

## Church Fenton Parish Council

### Minutes of the Meeting of Church Fenton Parish Council held on Thursday 21<sup>st</sup> February 2019 at the Village Hall, Main Street, Church Fenton

Present: Cllr Sarah Chester (Chair), Cllr Ross Higham, Cllr Jo Mason, Cllr Andrew Mason, Cllr Craig Blakey, Cllr Stuart Spensley, Cllr Rebecca Hunt

Jeremy Sherlock (Clerk); David Gluck (Plan Ahead)

20 members of the public

#### 92. Apologies, Declarations, and Dispensations

Apologies: SDC Cllrs Musgrave & Ellis

#### 93. Global Satellite Navigation System – Leeds East Airport – Peter Hopkins and Scott Royal from LEA were due to attend the meeting but apologies had been received.

#### 94. Public Session

A number of spare copies of the Remembrance booklet are available. These were offered at the meeting, with the balance available in the Community Shop.

Concerns were raised about the poor condition of the temporary roadway at the entrance to the new laurels development which is dangerous for pedestrians. There have also been concerns raised regarding foul sewage in the area. The Clerk will report these issues.

Dog fouling continues to be a problem on Main Street. Cllr Hunt agreed to speak to the School about the production of a poster, and the cubs will be asked to do some more pavement markings.

The additional access for the farmer next to the Cricket Club was raised. This was discussed by the Council in 2009 through a scheme was not progressed, and Cllr Chester is to speak to a former Councillor. The Council will need more details regarding what is proposed before it can be considered further.

An enquiry was made regarding the grit bins. The Clerk advised that the Lengthsman has been asked to check them and refill where necessary.

#### 95. Reports

Cllr Musgrave had sent a written report on behalf of the Selby DC Councillors:

1. Revised plans have been received for the application near the Church (ref 2017/0736/REMM) and these are now subject to public consultation. The Planning Officer hopes that the proposals will be put to Planning Committee in April so it is vital that anyone who wishes to make comment on the plans does so to Selby District Council as soon as possible.

2. Although not in Church Fenton Parish, I have been contacted by a number of residents concerned about the land clearance at the former RAF Barracks site off Busk Lane, which previously had planning permission for 65 homes. Acting on those concerns I asked Selby District Council Officers to visit the site and as a result an area TPO has been issued to protect the remaining trees. According to a pre planning application consultation I have received, Barton Wilmore are preparing an application for circa 120 homes on the site on behalf of Bellway Homes. Anyone who wishes to comment on these proposals at this stage should email them to [planningnorthern@bartonwillmore.co.uk](mailto:planningnorthern@bartonwillmore.co.uk) by 25th February.

3. As part of one of the developments in Ulleskelf, a number of 2-3 bed affordable houses are being purchased at my suggestion by Selby District Housing Trust and will be available, in the first instance, to people with a connection to Ulleskelf Parish and then neighbouring Parishes, including Church Fenton. If any residents are interested in learning more details then please ask them to email me at [rmusgrave@selby.gov.uk](mailto:rmusgrave@selby.gov.uk) and I will put them in touch with the right person in the District Council's Housing department.

#### 96. Minutes of the Meeting held on 10<sup>th</sup> January 2019

**Resolved that the minutes of 10<sup>th</sup> January 2019 represent a true record of the meeting.**

## Church Fenton Parish Council

### 97. Matters Arising

None.

### 98. For Discussion

- a. **Church Fenton Station Car Parking** – a landowner has offered an area of land in Sandwath Lane to provide additional parking for Church Fenton Station. Parking in the area has increased significantly recently, and the parking along Sandwath Lane creates difficulties for other road users. Additional parking is clearly needed in the area. The owner has indicated that the land would be offered on a peppercorn rent.

The principal authorities and Northern Rail have been contacted with regard to the current issues. Both North Yorkshire County Council and Selby District Council have offered to discuss the issue further. Northern Railway have not responded.

Issues for the Council to consider include:

- Usage – the site is over 300m from the Station entrance. People may try to park closer unless traffic restrictions are introduced.
- Parish Precept – the issue is broader than just Church Fenton, though the problems are created by local residents. It is therefore reasonable to expect assistance from the principal Councils.
- Terms – the site would be offered on a lease/ licence. Whist offered on a peppercorn there would be costs associated with drawing up documentation.
- Implementation – the area would not need to be hard surfaced. An offer has been made to provide and level hardcore at no cost to the Council. A Car Park would need planning consent (conditions may create some additional costs) and a vehicle crossing. There would a need for some signage.
- Insurance – the Councils insurers have confirmed that the use would be covered by the Councils liability insurance.
- Maintenance – there would be an ongoing maintenance issue.
- Budget – there is no current budget provision

Concerns were raised about the introduction of parking and traffic along a quiet narrow lane, and of the impact on local residents. In addition it was felt to be too far from the Station to be attractive to users.

