

Church Fenton Parish Council

Minutes of the Meeting of Church Fenton Parish Council held on Thursday 19th October 2017 at the Village Hall, Main Street, Church Fenton

Present: Cllr Sarah Chester; Cllr Jo Mason; Cllr Andrew Mason ;Cllr Craig Blakey; Cllr Stuart Spensley, Cllr Rebecca Hunt

Jeremy Sherlock (Clerk);

SDC Cllr Richard Musgrave;

19 members of the public

56. Apologies, Declarations, and Dispensations

Cllr Blakey declared an interest in item 61f.

57. Public Session

A query was raised regarding the Cricket Club. It was felt that the Council had agreed previously to provide an alternative access for the farmer who owns the land adjacent. The Clerk agreed to check and report back to the next meeting.

It was questioned whether Yorkshire Water have a right of access to private land. The Clerk advised that Statutory Undertakers have various legal rights but should provide prior notification.

Parking near the Laurels during the current construction remains a problem. There is a planning condition requiring the contractors to have agreed a parking and traffic plan prior to the construction started. Planning enforcement have been contacted to see if any action can be taken. It was reported that an agreement has been reached with the owners of the White Horse to use their car park from next week.

58. Reports

Cllr Musgrave advised that he was unaware of any changes regarding the land next to the Church. He advised that the application for Station Mews to be considered later on this agenda will go to Planning Committee probably in December. It was suggested that the Chair should request a meeting with the Planning Officer regarding this application.

There are 11 appeals outstanding that challenge the Selby DC 5 year supply of housing land.

59. Minutes of the Meetings held on 21st September 2017

Resolved that the minutes represented a true record of the meetings.

60. Matters Arising

The Clerk advised that he was waiting for decisions from Selby DC for the Asset of Community Value applications for the White Horse and Sunar Bangla.

61. For Discussion

- a. **Councillor Vacancy** – the Clerk advised that 2 Expression of Interest forms had been received from Ross Higham and Julie Benn and circulated to Councillors. The latter form had been received after the deadline set in the advert, though the form itself did not include a closing date.

It was moved that consideration of the applications be deferred to allow further consideration and interviews. This was not carried.

It was moved that Ross Higham be co-opted to the Council.

Resolved that Ross Higham be co-opted to the Council

Cllr Higham signed the declaration and joined the meeting.

The Clerk was asked to write to Julie Benn thanking her for her interest.

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- b. **Appointment of vice-Chair** – the Council has not had a vice Chair since the resignation of Cllr Newbould. The Clerk advised that there is no legal requirement to have a vice Chair. As the vice Chair has in the past been appointed on the basis that they will take over from the Chair it was suggested that this should be dealt with at the Annual Meeting

Resolved that appointment of a vice Chair be considered at the Annual Meeting in May

- c. **Budget 2017-18**– the Clerk had carried out a review of the general fund budget, assuming no significant additional commitments this financial year. Forecast income is £30,932. As has previously been reported the Revenue Reserve is below the recommended level, though this can be recovered next year by committing less to projects.

Resolved that the following revised general fund budget be approved:

Budget Head	
Revenue reserve	£3,290
Salaries	£5,100
Administration	£1,200
Audit	£320
Insurance	£829
Repairs and Maintenance	£8,500
Projects	£10,250
Electricity	£1,443
	£30,932

- d. **Community Shop** –the consultation has been completed, with the forms collected from the shop passed to the Clerk. The initial indication is that there is strong community support. The final results will be circulated to Councillors and posted on the website. The District Valuer and a Solicitor has been appointed. The Community Shop Company are going to discuss the appointment of a Surveyor. It is anticipated that all necessary information will be in place by the November meeting to allow the Council to take a decision on acquisition.

A revised Business Plan will be available shortly, and it was agreed to post this on the village website once complete.

- e. **Neighbourhood Plan** – a further progress meeting has been held recently. An open day will be held in November to report on progress and get feedback from the community. The Steering Group is happy that the recent grant approval will be adequate to complete the Plan despite the award being less than the application.
- f. **Selby DC Pool of Sites Consultation** – the Clerk circulated a report regarding the latest Local Plan consultation. The consultation is available on <http://www.selby.gov.uk/plan-selby-consultation>. The closing date for comment is 27th November 2017.

The current consultation covers potential development sites in Selby DC. There is an 8 week consultation period. Further technical studies will also be undertaken with a view to producing a final plan for consultation next year. The consultation includes an indication of how sites will be allocated, but includes no decisions. The consultation seeks views on methodology as well as on individual sites. The Plan will not look at development limits, strategic countryside gaps or Green Belt.

The sites have been identified through owner submissions, an employment land review, and Selby DC research. Sites need to be available for development. The consultation includes 516 sites. These have been subject to an initial SDC opinion:

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- a. Failed sift – reasons include being too small, not related to an existing settlement (includes sites in secondary villages), flooding.
- b. Not required – in areas where the minimum target has already been met.
- c. Potential allocations – there are 145 sites mainly around Selby and Tadcaster. These exceed the minimum requirement.

Church Fenton, and the Airfield are treated as separate settlements in this consultation. All the sites identified in these settlements are in category a and b with no new allocations proposed.

Resolved that the Clerk draft comments on the consultation for consideration at the next meeting.

- g. **CIL Funding** – the Clerk reported that he had received notification of a CIL allocation of £5,407.50.

