

The 1137th Meeting of the Ripponden Parish Council held in the Ripponden Parish Council Office on Thursday 21st September 2017 at 7.15pm.

Councillors Present: Cllr Naylor chaired the meeting.
Cllr Johnson, Cllr McCarley, Cllr Moran, Cllr Russell, Cllr Watson

1. To accept apologies for absence and lateness

Absence – Cllr Carter, Cllr Hunt, Cllr Potts, Cllr Robins, Cllr J Smith, Cllr M Smith

The Clerk read out a thank you e-mail from Cllr Hunt for the Parish Council's best wishes on the birth of his daughter.

2. To accept the Minutes of the 1135th and 1136th Meetings held on Thursday 7th & 14th September 2017 respectively

16868 Resolved in a motion by Cllr Moran and seconded by Cllr McCarley that the Minutes be accepted as a true and correct record of the Meeting held on Thursday 7th September 2017.

Cllr Watson abstained due to not being present at the meeting.

16869 Resolved in a motion by Cllr Russell and seconded by Cllr Johnson that the Minutes be accepted as a true and correct record of the Meeting held on Thursday 14th September 2017.

3. To receive information on any on-going items identified in these and previous Minutes and decide further action where necessary

The Clerk reported that:

An e-mail acknowledgment had been received from Calderdale Council regarding works at Bowers Mill dam and the potential damage to the public footpath. The officer advised that the information had been passed onto the Highways Team for further investigation.

A letter had been received from Calderdale Council's Planning Services regarding the alleged unauthorised development – access road, static caravan and outbuildings at Bowers Cottage. The officer advised that he had concluded his investigations and that a breach of control had occurred. However, the Council felt that in this instance, it would not be expedient to take formal enforcement action and as such, the file had been closed.

A letter had also been received from Planning Services concerning application 16/01614/HSE – Raised patio and retaining wall to rear (part retrospective) at 37 Castle Lane. The officer advised that an appeal against planning refusal had been made to the Secretary of State.

The Clerk informed the Meeting that an e-mail had been received from Dawson Plumbing with a further quote for the Ripponden Library percussion tap at a cost of £100 for the tap and £170 for a security box.

16870 Resolved in a motion by Cllr Johnson and seconded by Cllr Moran that the Parish Council approves the quote from Dawson Plumbing and for the Clerk to progress the matter with Calderdale Council.

Cllr Johnson informed the Meeting that written confirmation had been received from Calderdale Council that it would share the cost of the CCTV Monitoring Service with the Parish Council. He also reported that the Safer Community Fund grant application was partially complete and would be submitted in the next couple of weeks. Cllr Johnson had also approached licensee's in the village to see if they would contribute to the on-going cost of CCTV in the centre of Ripponden. This was now being considered.

4. To receive Parish Councillors declarations of Interest

None

5. Public Participation

None present

6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives**The Clerk reported that:**

An e-mail had been received from the Neighbourhood Co-Ordinator requesting the use of the Parish Council office for a Safer Cleaner Greener Meeting in November. The Meeting had no objection to this request.

An e-mail had also been received from Mr Pitts, the Head of Neighbourhoods to see if it would be possible to come along to a future meeting to discuss opportunities for partnership working around grounds maintenance and street cleaning. The Meeting had no objection to this and asked the Clerk to liaise with Mr Pitts to arrange a suitable date.

The Clerk advised that an e-mail had been received from Mr Forbes of Ryburn United requesting attendance at a future meeting to provide the Parish Council with an update on the clubhouse project. The Meeting had no objections and again asked the Clerk to liaise with the club.

An e-mail complaint had also been received from a resident concerning issues with parking and litter around Ripponden Wood on match days. The Clerk advised that she had forwarded the complaint onto the Ryburn Ward Councillors for their references.

The Clerk reported that Cllr Carter had been in contact to see if the Parish Council would have any objections to her organising a Coffee morning for MacMillan at the Council office on 29th September. The Meeting had no objections to this request.

The Clerk advised that she had confirmed with Diggle Band that they were able to attend the Remembrance Sunday Service. She had also provisionally booked the coach at a cost of £419 and the wreaths had been ordered. The Clerk circulated a draft order of service sheet and the Meeting agreed that the hymns should remain the same as last year.