#### **Resolved that:**

- 1. The use of the site for car parking not be progressed, but the landowner be thanked for the offer**
- 2. The Clerk hold further discussions with local agencies to consider other actions.**

- b. **Multi Use Games Area at Main Street Play Area** –the Clerk reported that he had received a good level of interest in the Brief issued for the above. To manage detailed consideration of the submissions the Clerk proposed the establishment of a sub group.

**Resolved that a sub group consisting of the Clerk, Cllrs Spensley and Hunt and local resident Zoe Simson be established to consider the submissions in detail and report back to the next meeting.**

- c. **Street Lighting** – the Clerk circulated a report regarding the balance of improvement works. £9,500 is included in the 2019-20 budget. There has been a suggestion that the Council should consult on the need for the lights in Common Lane before these are proceeded with. The Clerk suggested that this be deferred plus a column on the path between Brockley Close and Station Road.

#### **Recommended that:**

- 1. Works included as part of the 2019-20 proposal in the above table be approved at a cost of £7220+VAT**

## Church Fenton Parish Council

2. **The Clerk undertakes a consultation on the need for the lights in Common Lane**
  3. **A budget be provided for the remaining works in 2020-21.**
- d. **Leeds East Airport** – it was agreed to defer this item to the next meeting to allow representatives from Leeds East Airport to attend.
- e. **Speeding** – Cllr Andrew Mason reported that he had met with the School Head Teacher and Jigsaws who supported the initiative. A petition will be put in both pubs shortly. It is intended to erect informal signs in the future. There was a discussion about Community Speed Guns. A local Speedwatch group can be established which will receive support from 95 Alive.
- f. **Neighbourhood Plan** – a final consultation draft was circulated. It is intended that this will be used for the “Regulation 14” consultation which is the formal 6 week consultation prior to submission to Selby DC. Once submitted it will strengthen the policy position with regard to planning applications. A timetable was circulated which aims for a referendum in December 2019.

The draft was largely supported with the exception of the following:

- The Housing section should state that it has been prepared on the basis that there is no Local Plan requirement for additional housing allocations due to the numbers already approved
- The Housing Section should refer to the open aspect that is a feature of many parts of the village due to the linear nature of the
- The HS2 section needs to make clear that the Parish Council has formally objected to HS2
- the comments from councillors be considered by the working group and aligned with views of the villagers

**Resolved that the draft be approved for the Section 14 consultation following the amendments identified above**

- g. **Dog Bag Dispenser** – the Clerk advised that a dog bag dispenser would cost c £100. They can be filled by the Lengthsman. It was felt sensible to trial at a couple of locations.

**Resolved that a dog bag dispenser be installed at the Village Hall and Sandwath Lane at a cost of up to £200+VAT**

- h. **Parish Elections 2019** – the Clerk reported that the Timetable for the Elections are as follows: Notice of Election 18.3.19. Nomination deadline 3.4.19. Election 2.5.19. Details are available on the Selby DC website.

99. For Information

None.

100. Planning

Pre application **consultation**

Proposed development at Church Fenton Airfield by Bellway Homes (120 homes)

**Resolved that the Council submit the following comments:**

1. **The consultation document is inaccurate and misleading. It refers to an "extant" planning consent when in fact the outline application lapsed in 2016**
2. **The timescale given for the consultation is inadequate allowing a maximum of 10 days for what is a significant development for the local community.**
3. **The Council is extremely disappointed that damaging site works were undertaken prior to the consideration of a planning application.**
4. **The proposal represents a massive increase in housing numbers from the 65 proposed in the 2013 application. There is no justification for a further increase in numbers on this site.**

## Church Fenton Parish Council

**5. Whilst outside Church Fenton Parish the development would rely on Church Fenton for its local services, and there is no reference to how the development would mitigate the impact.**

### Applications for consideration

2018/0673/OUTM – RECONSULTATION – Hybrid application for (1) Full Planning Permission for the erection of a building for creative, digital and media use and associated works, including parking, servicing and access; and permanent change of use of existing buildings to commercial TV and film studios and associated services and activities; and (2) Outline planning permission, with means of access to be considered, for the development of a creative, digital and media industries employment park and film studios (including A1, A3, D1 and C1 use class buildings), open space, landscaping, car parking and ancillary works at Leeds East Airport, Busk Lane, Church Fenton – additional surveys (flooding and ecology).

