

# THE TATTLER

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Winter 2005

## The Local Development Framework.

### Decisions that will change Topcliffe for ever!

*Charles Shaw, who has a professional interest in planning matters, has very kindly written this article to explain the machinations of the Local Development Framework.*

Hambleton District Council has just finished consulting the public (that's you!) on part of the Local Development Framework and the chances are you have not even heard of it. Yet things in the plan could change Topcliffe for ever.

Every fifteen years, all District Councils put together a plan about how their area should develop. You can read the current Hambleton local plan in the reference section of Thirsk Library in Finkle Street. It runs from 1991 to 2006 and the plan that is being written now then takes over and runs until 2021.

The planners don't just go into a darkened room and dream up a plan on their own. They have to take notice of government policies and the views of local people & local councillors as well as things like forecasts of population growth.

As the last framework was being drawn up, the then (Conservative) government was anxious to reduce car use in order to lessen the production of greenhouse gases. As most of the jobs in this area are in market towns, the last Hambleton plan said that most new houses should be built in towns to cut down on commuting to work. As a result, in most villages, including Topcliffe, no land was zoned for new houses. Only infill was allowed like the two new houses near the Tollbooth.

One of the earliest decisions made in drawing up the new plan was to try and avoid attracting

commuters into the area. So, very little new housing will be built at the north end of the Hambleton area, which is near to Darlington and Teesside or in the southern part which is close to York.

Another early issue was affordable housing for local people. About 18 months ago, the council did a "housing needs" survey to establish the situation locally. Not every household returned a completed survey, but enough were sent back to give the council a picture of the local situation.

In Thirsk and the surrounding villages, 30% of all new houses should be affordable houses for local people. This was not in the last plan and means that in future, a builder can put one or two houses on a site, but if he wishes to build more, roughly a third will have to be 'affordable'. Many affordable houses will be built for letting by the local housing association but they could easily be sheltered housing for senior citizens or even low cost housing for sale to young couples.

Note also the 'local people' bit; these houses go to people who were born in the village, work there or have family members already living in the village.

Another concern tackled in the new plan is the loss of services in country areas. Village shops, pubs and post

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## **Tattler Distributors Wanted** by David Pilgrim

I don't suppose too many of you relish the thought of tramping the streets of Topcliffe in winter, pushing copies of The TATtler through letter boxes that sometimes try to amputate your fingers! (Spare a thought for your Postman at this time of year!!)

However, distribution is currently a problem. There are about 280 copies to go out to homes in Topcliffe alone and I would be delighted to hear from any volunteers who feel they have about 20 minutes to spare, four times a year.

Currently I'm looking for distributors for:

Long Street (both sides), Front Street, Dean Square, Dovecote Mews, Winn Lane and Manor Close.

These streets are normally split between three distributors but if you are willing to help, allocations can be arranged to suit. Any offers of help will be gratefully received. Please contact me on 01845 578669 or by e-mail on [tattlereditor@aol.com](mailto:tattlereditor@aol.com).

## **Lifelong Learning Development Worker**

As part of the drive to encourage more adults into learning, the Learning Skills Council and Yorkshire Forward have created the position of Lifelong Learning Development Worker (LLDW) for each of the York and North Yorkshire districts. The present incumbent for Hambleton district is Georgina Turton and she is based at Thirsk Community Care Association.

Georgina's role is about working with communities to help people identify any educational/learning requirements they may have and to source them accordingly. Often opportunities to acquire new skills are out there but seem to be a well kept secret. As an LLDW, Georgina will find out about these opportunities be they courses or workshops, and, if they are not available, she will try to work

with local providers to develop suitable activities for the community.

She has also been awarded a donation from a number of providers to support any taster workshops which communities may want to arrange in their village hall. This would give the rural communities more opportunity to bring the learning to themselves. Georgina can organise just about anything (to do with learning), and possibly fund it, depending on the available tutors. Some examples of workshops she has been approached about are: Save a Life (Paediatric), Money management for university students, T'ai Chi, Excel training, card making etc.