Cllr Watson suggested that the Parish Council might want to consider producing a commemorative booklet for 2018 to mark the centenary of the end of First World War. The Meeting agreed that this was a good idea and referred this to the Communications Committee to progress with help from Cllr Watson. Cllr Naylor said that he would make enquiries about what is to happen to the internal War Memorial at Parrock Nook church. It was agreed that Commemoration of the centenary of the ending of World War 1 should be an Agenda item at a meeting early in 2018.

Cllr McCarley reported that he had attended the Ward Forum meeting on 19th September and the consultation meeting on Ryburn Valley Greenway in a personal capacity.

Cllr Johnson reported that he had spoken with Inspector Bairstow regarding a police presence for the Christmas Lights Switch On. Unfortunately, she could not guarantee police attendance at the event and as such, a road closure form would need to be submitted to Calderdale Council. He confirmed that he would liaise with the Clerk to get this completed. Cllr Johnson also confirmed that the road closure application was ready to be sent onto Calderdale Council for Remembrance Sunday.

Cllr Moran reviewed the Christmas Light and Christmas Light Switch-On Events Committee meeting held on 15th September 2017. The main points being terms of reference, Hostile Vehicle

6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives (continued)

Mitigation plans, Christmas trees for Soyland and Barkisland, a letter to businesses and agreeing an action plan. Cllr Moran circulated a draft letter to advise local businesses of the switch on date for approval.

16871 Resolved in a motion by Cllr Johnson and seconded by Cllr Watson that the Parish Council approves the letter to local businesses.

Cllr Russell reported that together with Cllr Carter she had attended the Yorkshire in Bloom Awards Ceremony and that Ripponden had been awarded Silver Gilt. There had been many specialist prizes this year awarded to local areas such as Elland, Hebden Royd, Old Earth School and Sowerby Bridge Railway Station, which had been lovely to see. Cllr Russell also reported that she would ask a local resident to tie up the door to the Krumlin Telephone box with winter fast approaching.

Cllr Russell reviewed the Communications Committee meeting held on 6th September 2017. The main points being the review of the budget 2017/18, press releases, office window displays, the winter newsletter, Welcome to Ripponden booklet, purchasing a leaflet dispenser and telephone/broadband for the office.

Cllr Russell reviewed the Neighbourhood Planning Committee meeting held on 5th September 2017, the main points being review of the consultation feedback, focus group consultation and an article for Go Local. She also advised that she would have a small stall at the Michaelmas show to encourage residents to complete the survey.

Cllr Moran reported that together with Cllr Hunt and the Chairman, she had attended the official opening of the refurbished telephone box at Rochdale Road. She also reviewed the Ryburn Ward Forum the main issues discussed being the Traffic Regulation Order (TRO) for Ripponden, Ward Forum Grants and Anti-Social Behaviour. The Clerk was asked to contact the Neighbourhood Co-Ordinator for information about the Ward Forum Grants to be posted on the Parish Council's Facebook page. Cllr Watson also asked for a letter to go to Calderdale Council to chase up the date for the TRO to be introduced.

Cllr Moran also informed the Meeting that Cllr Holden – Ward Councillor is in consultation with residents about the setting up of a pilot volunteer speed watch group in Ryburn ward. Mr Benn, Calderdale Council's Community Partnership Manager had presented the plans at the Ward Forum meeting.

Cllr Moran advised that Blue Ball Road was in poor condition with unsupported, overhanging tarmac in places. So much that it was difficult for two vehicles to pass safely.

Cllr Watson reported that he had attended the opening of the new Central Library in Halifax, which will hold the Calderdale archives. He had also attended the Ryburn Valley Greenway consultation meeting and felt that the group was very progressive. The main objections to the project were in respect of a route through Ripponden.

Cllr Naylor reported that he had attended the Conservatives consultation meeting about Calderdale Council's Local Plan. The meeting had been extremely well attended, very informative and not political. He had also attended the official opening of the Rochdale Road telephone box, which had been well attended. He advised that the group was now looking for a new project and may look into tidying up the bridle way at Blue Ball Lane.

