1 – APOLOGIES**

Apologies were received from Councillors B Asquith, L Lever, J Walton and Maggie Gell of the Knaresborough Post.

### **C 09/211                    ITEM 2 - DECLARATIONS OF INTEREST**

All declarations are personal, unless otherwise stated.

Councillor K Hawkins	Member of HBC – will consider any same item at Harrogate Borough Council in the light of any new information. Item 9 a – Prejudicial
Councillor J Hawkins	Item 9 a – Prejudicial
Councillor A Willoughby	Item 9a – Prejudicial Item 14d – Vice Chair of Renaissance Knaresborough
Councillor J Burdett	Member of HBC – will consider any same item at Harrogate Borough Council in the light of any new information Item 9 a – Prejudicial Item 14b –Member of Committee
Councillor L Powell	Item 14d – Member of Renaissance Knaresborough
Councillor R Hall	Item 11c - Prejudicial
Councillor M Clemmitt	Item 11a – Prejudicial

**C 09/212                    ITEM 3 - MINUTES OF PREVIOUS MEETING**

**RESOLVED :-** That the minutes of the Council Meeting held on Monday 5<sup>th</sup> October 2009 be approved as a correct record and signed by the Chair.

**C 09/213                    ITEM 4 – KTC PUBLIC SPEAKING SESSION**

None

**C 09/214                    ITEM 5 – TO CONSIDER MATTERS ARISING FROM THE PRESENTATION  
By Ben Pilgrim, Head Of Communications And External Affairs, The Skelwith Group  
Re Flaxby Resort.**

Councillors in the main supported the new venture as this would bring more PR and tourism to the area. Councillors were also pleased that this was aimed at the upper end of the market, however it was acknowledged that there was also a need to cater for the lower end of the market in Knaresborough with hotel accommodation such as a Travelodge or similar at St. James retail park. Concerns were raised once again however with regards to the proximity of the proposed Flaxby Country Resort roundabout to the A1 and it was commonly felt that there must be a resolution with regards to moving this roundabout to the existing Flaxby junction.

**RESOLVED:** The Clerk to write to HBC stating that this would have a major impact on the infrastructure of Knaresborough and because of that Knaresborough Town Council would like to be consulted on the application.

*Unanimous*

**C 09/215                    ITEM 6 - BUSINESS REMAINING FROM PREVIOUS MEETING(S)**

a) Review of the Statement of Principles Gambling Act 2005 – letter dated 14 August 2009 from HBC Licensing Manager - Report from Councillor K Hawkins to be tabled at the meeting.

*Councillor K Hawkins advised that following review, the Licensing Act 2003 was in the main similar to that of the Gambling Act 2005 with one exception. The exception being that the Licensing Act 2003 made it clear that Parish Councils will not be consulted on any licensing applications whereas on the Gambling Act 2005 Parish Councils are to be consulted.*

**RESOLVED:** The Clerk to write to HBC and advise that KTC have no objections to the proposal.

*Unanimous*

**C 09/216                    ITEM 7 – PLANNING APPLICATIONS**

**RESOLVED:** That observations be made to the Planning Authority upon the planning applications in Knaresborough stated hereunder, as indicated opposite each application:

<u>Reference</u>	<u>Applicant</u>	<u>Details of Application</u>	<u>KTC Comments</u>	
6.100.515.Q.FUL 09/03874/FUL *	Ultimate Care Ltd	Erection of access ramp to rear elevation – Bilton Hall Nursing Home.	No Objections	<i>Unanimous</i>
6.100.1690.B.FUL 09/04071/FUL *	Mr S Wheeler	Erection of first floor rear extension – 10 St Roberts Road.	No objections	<i>Unanimous</i>
6.100.1823.D.TPO 09/03516/TPO *	Mr M Cosgrove	Felling of 1 Sycamore Tree in group G1 within Tree Preservation Order 1/1959 – Riverdale, Spitalcroft, Calcutt.	No objections	<i>Unanimous</i>
6.100.1921.D.TPO 09/03947/TPO *	Mr Roberts	Crown Clean of 1 Beech tree within group G7 of Tree Preservation Order 05/2008 – 9 Appleby Grove.	No objections	<i>Unanimous</i>
6.100.2559.A.FUL 09/03746/FUL *	Mr S Hopewell	Erection of two 15m high wind turbines – Hopewell House, Hay A Park.	No objections	
6.100.2726.FUL 09/03978/FUL *	Mr & Mrs Lee	Erection of rear conservatory – 27 Manor Road.	No objections	<i>Unanimous</i>
6.100.2727.SOSCON 09/04025/SOSCON **	HBC	Conservation area application for the demolition of public convenience building – Fisher Street.	No objections	
6.100.2727.A.RG3 09/04024/RG3 **	HBC	Erection of public convenience including office and mess room – Fisher Street.	KTC do not object to the toilets in principle however object to the application on the following grounds 1) that the door to the toilets has not been moved as requested from the side to the end of the building for health and safety reasons 2) KTC also feel that improved lighting in this area should be considered to improve public safety.	
6.100.2724.RG3 09/03148/RG3 **	HBC	Replacement of all windows 13-16 Manor Gardens, Charlton Manor Drive.	No objections	

\* Item for determination by HBC Head of Planning Services or Head of Planning Services /Chairman of Planning Committee

\*\* Item for determination by Planning Committee

C 09/217

**ITEM 8 - PLANNING CORRESPONDENCE:**

- a) **Planning Enforcements**
- (i) Confidential Papers: *(See unpublished minutes)*
  - (ii) Reports of Investigation(s):
    - Case No. 09/00444/PR15 09/02450/HPC & 09/01620/HPC - 9 Coverdale Drive
    - Case No. 09/00398/PR15 – Three Gates Farm, Cass Lane, Calcutt
    - Case No. 09/00443/CONSRV – 105 High Street

**RESOLVED:** To receive and note.

- b) To note the following application **approved/part approved** by HBC (subject to conditions) **contrary to KTC's observations:**

i) 6.100.1071.G.LB – Listed building application for installation of ATM, fascia sign and hanging sign to front elevation - 1 Market Place Knaresborough. *(KTC comments "KTC object to this application as it is inappropriate in a listed building")*

*The Clerk to email KTC's planning comments from above application to Councillor A Willoughby.*

ii) 6.100.2701.A.FUL – Retention and completion of 1.4m high boundary wall with railings and 1.9m high gate and pillars (revised scheme) – Briar Glade, York Road. *(KTC comments "KTC object on the grounds that this is out of keeping with the area")*

**RESOLVED:** To receive and note.

- c) To note the following **appeals:**

6.100.2720.PDUCO 09/00118/HOUSER – Mr T Leather – Conversion of attached garage to form additional living accommodation with formation of window to front elevation - 20 Sterling Chase (KTC comments "no objections")

**RESOLVED:** To receive and note.

- d) To note the following **Tree Preservation Order:**

Tree Preservation Order 48/2009 – Nidd Crag Cottage, 31 Waterside – To note that the order took effect, on a provisional basis on 15<sup>th</sup> October 2009.

**RESOLVED:** To receive and note.

- e) To note date of next **HBC Planning Committee - Tuesday 27th October 2009 at 2.00pm**, Crescent Gardens, Harrogate.

No applications for Knaresborough.

**RESOLVED:** *To receive and note.*

- f) Planning Application 6.100.597 – “Hillside”, Slingsby Avenue – to consider e-mails dated 20 October 2009 from Mrs C Cook and Mr R France (Case Officer, HBC)

**RESOLVED:** The Clerk to write to Mr Gary Bell (Head of Development Control Harrogate Borough Council) stating that KTC support the resident over the inaccuracies in the Hillside applications.

*Unanimous*

**C 09/218**

**ITEM 9 – TO CONSIDER THE FOLLOWING CORRESPONDENCE:**

- a) Application for grant funding:
- i) Knaresborough Nidd Gorge Conservation Group - application dated 14<sup>th</sup> October 2009 including audited accounts to 31/07/09 (constitution available at the meeting or from the Clerks Office).