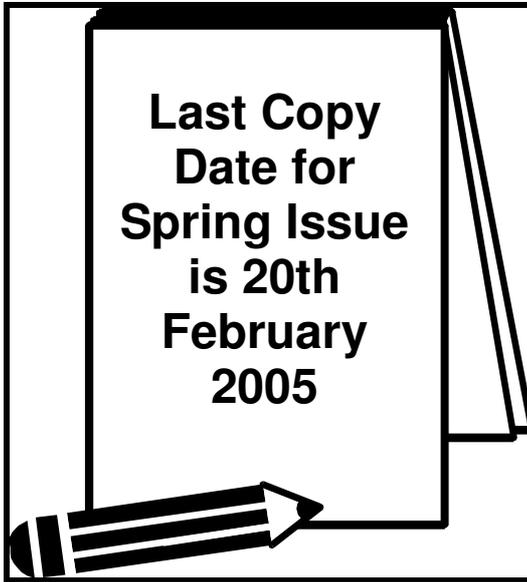
**For more information,  
contact Georgina direct on 01845 526332 or by  
e-mail at [georgina.turton@tscca.org.uk](mailto:georgina.turton@tscca.org.uk)**

## **Topcliffe Website**

Sadly, Peter Perkins is going to relinquish his activities as Webmaster of the Topcliffe Website. Those of us who know just how much Peter does in the community, can only wonder how he has managed to keep so many balls in the air for so long. (They tell me the secret is just to throw them a bit higher!) His contribution to the community will be sorely missed.

It would be sad to see the site disappear and the Parish Council is keen to see it continue. Various options are open from finding a new webmaster to take over Peter's site to using a company called The Local Channel as host, with selected individuals adding information to keep the site up to date.

If you are interested in taking over as Webmaster or becoming responsible for maintaining part of the site, then please contact either Peter (<http://www.topcliffe.net>) or Howard Wilson on 577039.



**Last Copy  
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is 20th  
February  
2005**

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offices are closing all the time. Also as a result of falling birth-rates, village schools have fewer children than in the past. This puts small schools under threat of closure or of

losing teachers. Topcliffe School peaked at 138 pupils in 1995. It now has 101 pupils and because of falling birth-rates, pupil numbers are expected to fall further. It is worth noting at this point that having new housing in Topcliffe could result in more pupils at the school and ensure its viability.

About a dozen villages in Hambleton have been identified as 'service villages' and Topcliffe is one of them. The planners reckon that the Thirsk area needs about 1200 new houses over the next fifteen years (roughly 80 houses per year). Unlike the last plan where few houses were built in the villages, they are suggesting that this time, some houses should be built, possibly on green-field sites, in service villages. For Topcliffe, the maximum figure the planners had considered was 100 new houses during the 15 year period of the plan, but they now seem to be thinking of a much lower figure of perhaps 50 houses. (For comparison there are roughly 200 houses in the entire village and 30 in Manor Close)

The planners have suggested that new houses could be built on part of Barningham's farmyard but the main area they are thinking of is the field to the east of Back Lane where Brian Carver keeps his ponies. They have suggested that the access to the new housing should be up Back Lane, along East Lea and then arrive in the field by crossing the Morley's garden.

One other aspect of the plan may affect Topcliffe. Thirsk Industrial Park on York Road is now nearly full. Hambleton DC believes that another 18 hectares of land will need to be zoned for industrial development in the next 15 years. One proposal is

to increase the industrial estate on Dalton Airfield quite substantially. The developers (Severfield-Reeve Ltd) propose to pay for improvements to Cod Beck Bridge and to plant large areas of woodland, some of which could be open to the public, to screen the new industrial area. For Topcliffe, such a development could mean more local jobs but also more heavy traffic through the village.

The period of public consultation for these possible developments closed on 18<sup>th</sup> November but if you want to express a view about the proposals you could write to: Planning Policy Team, Hambleton District Council, Civic Centre, Stone Cross, Northallerton. DL6 2UU.

**Editors Note: See Parish Council news on pages 4 and 5 for latest developments regarding this issue.**

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## **Topcliffe Parish Council News**

by Garry Key, Chairman Topcliffe Parish Council

**Cemetery** A long standing ambition of providing a water supply in the cemetery has been realised thanks to the Army. A team from the REME workshops of 40 Field Regiment RA, under Sgt Jays and including, Cpl Neale - project leader, Cpl Bates, Craftsman Kay and Bombardier McDonagh (from 137 Battery RA) as the bricklayer, have erected a solidly built shelter. Rainwater from the roof is collected in a barrel and can be accessed via a tap. My thanks go to the team and to Lt Col Martyn Gamble for both his permission and support.