Cllr Naylor confirmed that he and Cllr Watson would pick up the tables from the church for the Michaelmas Show. In the absence of Cllr Hunt, he would also greet the Mayor and Mayoress of Calderdale.

7. To receive reports from Calderdale Councillors who represent Ryburn Ward

None present

8. To agree accounts for payment

16872 Resolved in a motion by Cllr Watson and seconded by Cllr Johnson that the accounts listed on the schedule with a total value of £879.98 be passed for payment.

9. To receive correspondence**Correspondence**

Clean Wright Domestic Services	Business Closure
Post Office	Temporary Branch Closure
Mrs Rowley	Ripponden Post office
Oil Club	Heating Oil Club

Information

Calderdale Council	Meetings for period 13/9 to 22/11/17
Calderdale Council	Upper Valley Neighbourhood News –September
Calderdale Council	T & PC Annual Conference 7 th October 2017
Clerks & Councils Direct	September issue
North Bank Forum	Sector Support Update 8 th & 15 th September
Ripponden Festival	Update on plans
Ryburn 3 Steps	Village Barn Dance 29 th September
WY Police & Crime Commissioner	September Newsletter
YLCA	NALC Chief Executive bulletin 31 & 32

Agendas

21/09/2017	Cabinet
26/09/2017	Planning Committee 1
28/09/2017	Place Scrutiny Board

Matters arising from correspondence

Cllr McCarley agreed to forward a recommended list of cleaners to the Clerk. The Clerk was asked to formally acknowledge Mrs McClean's letter.

The Clerk was asked to reply to Mrs Rowley and acknowledge her concerns and suggestion.

Cllr Moran confirmed that she would provide some details of the Festive Markets plans at a later stage to be displayed in the Council office window.

10. To approve a response to Calderdale Council's Public Consultation on the Local Plan

Cllr Watson provided an update on the potential sites and the recent Government announcement on site allocation and number of dwellings figures.

The Meeting went onto to consider the draft letter prepared and circulated by the Clerk prior to the meeting incorporating the comments provided by Dr Smales and Councillors.

10. To approve a response to Calderdale Council's Public Consultation on the Local Plan (continued)

16873 Resolved in a motion by Cllr Moran and seconded by Cllr Watson that with the addition of a final paragraph to be provided by Cllr Naylor and Cllr Russell, the Parish Council approves the letter in response to Calderdale Council's consultation on the Local Plan.

11. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues

11.1. Planning Applications & Decisions

Plan held over from previous meeting

Application No: 17/00960/HSE

Case Officer: Sara Johnson

Site: Kitt Hill Farm Pike End Road Rishworth

Proposal: Single storey front extension

Applicant: Mr & Mrs Crossland

Allocation: Green Belt, Wildlife Corridor, SLA

History: 91/02017/CON Conversion of barn to form extension to dwelling, alteration of flat roof to pitched roof and installation of gas tank – permit; 92/00121/CON Conversion of barn to form extension to dwelling (Revised details) Alteration of flat roof to pitched roof and installation of gas tank - permit; 98/00678/FUL Conversion of garage to living room and building bedroom over – permit; 05/20212/TPO Fell one tree (Tree Preservation Order) – refuse; 06/00194/HSE Proposed first floor bedroom and ensuite extension and single storey rear breakfast room extension – permit; 10/01537/FUL Agricultural storage shed – permit

Main Issues: Green Belt policies BE1 & BE2 NPPF 9, NE12 Development in SLA, NE15 development in Wildlife Corridor, EP12 Protection of water sources, N6 Privacy & Daylighting, non-mains sewage, Building stone mineral safeguarding area.

RPC Comments:

16864 Resolved in a motion by Cllr Potts and seconded by Cllr Moran that the Planning Application be held over to the next meeting to obtain further details from the Planning Officer.

16874 Resolved in a motion by Cllr McCarley and seconded by Cllr Russell that the Planning Application be held over to the next meeting due to the plans still not being available.