*Councillors debated the application mainly due to the fact that Knaresborough Nidd Gorge Conservation Group were requesting annual contributions from KTC and if this was indeed the case KTC would be unable to award a grant at the present moment in time as it would need to feed into the KTC annual budget. Also, that this needed to go be debated by Community Services first and be put on the next agenda.*

**RESOLVED:** That KTC i) treat this as a one-off grant application and give £1000 for this year.  
ii) look at making an annual contribution when considering the budget over the next few weeks.

*Unanimous*

- b) Invitation from Knaresborough Chamber of Trade asking KTC if they wish to become an Honorary Member - letter dated 29<sup>th</sup> September 2009.

*Councillors raised the query whether being an Honorary Member of the Chamber of Trade would mean Councillors had a prejudicial interest when considering future matters from the Chamber of Trade.*

**RESOLVED:** The Clerk consult with the Monitoring Officer at HBC who will give a clear vision of what KTC can and can not do.

*Unanimous*

*Councillor C Willoughby arrived at 8.25pm.*

- c) Parish Consultation Arrangements & Questions to North Yorkshire County Council - document from HBC dated 13<sup>th</sup> October 2009

*Councillor Batt declared a personal interest as a member of North Yorkshire County Council.*

**RESOLVED:** i) The Clerk to write to NYCC stating that the current system at Harrogate Borough Council is not working and because of that KTC would rather consult with NYCC directly.  
ii) that a copy of the letter is sent to HBC.

*Unanimous*

*Councillor C Willoughby declared a personal interest as a member of Harrogate Borough Council.*

**C 09/219**

**ITEM 10 – TO CONSIDER MINUTES/REPORTS OF COMMITTEES AND WORKING GROUPS**

*None*

C 09/220

**ITEM 11 – REPORTS FROM THE CLERK**

- a) To consider approval of payment for Councillors Clemmitt and Powell to attend ‘In the Chair’ Training Course - run by the YLCA in November 2009 (York – Mon, 23 November 2009 - £105 (pp) + VAT).

**RESOLVED:** i) That KTC encourage all Councillors to attend training and therefore support both Councillors Clemmitt and Powell attending ‘In the Chair’ training.  
ii) That the Clerk email details of all training courses to Councillors.

*Unanimous*

- b) Urgent Decisions Procedure (Recruitment October 2009)

**RESOLVED:** To receive and note.

- c) Deputy Town Crier appointment – Permission for panel to appoint a Deputy Town Crier.

*The Clerk advised that following interviews, Simon Shaw had been appointed by the panel as the Town Crier for Knaresborough. Permission was now being sought from both the Town Council and the Chamber of Trade to appoint a Deputy.*

**RESOLVED:** i) That KTC are in favour of appointing a Deputy Town Crier.  
ii) That the Clerk researches the cost of a uniform and that this is put on the agenda at a future meeting.

*Unanimous*

- d) Harrogate District Safer Communities Partnership Funding 2009/10 – possible underspend.  
To consider items for which KTC might wish to apply.

*Councillor K Hawkins advised that to pre-empt receiving any communication from District Safer Communities Partnership Funding re the above, that it would be any idea for Councillors to discuss and consider items for which KTC might wish to apply?*

*After much discussion upon what to spend any possible money, it was:-*

**RESOLVED:** i) That the Clerk asks Gary Atkins at the Stockwell Community Centre (Youth Leisure Facilities) whether it would be useful if they had the use of a pool table/air hockey there. (if so KTC would apply for this).

*Unanimous*

C 09/221

**ITEM 12 – OTHER MOTIONS SUBMITTED BY MEMBERS**

Traffic problems in Fisher and Silver Street – report by Councillor P Godsell.

- a) *When cars leave the car park by the Police station – there are no signs to say that it is one way only.*

Motion - ‘That signs or road markings are put in place’.

**RESOLVED:** The Clerk write to HBC Highways asking that they re-examine the signage and road markings indicating that it is a one-way street when you turn out of Castle Yard on to Castlegate.