**Art workshop in the Toll Booth** After discussions with Tom Wharton, the youth Team Leader at Thirsk School and John Cross of NYCC youth and arts, it is intended to run an Arts Workshop in the Toll Booth early in the New Year. The project could last up to six weeks and might include research of the local area and the creation of artworks reflecting the local area and issues of concern to the residents, especially the views of the children. If anybody wishes to use the Toll Booth for their own community projects or has further ideas for its future use please do not hesitate to contact any of the councillors.

**Local Development Framework** You will all no doubt have heard of the Local Development Framework. This is a plan covering the development of Hambleton District to 2021 and is currently in the consultation phase. Many of you have expressed your concerns over proposals for residential developments in Topcliffe. Rest assured that your council, with the assistance of District Cllr Huxtable, has and will continue to, argue vigorously to ensure that any development is to the benefit and not the detriment of the village as a whole.

To this end the council, in concert with the Topcliffe School, HDC planners and HDC Leisure Services are seeking ways to actively improve recreational space and facilities. Next year Topcliffe could be the recipient of a grant from HDC Leisure Services for the purchase of additional recreational land. The school and sports clubs are in desperate need of shower and changing facilities and the provision of dual use changing and shower facilities for the school and those participating in sport would seem the most cost effective approach. However, funding for

these facilities will have to be found.

One option might be to release part of the current playing field for building, generating income from sale of land and section 106 contributions from developers. This is a medium term aspiration as so many stakeholders and budgets are involved and suitable land needs to be identified both for sale and for purchase. I must stress that nothing has been decided and there are several options under discussion. Any thoughts or suggestions would be welcomed and there is scope for open discussion at the monthly Parish Council Meeting.

You may be aware that Severfield-Reeve Limited has purchased the remaining land to the north of the present Industrial Estate up to Dalton Road. They have asked for about one third to be included in the LDF for phased industrial development. This proposal has been agreed to be taken forward by the planners as it could ease the pressure on Thirsk. Part of the plan includes the construction of a new bridge over Cod Beck thus improving communications to Dalton Village. Dalton PC supports this proposal and a possible housing development at the old turkey factory to help service the new jobs created. Taken together these proposals could lead to the possibility of Dalton becoming a "Service Village" thereby easing the development pressure on Topcliffe. One aspect of the plan is a proposal by Severfield-Reeve to create from the outset a deep roadside plantation including water ponds to encourage wildlife, screen the development and provide recreational space and parking areas for people and their dogs to exercise and enjoy nature.

**Latest News:** The planners have agreed **NOT** to take forward the proposal for the major development to the rear of East Lea. They have left in the Barningham farm, and Malcolm Morley's back garden for a possible row of houses although a number of matters would need to be resolved. The option of releasing some land in Winn Lane in conjunction with grants from HDC to provide funds for a larger dual use facility at the school with "changing facilities " is now a distinct possibility. The planners seem keen to discuss the ideas put forward.

The fact that Severfield Reeve intend to expand and develop some of the land they have purchased on the Dalton Industrial Estate whilst at the same time improving the road infrastructure could make Dalton a viable "service village". In addition Dalton PC are keen to do some phased housing at the old turkey factory. Together these proposals reduce the likely

impact upon Topcliffe.

**If you wish to discuss any of these proposals you are welcome to attend the Parish Council meetings, the next one being Monday 19th Dec at 8pm in the Village Hall. Indeed, if you would like to contribute to the future of the village by standing for the Parish Council then contact the Chairman, Garry Key, on 578900 for further details.**

**Fishing at the Sheepwash** The council is currently seeking legal advice as to fishing rights.

**Fireworks** This year was the first for many a year that Topcliffe did not have its own fireworks display. This is sad as it is great opportunity to get together and maintain a historic tradition. The reason was simply not enough contributions at the gate last year and the lack of active fund raising. The event costs around £1200 - £1500. The Topcliffe pyromaniacs give their time for free and the insurance for the event is included under the general conditions of the council's policy. So, if you want a display next year - fund raise! My thanks once again go to the Lowland Gunners for opening their event to the public.

## **Asenby Recreation Ground News** by Emma McCormick

First of all, may I send my apologies for the lack of Asenby News in the last edition of Tattler. I now find myself rather belatedly reporting on summer activities, when rain and a chilly wind is evident outside!

