

Church Fenton Parish Council

Minutes of the Meeting of Church Fenton Parish Council held on Thursday 10th October 2019 at the Village Hall, Main Street, Church Fenton

Present: Cllr Sarah Chester (Chair), Cllr Ross Higham, Cllr Andrew Mason, Cllr Craig Blakey, Cllr Samantha Charlston, Cllr Michelle Seguss, Cllr Paul Herbert

Jeremy Sherlock (Clerk); NYCC Cllr Andrew Lee;

23 members of the public;

54. Apologies, Declarations, and Dispensations

None

55. Public Session

Street Lights at the Brockley Close footpath and next to the Station were reported as not working.

Mint - a barrier used for the Mint Festival had been found dumped. Concerns were raised that the £15 resident voluntary donation was being enforced as compulsory at the entrance. Problems were identified relating to roads being blocked, parking and speeding taxis. The Chair advised that she would be feeding back to Mint and Selby DC.

No action had been taken by Selby DC on the hedge next to Northfield Terrace.

It was requested that thanks be recorded for the work that the Chair and a number of local residents have undertaken with regard to the planning application on the land next to the Church, particularly in the light of the short notice of the Planning Committee meeting.

56. Reports

Problems relating to overhanging trees at the Sandwath Lane/ Station Road junction were raised which was related to public bodies not taking responsibility for ownership. Cllr Lee agreed to discuss further with County Council officers.

57. Minutes of the Meeting held on 12th September 2019

Some minor typing errors were identified which required amending.

Resolved that the minutes of 12th September 2019 with the above amendments represent a true record of the meeting.

58. Matters Arising

None

59. For Discussion

- a. **Annual Return** – the Clerk had circulated the final Annual Return following the External Auditor Report and Certificate. The External Auditor had raised one matter relating to the lack of a review of risk management for 2018-19, and included a requirement that this was addressed in 2019-20. Whilst the Council had carried out detailed risk assessments on the 2 property purchases a full risk assessment to include other activities had not been done. This has now been addressed with a risk assessment approved at the last meeting.

The Clerk reported that he had identified a suitable replacement Internal Auditor and will provide more details at the next meeting.

Resolved that the comments of the External Auditor and the actions taken to address them be noted.

- b. **Investment Strategy** – Cllr Herbert was thanked for drafting a revised Investment Strategy following deferral at the last meeting. This included more details of the objectives of investments (including yield), and the approach to valuation. It was felt that some simplification of language would be helpful before it is posted on the website. It was agreed that individual comments be sent to Cllr Herbert so a final draft could be considered at the next meeting.

It was agreed that the recently acquired properties should be revalued as the values should have

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increased following refurbishment. This would need to be budgeted for as part of next year's precept consideration.

- c. **Highway Issues** –the Clerk had circulated a report summarising the discussions of the highways sub group. There was a need for the Council to prioritise selected items with priorities being reviewed regularly as progress is made. It was agreed that the sub group would propose initial priorities for consideration at the next meeting.
- d. **Play provision consultation and meeting** – a meeting has been arranged for Saturday 23rd November (10:30-12:30 at the Village Hall) to discuss options for Play Provision at Main Street. It was questioned whether some of the S106 could be used for highway works. The Clerk advised that he understood that it was restricted to Play provision, but that the CIL money can be used more flexibly. It was reported that the provision of a recreational cycle track off Busk Lane is being explored.
- e. **Proposed development next to Parish Church** – the reserved matters application for the housing development next to the Church was deferred by Selby DC Planning Committee at its meeting on 9th October. The Chair advised that she had taken legal advice which challenges the validity of the reserved matters application as the outline specifically refers to avoiding development in Floodzone 2, and the reserved matters application includes development in the new Floodzone 2 area. In addition Selby DC made 2 “deeds of variation” to the S106 without consultation after the original decision. This has been raised with Selby DC via Cllr Musgrave, but may be viewed as maladministration and a response is awaited. It was agreed that a maladministration submission would be appropriate unless Selby DC can provide a satisfactory response, however it was noted that any decision would not overturn a planning decision.

Cllr Mason advised that he would speak to contacts that he has at Historic England and British Gypsum with regard to this site.

Resolved that the Clerk considers the suitability of the response by Selby DC regarding the potential maladministration, and (following consultation with Councillors) if unsatisfactory a maladministration complaint be submitted to the Local Government Ombudsman.