New Plans for this meeting

Application No: 17/00988/HSE

Case Officer: Sara Johnson

Site: Wall Nook House Lightcliffe Royd Lane Barkisland

Proposal: Summer house in garden

Applicant: Mrs M Walshaw

History: 74/00735/CON Conversion of barn to dwelling – permit; 74/00735/COU Change of use: conversion to dwelling and stables - permit

Main Issues: Bat alert, within 50m of listed building, smoke control area, building stone mineral safeguarding area

RPC Comments:

16875 Resolved in a motion by Cllr Watson and seconded by Cllr Moran that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it meets planning policies.

11. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)

Application No: 17/00935/FUL

Case Officer: Claire Dunn
 Site: Waterside House Oldham Road Ripponden
 Proposal: Demolition of workshop, office and reconstruction to form three dwellings.
 Applicant: Calderbrook Estates
 Allocation: Town Centre (access only), Primary Housing, Wildlife Corridor
 History: 89/01045/OUT Workshop/storage premises (outline) – Refuse; 09/01712/FUL Conversion of existing building into two dwellings including a first floor extension – Withdrawn; 11/00634/FUL Single storey extension – permit; 13/01228/FUL Proposed alterations to form first floor flat - permit; 13/01228/NMA Non-material amendment to planning permission 13/01228. Use of roof space for bedroom and installation of 1 no window and 3 No rooflights. - Approved; 15/00137/CON Conversion of building to form three dwellings with first floor extension to West elevation and lower ground floor extension to South elevation - permit.
 Main Issues: smoke control area, contamination site, bat alert, building stone mineral safeguarding area, tip, classified road, BE1 & BE2, T18 – maximum parking allowance, NE16 – protection of species, H2 – Primary Housing, BE5 – design, NE15 – development in wildlife area, EP14 – protection from flood risk, EP22 – sustainable drainage system.

RPC Comments:

16876 Resolved in a motion by Cllr Johnson and seconded by Cllr McCarley that the application be held over to the next meeting due to insufficient information being available to make an informed decision.

Application No: 17/00881/HSE

Case Officer: Sara Johnson
 Site: Clough House Elland Road Ripponden
 Proposal: Partial demolition and rebuilding of extension (Revised Scheme to 16/01550)
 Applicant: Mr & Mrs Pownall
 History: 87/00273/RES Detached dwelling (Reserved Matters) – approve; 15/01487/HSE Two storey extensions to side and rear, single storey extension to side/front – permit; 16/01550/HSE Partial demolition of semi detached dwelling to create new detached dwelling (Revised Scheme to 15/01487) – permit
 Main Issues: Tip, Bat alert, smoke control area, building stone mineral safeguarding area, BE1 & BE2, T18

RPC Comments:

16877 Resolved in a motion by Cllr Watson and seconded by Cllr Moran that the Parish Council has no objections to this application

Application No: 17/01047/FUL

Case Officer: Sara Johnson
 Site: Land Rear Of 164 Halifax Road Ripponden
 Proposal: One dwelling (Revised Scheme to 15/01574)
 Applicant: Sugden Brothers Builders Ltd
 History: 15/01574/FUL Detached dwelling – permit
 Main Issues: Smoke Control area, Bat alert, BE1 & BE2, EP14 & EP22 – drainage, T18 & BE5 access & parking

RPC Comments:

16878 Resolved in a motion by Cllr Watson and seconded by Cllr Johnson that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it meets planning policies.

11. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)

Application No: 17/01032/HSE

Case Officer: Claire Dunn

Site: Near Royd Withens End Lane Rishworth

Proposal: Conversion of central barn to residential use as part of existing dwelling, rear glazed extension and associated alterations.

Applicant: Mr & Mrs Fowers

History: 00/01493/COU Change of use of land to menage – permit; 86/00759/LBC Partial demolition, outbldg. & erection of garage & stable blocks – granted; 86/01459/LBC Alterations – granted; 86/01485/LBC & 1486 Detached triple garage – granted; 86/01830/FUL Detached stables block – permit; 88/00509/CUR Conversion of cow shed to cottage – permit; 02/00778/LBC Formation of bedroom, bathroom, utility room, study and store with associated roof windows and windows and door openings – granted; 16/01016/FUL American barn style four box stable block with storage area - withdrawn