The sun shone down on the Asenby Barbeque back in June and helped to make it another great success. The marquees, although bought to keep off the rain, provided welcome shade in the early summer sun and the inflatable slide was a popular addition to the fun. Thanks again to everyone who helped make it such a success, particularly to Spilman's for the strawberries and everyone who came along to support it.

We raised £656 towards the toddler swing and another piece of playground equipment which we hope to get installed together soon. So THANK YOU!

Since then, a children's Halloween Party has been held at the village hall. It was well supported and the children had fun playing Halloween games and eating hotdogs before being let loose on the villages for their trick or treating. Jackie remained sane and thanks must go to her for the organising. The afternoon raised £70

As Christmas nears, the committee are busy organising the Asenby Mulled Wine and Mince Pie Evening. This year it will again be held at Asenby Hall from 6-8pm on Sunday 11th December. Many thanks to the Phillips' for their hospitality.

Tickets will cost £2. This will include your first glass of mulled wine and a mince pie; further glasses will cost £1. Children are very welcome, and their ticket will cost £1. There will be a Christmas Grand raffle, and any contributions to this would be greatly appreciated. Tickets can be bought from any member of the committee.

We hope to see you then and if not, Merry Christmas!

### **Stop press!**

A table top sale will be held at the Village Hall - provisionally on Saturday 18th February. This will hopefully be a fantastic opportunity to pass on all those unwanted Christmas presents! Each table will be charged at £6. Alternatively, you could donate items for the Asenby Institute Stall. Refreshments and a raffle/tombola will also be available. If you would like to donate any items, rent a table or would volunteer to bake some cakes for refreshments please support us and call Jackie on 578871.

## **Refuse Collection in Topcliffe**

The last green bin collection before the New Year has been completed and weekly black bin collections have started.

**There will be no refuse collection in the week commencing 26<sup>th</sup> December**

For the week commencing 2<sup>nd</sup> January, bin collections will be one day later than usual.

Normal black bin collections resume week commencing 9<sup>th</sup> January

Green bin collections resume week commencing 13<sup>th</sup> February

Alternate weekly collections resume Week commencing 20<sup>th</sup> February until further notice

## St Columba's Church Services

Vicar: the Revd Christine Haddon-Reece. Tel: 01845 577939

<b>December</b>	Sunday	4th	Benefice Family Service with Baptism	10.30 am
	Wednesday	7th	Holy Communion in the Percy Chapel	9.30 am
	Sunday	11th	Holy Communion	10.30 am
	Sunday	11th	Christingle' with Topcliffe C.E. School	3.00 pm
	Sunday	18th	Holy Communion	10.30 am
	Sunday	18th	Traditional Nine Lessons and Carols	4.00 pm
	Saturday	24th	Crib Service	3.00 pm
	Saturday	24th	Midnight Mass of the Nativity	11.30 pm
	Sunday	25th	Joint Family Christmas Worship at Topcliffe Methodist Chapel	10.30 am
<b>January</b>	Sunday	1st	Benefice Holy Communion at Dalton	10.30 am
			<b>(N.B. No service at St. Columba's)</b>	
	Wednesday	4th	Holy Communion in the Percy Chapel	9.30 am
	Sunday	8th	Holy Communion	10.30 am
	Sunday	15th	Holy Communion	10.30 am
	Sunday	22nd	Matins	10.30 am
	Sunday	22nd	Choral Evensong	6.30 pm
	Sunday	29th	Prayer Book Holy Communion	10.30 am
<b>February</b>	Sunday	5th	Benefice Family Service with Baptism	10.30 am
	Wednesday	8th	Holy Communion in the Percy Chapel	9.30 am
	Sunday	12th	Holy Communion	10.30 am
	Sunday	19th	Holy Communion	10.30 am
	Sunday	26th	Matins	10.30 am
	Sunday	26th	Choral Evensong	6.30 pm

### Sunday School for St Columba's

Bringing children to church can often be difficult. Parents may be keen to take their children to services, but find that worrying about any noise the kids make, or trying to keep them occupied can distract from worship. The children may be bored and the parents may be stressed! St Columba's is hoping to address this by starting a Crèche and Sunday School in the New Year.