### **Resolved that no further observations be made**

2019/0107/HPA – Proposed extension and remodelling of the existing dwelling to provide additional living accommodation with associated access and erection of a detached garage at The Orchards, Church Street, Church Fenton

2019/0108/FUL – Proposed conversion of redundant agricultural buildings to provide two detached residential units (Use Class C3) with associated amenity, parking, and garden space at The Orchards, Church Street, Church Fenton

The above 2 applications were considered together as they are on adjacent sites.

**Resolved that no objections be made to the principles of the proposal, but comments be raised about the access being opposite the proposed entrance to the development next to the Church.**

RECONSULTATION - 2018/1319/HPA – retrospective application for log cabin and proposed erection of a playhouse at 8 Northfield Terrace, Church Fenton, Tadcaster.

The proposal no longer includes the tree house.

**Resolved that the Council confirm that, following the amendment, it has no objections.**

RECONSULTATION - 2017/0736/REMM Reserved matters application relating to appearance, landscaping, layout and scale for erection of 54 dwellings of approval 2015/0615/OUT for outline application to include access for a residential development at Land South Of Main Street Church Fenton Tadcaster North Yorkshire

Revised plans had been received just before the Council meeting. On initial view there do not appear to be substantial changes. As Cllr Musgrave had advised that the application will not go to Committee until April it was agreed to submit a holding objection and consider in more detail at the next meeting.

**Resolved that the Clerk submit a holding objection in consultation with Councillors**

### Applications approved

2018/0389/FUL - Proposed conversion of an agricultural barn building into a residential dwelling and necessary associated operational and remedial works including demolition of redundant agricultural buildings at Farm Buildings to the east and south of old farmhouse, Partridge Hill Farm, Oxmoor Lane, Church Fenton

2018/1306/FUL - Retrospective side extension to the kitchen; new structure to form external bar and kitchen; construction of new walls to car park/garden area; new canopies to rear and side of building; external fire place to rear of kitchen; alterations to windows to form glazed door openings at White Horse, Main Street, Church Fenton

## Church Fenton Parish Council

2018/1258/COU - Proposal: Proposed change of use of double garage into additional sales space and stock room, change of use of first floor to self-contained apartment (with separate ground floor access), change of use of part of existing shop to cafe and change of use of existing garden to community garden/allotment at Post Office, Station Road, Church Fenton

### 101. Finance

- a. Clerk's Finance Report - an up to date receipts and payments analysis has been undertaken. This shows a balance of £89,136.99.

An analysis of general funds allowing for advance rental income, Sandwath Endowment, Bond and CIL grant, shows the following:

General Fund	£26,374.41
Net Pub/ Shop rental income	£11,377.98
Sandwath endowment	£25,977.10
CIL	£5,407.50
Shop Bond	£20,000.00
<b>TOTAL</b>	<b>£89,136.99</b>

### b. Income

National Lottery	Grant	£6,165.00
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### c. Payments

J Sherlock	Salary	£272.20
S Fisher	Salary	£105.58
HMRC	Tax	£134.00
Shed Grounds Maintenance	Grass Cutting	£403.89
Shed Grounds Maintenance	Grass cutting (Sandwath)	£22.42
PWLB	Loan Repayment (WH)	£203.87
HAGS-SMP	Playground Inspection	£45.60
HAGS-SMP	Playground Inspection (Sandwath)	£45.60
EWH Consulting	QS Advice	£942.00
David Gluck	Neighbourhood Plan	£360.00
Shed Grounds Maintenance	Grass Cutting	£403.89
Shed Grounds Maintenance	Grass cutting (Sandwath)	£22.42
J Sherlock	Salary	£272.40
S Fisher	Salary	£105.58
HMRC	Tax	£133.80
Geosphere	Maps	£42.00
PWLB	Loan Repayment (CS)	£5,839.47
PWLB	Loan Repayment (WH)	£95.81

### 102. Representatives Reports

Cllr Blakey reported that there had been a need to remove some dead trees from Old Park Plantation.

## Church Fenton Parish Council

Cllr Chester reported that she had sent information to the Village Hall Committee about developing proposals for a replacement building.

Issues regarding parking next to Northfield Terrace had been raised

103. Agenda Items for Next Meeting

LEA consultation, Station Parking, Speeding, development next to Parish Church

104. Date and time of next meeting – Thursday 21<sup>st</sup> March at 7:30 at the Village Hall, Main Street, Church Fenton

Meeting closed at 9:35 pm

**Jeremy Sherlock; Clerk; [clerk@church-fenton.net](mailto:clerk@church-fenton.net); 07981 371937**