Resolved that consideration of the allocation of this funding be deferred until the full costs of the all-weather play facility are known.

- h. **All Weather Play Area** – the consultation has been completed. Forms were passed to the Clerk, but initial indication is that the proposal is generally supported. As this is a project for 2018 it was agreed to consider details further at future meetings.
- i. **Requests for funding** – a request has been received from the Village Hall Committee for Council support towards essential electrical work. This was supported in principle with details to be considered at the next meeting.

A request had been received for funding for bowls to support a project being developed with the Primary School. This will need a formal grant application, but Councillors advised that they were supportive.

- j. **Footpaths** – the Clerk has received information matching footpaths with landowners which will be circulated to Councillors. It was agreed that the Chair should seek to work with local farmers to see if any issues can be addressed in a cooperative manner.

There have been further discussions about the diversion of footpath 17 which were generally supported.

It was recommended that future concerns about footpaths be raised through the Ramblers Association reporting system, Pathwatch (<http://www.ramblers.org.uk/get-involved/big-pathwatch.aspx>).

- k. **HS2** – a meeting has taken place between the Parish Council and a number of HS2 representatives with regard to consultation now that a final route has been announced. Following this a meeting is being arranged with HS2 Engineers to discuss the current details and whether they can be improved. Community meetings/ surgeries will be held to allow local people to consider options regarding their properties. It was noted that active engagement with HS2 is necessary for the Select Committee to consider changes in the future.

62. For Information

None

63. Planning

Application for consideration

2017/0977/COU – Proposed temporary change of use of building and land for trial of guided Studio Tours alongside continued use of site for consented digital/ media use at Leeds East Airport, Busk Lane, Church Fenton

It was moved that an objection be raised on the ground of additional traffic and the impact of the activity on the character of the village (urbanisation). This was not carried.

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Resolved that no objection be raised to this proposal on a temporary basis, but the Clerk to advise Selby DC that the use will be monitored and further comments considered should an application be submitted to continue for a longer period

2017/0944/HPA – Proposed two storey rear and side extension and various internal changes at 2 Ulla Green, Church Fenton

Resolved that no objections be raised

2017/0443/REM – Reserved matters application relating to appearance, landscaping, layout and scale of 5 dwellings of approval 2015/05905/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved) at land adj Station Mews, Church Fenton

In view of the short reconsultation timescale the Clerk had submitted comments in consultation with Councillors advising that the revisions failed to address the problems with the proposal and reconfirming objections of grounds of overdevelopment and inadequate parking provision

Resolved that the actions of the Clerk be endorsed

2017/0861/COU – Section 73 application to vary condition 04 (maximum number of vehicles to be stored) of approval 2016/0758/COU for retrospective change of use of land for vehicle storage and use of building for associated uses alongside the continued use of the land for aviation uses with resumption at the end of a three year period back to the site's current aviation use at Leeds East Airport, Busk Lane, Church Fenton

Concerns were raised about the intensification of use. However the maximum number of delivery vehicles included in the current approval will not be exceeded.

Resolved that no objections be made

2017/0848/TPO – Application for consent for a 20% reduction of all major limbs to 1no Horse Chestnut tree (T11) and carry out maintenance to remove dead wood in the canopy of 1no Cherry Tree covered by TPO 5/1998 at 2 Ulla Green, Church Fenton

Resolved that no objection be made

Application Approved

2017/0761/HPA – Proposed refurbishment and first floor extension, roof alterations, external alterations, conversion of existing stable to create a home office/ studio and external refurbishment of the garage and stable block to match the house at Allendale, Nanny Lane, Church Fenton.

2017/0887/FUL – Application for erection of 2 dwellings following demolition of existing buildings and removal of builder's yard at Joiners Workshop, Sandwath Lane, Church Fenton

64. Finance

a. Clerk's Finance Report

The Clerk had circulated a financial report which showed at the end of last month a balance of £46,921.35. This shows a general balance of £15,593.50, a Sandwath endowment balance of £26,965.85, and a Neighbourhood Plan grant balance of £4,362.00.

Resolved that this report be noted

b. Receipts and Payments

Receipts

HMRC	VAT recovery	£1,236.01
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Payments

HAGS-SMP	Playground Inspection (Sandwath)	£42.00
Jeremy Sherlock	Salary	£217.46
Stephen Fisher	Salary	£99.23
HMRC	Tax	£115.80
J R Ink	Printing	£105.00
Fenton in Focus	Newsletter	£23.00
Jeremy Sherlock	Salary	£217.46
Stephen Fisher	Salary	£99.23

Resolved that the above payments be noted

65. Representatives Reports

Cllr Blakey advised that trees that have recently been removed in Busk Lane were condemned by a tree surgeon.

Cllr Chester advised that she had received concerns regarding grass cutting on the Village Green. The Clerk advised that a meeting will be held with contractors in November when this will be raised.

66. Agenda Items for Next Meeting

Community Shop, All Weather Play facility, Village Hall electrics, Grant application, White Horse, Neighbourhood Plan, Pool of Sites Consultation

67. Date and time of next meeting – Thursday 23rd November 2017 at 7:30 at the Cricket Club, Busk Lane, Church Fenton

Meeting closed at 10:05pm

Jeremy Sherlock; Clerk; clerk@church-fenton.net