On the second and third Sunday in every month, the church hall, will be opened at the beginning of the service, and activities and refreshments will be laid on. We would suggest that one parent of younger children may remain with them at the crèche, but hope to have enough help on hand that parents of older children are able to attend the full service. We plan that children will return to the service in time to rejoin their families for Communion. The first Sunday School will be

held on Sunday January 15<sup>th</sup>.

This is a new venture for the church. It is very much in its infancy and its success will depend upon levels of interest. We would very much welcome any offers of help, and indeed any donations by way of toys or equipment. If you are interested in your children attending the Sunday School, or in participating in any way, please contact Claire Cadogan on 01845 577 238 or [claire.cadogan@tiscali.co.uk](mailto:claire.cadogan@tiscali.co.uk) as it would be useful to have a sense of numbers before hand!

It is worth noting that St Columba's holds a family service on the first Sunday of every month, so we hope that that, combined with the new Creche and Sunday School will help many more families to come to church.

## **Christmas Services at St. Columba's**

Everyone is welcome at all of our Christmas services, but three of them are particularly suitable for children. We will be holding the ever-popular Christingle service on December 11<sup>th</sup> when children from Topcliffe School will be taking part. On Christmas Eve, there is a Crib Service when we sing carols and listen to the Christmas story whilst building up the Christmas crib. Even the youngest children can enter into the wonder of Jesus' birth and the service is followed by sherry or squash and mince pies!

On Christmas morning, we join with the Methodists at Topcliffe Chapel for festive family worship. For those who like something more traditional, our service of Nine Lessons and Carols on December 18<sup>th</sup> is a beautiful service led by Topcliffe Church Choir. Please note the earlier than normal time of 4.00 pm.

**Rev'd Christine & David Haddon-Reece wish everyone  
a happy and blessed Christmas and a joyful New Year.**

## **Topcliffe's Historic Church Silver**

Apart from the modern silver communion cup and paten that were made in the 1950's, St. Columba's possesses a group of chalices and patens given in the years following the restoration of the monarchy in 1660, possibly replacing pieces lost or melted down during the civil war.

Perhaps the most important of these are the Chalice and Paten of handsome size and good weight which were the gift of Sir Metcalfe Robinson, Baronet, in 1669. Made in London in that year, they bear, in addition to the presentation inscription, the Metcalfe armorial surrounded by the lavish plumed mantling typical of that period and also a delightful band of engraved foliage.

Of somewhat more modest size is the second Chalice and Paten set that was made in London in 1663. This is plainer and simpler, but is engraved with the names of the Church Wardens Thomas Gregory and William Raper and the date March 26 1664. This is not described as a gift so perhaps it was purchased by local subscription (or even fundraising!) and hence was more personal to the worshipping congregation at the church.

The final piece, a large Paten, is of special interest having been made locally in York by silversmith Henry Lee. As was often the case at that time, the hallmark is without a date letter to identify the year, but it does bear the contemporary inscription "This dedicated to God service at ye charge of ye Parish of Topcliffe Anno Dni 1680".

Of all these, the Robinson Chalice is still in remarkably good order and perhaps it was reserved for major feast days. But the other pieces seem to have been the silver of choice for regular use and all are in need of attention. The stem of the Churchwardens' chalice has literally been rubbed away by thousands of hands over the

years taking this cup at the communion rail and, having become paper thin, this has eventually collapsed. The foot of the accompanying paten has also broken and the large York paten, because of its size, has suffered with several breaks and cracks to the rim.

### **Silver Repair Appeal.**

These damaged pieces are now in the hands of Stephen Cambery, a Hertfordshire silversmith specialising in the repair of fine antique silver and regularly receiving commissions from the major museums as well as the silver trade. He cannot be precise as to the cost to restore the silver but his best estimate is in the range £1000 - £1500 plus VAT. The PCC are determined that as part of our village heritage these must be restored so as to be available for future generations and we are hopeful that the chalice at least will be back in time for use at the Christmas Eucharist. But our funds are limited. We shall no doubt come up with some money raising ideas, but would also like to offer the opportunity for people to make a personal donation towards this, either on their own behalf or perhaps in memory of a loved one. If so please do get in touch with Christine at the Vicarage or one of the Church Wardens.

John Phillips

As the history of the Church silver is not included in the Topcliffe Millennium Book, those of you who have the book of may wish to keep a copy of this article with it..