- f. **ATM Provision** – a grant fund has been established to provide ATM machines in areas without easy access to cash. The grant conditions exclude areas with Post Office services. It was reported that these services will be re-established in the shop by the end of November, initially on Mondays and Wednesdays. In addition cashback is available in both pubs. In the light of this it was agreed to take no further action.

60. For Information

An email has been received from Friends of the Earth encouraging the establishment of a Climate Action Group in the village. It was agreed to include this on the agenda for the next meeting.

A request had been received from a charity regarding the establishment of a textile bank. It was felt that there are no suitable sites, and this would overlap with activity by local charities.

A letter had been received from Selby Citizen's Advice requesting support. The Clerk commented that there was an established policy of only providing support to organisations that provide direct support or facilities for Church Fenton residents. It was agreed to maintain this policy.

61. Planning

Applications **to be considered**

2019/0927/COU – Proposed change of use of land for outdoor motor vehicle storage and use of buildings for associated uses alongside the continued use of land for aviation uses at Leeds East Airport, Busk Lane, Church Fenton

Concerns were raised about the urban nature of this proposal, floodlights, environmental and traffic impact. As the site and its impact is mainly in Ulleskelf Parish it was proposed that the level of resident objections to date should be checked, and the views of Ulleskelf Parish Council.

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Resolved that consideration of this application be deferred to the next meeting to allow enquiries to be made to Selby DC regarding complaints, and with Ulleskelf Parish Council regarding their views.

2019/0513/FUL – **reconsultation** – Proposed erection of three detached dwellings following demolition of existing dwelling at Hilahgarth, Main Street, Church Fenton

It was felt that these amendments failed to address the previous objections.

Resolved that the Clerk, in consultation with Councillors submit comments confirming that previous objections be reconfirmed, and suggesting that 2 dwellings off a single access be an appropriate option.

2019/0325/FULM – **reconsultation** – Proposed erection of 119 dwellings with open space and associated infrastructure following demolition of existing buildings at Brownfield Site 2, Leeds East Airport, Busk Lane, Church Fenton

Resolved that the Clerk, in consultation with Councillors submit comments confirming that previous objections be reconfirmed, and adding additional comments relating to increased dwelling numbers, access/traffic, flooding, loss of trees, and the lack of consideration of the impact of this and other developments on the Airport.

Applications **approved**

2019/0659/HPA – Proposed erection of a single storey side extension, following demolition of existing outbuildings at The Willows, Nanny Lane, Church Fenton

62. Finance

- a. Clerk's Finance Report - an up to date receipts and payments analysis has been undertaken. This shows a balance of £75,037.73.

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

General Fund	£12,819.75
Net Pub/ Shop rental income	£10,131.86
Neighbourhood Plan Grant balance	£1,438.00
Sandwath endowment balance	£25,240.62
CIL	£5,407.50
Shop Bond	£20,000.00
TOTAL	£75,037.73

It was requested that Bank Statements be circulated on a monthly basis.

Resolved that this report be noted

b. Payments

Training	Yorkshire Local Councils Association	115.00
External Audit	PKF LITTLEJOHN	1,920.00
Tax	HMRC	157.60
Salary	J Sherlock	367.16
Salary	Stephen Fisher	105.58
Grass cutting	Shed Grounds Maintenance	435.68

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Loan repayment	PWLB	662.61
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c. Income

Precept	Selby District Council	10,500.00
Rent	Church Fenton Community Shop Ltd	1,108.07
Rent	Church Fenton Community Hub	1,796.08

63. Representatives Reports

Cllr Herbert – the new Councillors had met with Chris Makin and Scott Royal from the Airport to discuss issues and proposals relating the Airport.

Cllr Higham – there are some outstanding issues regarding Mint. The Chair advised that she is coordinating feedback. It was agreed to include this on the next agenda.

Cllr Chester – requested support for the final phases of the Neighbourhood Plan

64. Communications

Fenton in Focus – Neighbourhood Plan, Christmas Tree event, planning application next to the Church, Parking/ Speeding

Website/ Facebook – Play Area meeting

65. Agenda Items for Next Meeting

Highways, Sandwath Lane Cones, Play meeting, Investment strategy

66. Date and time of next meeting – Thursday 28th November at 7:30 at the Village Hall, Main Street, Church Fenton

Meeting closed at 9:59pm

Jeremy Sherlock; Clerk; clerk@church-fenton.net; 07981 371937