Main Issues: Tip, non-mains sewer, public right of way, private water supply, Building stone mineral safeguarding area, Preserving the historic character of the building N31 & N105; Listed building

RPC Comments:

16879 Resolved in a motion by Cllr Russell and seconded by Cllr McCarley that the application be held over to the next meeting

16880 Resolved in a motion by Cllr Johnson and seconded by Cllr Russell that Standing Order 3(w) be suspended for 10 minutes to allow business to be completed

Application No: 17/01033/LBC

Case Officer: Claire Dunn

Site: Near Royd Withens End Lane Rishworth

Proposal: Conversion of central barn to residential use as part of existing dwelling, rear glazed extension and associated alterations (Listed Building Consent)

Applicant: Mr & Mrs Fowers

History: 86/00759/LBC Partial demolition, outbldg. & erection of garage & stable blocks – granted; 86/01459/LBC Alterations – granted; 86/01485/LBC; 02/00778/LBC Formation of bedroom, bathroom, utility room, study and store with associated roof windows and windows and door openings – granted;

Main Issues: Tip, non-mains sewer, public right of way, private water supply, Building stone mineral safeguarding area, Preserving the historic character of the building N31 & N105

RPC Comments:

16881 Resolved in a motion by Cllr Russell and seconded by Cllr McCarley that the application be held over to the next meeting

Application No: 17/20166/TPO

Case Officer: Keith Grady

Site: 15A Pinfold Close Barkisland

Proposal: Prune six trees (Tree Preservation Order)

Applicant: Ms G Herring

History: 96/01677/FUL Proposed two storey extension (garage with bedroom over) and conservatory to rear – permit; 05/20015/TPO Fell three trees and prune six trees – permit; 09/00356/HSE Rear single storey extension and external chimney-permit; 16/01559/HSE Conversion of garage to living space - permit

Main Issues: within 50m of grade II listed building, smoke control area

RPC Comments:

16882 Resolved in a motion by Cllr Johnson and seconded by Cllr Russell that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it meets good arboricultural practise.

11. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)

Application No: 17/01078/HSE

Case Officer: Sara Johnson
 Site: Clock House Stead Lane Rishworth
 Proposal: Two storey extension to front
 Applicant: Mr G Rowbottom
 Allocation: Primary Housing, wildlife corridor
 History: 03/00232/COU Change of use and conversion of outbuilding to form residential dwelling- permit; 04/02252/FUL Construction of double garage in connection with conversion of existing outbuilding to dwelling – permit; 12/20081/TPO Fell two trees and prune two trees - permit
 Main Issues: Contamination site, bat alert, smoke control area, building stone mineral safeguarding area, wildlife corridor, design, layout, material

RPC Comments:

16883 Resolved in a motion by Cllr Johnson and seconded by Cllr Russell that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it meets planning policies, in particular BE1.

Application No: 17/00855/FUL

Case Officer: Janine Branscombe
 Site: Rishworth Congregational Church Long Causeway Rishworth
 Proposal: Conversion of listed church to dwelling comprising internal and external alterations which include the construction of a garden/bike store and reduction in height of existing organ tower.
 Applicant: Mr K Hawley
 Allocation: Green Belt, Grade II Listed Building
 History: None
 Main Issues: Green Belt, Listed Building, public right of way (no 140), non-main sewage, bat alert

RPC Comments:

16884 Resolved in a motion by Cllr Russell and seconded by Cllr McCarley that the application be held over to the next meeting

Planning Decisions:

17/00799/HSE 5 Woodside Branch Road Barkisland	Conservatory to south east elevation	Refused
17/20120/TPO The Old Vicarage Saddleworth Road Barkisland	Prune three trees (Tree Preservation Order)	Granted
17/56012/CLAS3C 244A Halifax Road Ripponden	Prior approval application for a change of use from Post Office (A1) to cafe (Class A3)	Refused
17/00250/FUL Arkin Royd Farm Pike End Road Rishworth	Agricultural building	Granted

11. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)

17/20134/TPO

The Booth Wood
Inn Oldham Road
Ripponden

Fell one tree (Tree Preservation Order)

Refused

11.2. Planning Enforcement

None

The meeting closed at 9.40pm