*Unanimous*

- b) *At both ends of Fisher & Chapel Street it is unclear as to the right of way as there are no road markings.*

Motion - 'That both roads are made in to one way exiting, with sufficient marking in place'.

**RESOLVED:** The Clerk to write to HBC Highways asking that the road markings at both ends of Fisher Street are correctly marked considering the fact that it is a two way street.

- c) *The positioning of the proposed Police Bay – it is in the wrong place. Where it is marked out on the road is a hazard blocking the pedestrian walkway, reducing visibility for cars and obstructing the buses turning on to the High Street.*

Motion - 'That this positioning is moved back resulting in a safer environment for both pedestrians and vehicle drivers'.

**RESOLVED:** To see how this unfolds and review the situation in 12 months time.

**C09/222**

**ITEM 13 - INFORMATION EXCHANGE**

- a) Councillor J Batt advised the following:
- i) Proposed changes to the Knaresborough Library opening hours - deadline for providing a response was 30<sup>th</sup> November 2009. Agreed that this should be put on the next agenda and the current opening hours to be ascertained in order to provide a comparison.
  - ii) CRB checks in future would be necessary for all Parish Councillors and that the checks would last for a period of 3 years. KTC will await Government guidance before this is carried out..
- b) Councillor A Willoughby informed members that works to the Railway Crossing gate were ongoing as the closer wasn't working properly. He had been informed that they were waiting for a new part to arrive. (the drawback to this would be that the new part would consequently make more noise when the gate was closing).
- c) Councillor J Burdett advised that she had recently visited ORB where building works were still underway but that they now have a computer room and a variety of people are using the equipment. Councillor Burdett also went on to say that there have been delays as he is short of people helping with joinery. If anyone knows a joiner that would be willing to help, please pass on the details. (Councillor M Clemmitt advised that CVS Harrogate may have someone that could help them).
- d) Councillor L Powell reported that:
- i) she had seen a bus going through a red light at Bond End.
  - ii) she had attended the October Yorkshire Local Councils' Associations meeting where Mike Gardner had addressed the meeting and reported that the outlook for the Council was gloomy. YLCA commented that they are moving to Osbaldwick on 24 November, and that the speaker at the next YLCA meeting will either be Sean Wright or Patrick Kilburn on "Commuted Sums".
- e) Councillor P Godsell informed members that she had visited the Knaresborough Horticultural Autumn Show and was pleased to let everyone know that three Town Councillors had entered and that all three had won prizes.
- f) Councillor M Clemmitt reported:-
- i) that herself and Councillor J Burdett had been made most welcome on their recent trip to Bebra, that their time spent there had been very busy but a great success
  - ii) The Royal British Legion urgently need collectors for the poppy appeal – Remembrance Sunday 8 November – a reminder to all Councillors.
  - iv) The Mayor of Harrogate was holding a "Ladies Luncheon" for charity on 18<sup>th</sup> November 2009 - tickets are £25 each and should anyone wish to attend, please let the Clerk know.

- g) The Clerk read out a message of thanks to KTC from Mr R Cummings with regards to getting the grass at Aspin Oval cut more frequently.
- h) The Clerk went on to report that minor works would commence shortly at the Chapel Street Mini Recycling Centre, and that access to the site would still be possible during the works.

**C 09/223      ITEM 14 – TO RECEIVE THE FOLLOWING DOCUMENTS (available at the meeting or in the Clerk’s office)**

- a) York & North Yorkshire Playing Fields Association – Annual Report 2008/2009
- b) Harrogate & Ripon Councils for Voluntary Service - 2009 events bulletin for Harrogate, Knaresborough, Ripon, Boroughbridge, Pateley Bridge, Marsham & Surrounding Areas.
- c) SELRAP Conference on Friday 6<sup>th</sup> November 2009, Herriots Hotel, Skipton, 10am – 3.30pm “The Skipton to Colne Railway – The Key to Unlocking a Strategic National Transport Corridor”.
- d) Renaissance Knaresborough Executive Committee Meeting No. 39 - Minutes from 15<sup>th</sup> September 2009 (previously emailed to Councillors).

**RESOLVED:** To receive and note

**Meeting ended at 9.30pm**