

Church Fenton Parish Council

Minutes of the Meeting of Church Fenton Parish Council held on Thursday 15th February 2018

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

Jeremy Sherlock (Clerk);

18 members of the public

96. Apologies, Declarations, and Dispensations

Apologies from SDC Cllrs Musgrave and Ellis

97. Public Session

There was an enquiry about the bench that had not been replaced at the corner of Busk Lane and Nanny Lane.

98. Reports

Cllr Musgrave had forwarded an appeal decision from Ulleskelf which accepted that Selby DC has a 5 year land supply.

99. Minutes of the Meetings held on 11th January and 1st February 2018

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

100. Matters Arising

The Chair asked for it to be noted that she had raised a query to the 11th January meeting as whether the minute from 23rd November 2017 meeting committed the Council to acquiring the Community Shop, with the Clerk confirming that it did.

The Chair was asked how many emails she had received prior to the meeting on 1st February. The Chair advised that she did not wish to divulge this for confidentiality reasons, but would contact the Monitoring Officer for further advice.

101. For Discussion

- a. **Community Shop** – the Clerk reported that the acquisition is progressing. Some searches had been received which did not raise any concerns.

The possibility of the Council including a clause in the lease allowing the nomination of a Community Shop Director had been raised at the Extraordinary meeting. It was agreed that this would provide a formal long term link between the Council and Company. The Clerk was asked to liaise with the Company and Solicitor to ensure an acceptable wording.

An enquiry had been received regarding the acquisition of part of the shop garden. It was agreed that this could not be considered until the acquisition of the site has been completed.

Resolved that a clause be included in the lease allowing the Council to nominate a Director to the Community Shop Board.

- b. **White Horse** – the Clerk advised that the date for the end of the Moratorium period had been revised to April 24th. The White Horse group have been liaising with the selling agent and feel that the building will be sold to a developer if at least a firm offer is not made before this date. If the Council wish to acquire it will need borrowing powers and a resolution to acquire.

There was a discussion about the balance between risk and the desire to retain the building and use, and issues relating to cash flow and VAT. It was agreed that an Extraordinary meeting would be held to consider in more detail (arranged for 22nd February 2018 at 7:30).

A request had been received for funding for a structural survey (£800+VAT) and valuation (£500+VAT). It was agreed that the structural survey was urgent as it would inform refurbishment costs, but that the valuation could be deferred to the next meeting.

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Resolved that the Council commission a structural survey of the White Horse at a cost of £800+VAT.

- c. **Neighbourhood Plan**– further progress had been made, with only one more questionnaire due to be circulated. The Clerk had received quotations for works needed to complete the Plan which were £3,990+VAT for printing and publishing, and £2,175 for consultants costs. It was agreed to submit and Awards for All grant application to cover these costs.

Resolved that an Awards for All grant application for up to £6,500 be submitted to cover the remaining Neighbourhood Plan costs

- d. **Footpaths** – it was noted that some progress has been made, but some problems remain. Due to the volume of business it was agreed to consider this further at the next meeting. However Cllr Blakey agreed be the lead for the Council where liaison with local landowners was needed to try to resolve issues by agreement.
- e. **Sandwath Lane/ Station Road fence** – some repairs had been carried out to the fence along Station Road by North Yorks CC, however Sandwath lane remains an issue. The Chair agreed to contact Cllr Lee to see if North Yorks CC can assist.

Cllr Blakey reported that his Land agent had not been able to identify any ownership of the track leading to the Station Road car park. The Clerk agreed to contact North Yorks CC to see if they can provide any information. Cllr Blakey was thanked for the recent improvements to the track.

- f. **HS2** – a meeting had been held between Councillors and HS2 representatives on 8th February. It was the most constructive meeting to date. Issues covered included:
- HS2 requested to give support to people who wish to, and are unable to sell – they will provide 1 to 1 meetings and surgeries from May to July.
 - Potential realignment of line/ lowering of viaduct – the next formal consultation (September) will be on the current alignment, but they will consider alternative suggestions put forward by an independent engineer as the line will not be fixed until there is Royal Assent. If the line is moved compensation arrangements for the safeguarded zone would remain in place for 3 years.
 - It was requested that HS2 ensure that houses that they acquire are occupied.

Nigel Adams MP and his assistant Howard Ferguson have been working to ensure that the interests of Church Fenton are properly considered by HS2, and it was agreed that the Clerk would send a letter of thanks.

- g. **Meeting dates** – the Clerk circulated proposed dates for 2018-19

Resolved that the schedule of dates for 2018-19 be agreed

102. For Information

The Clerk had circulated an invitation to Councillors for the commissioning of the new Head Teacher at Kirk Fenton Primary.

Selby DC had offered litter picking equipment for local initiatives. The Clerk will check if this will benefit the Lengthsman.

A complaint had been received regarding hounds from a local hunt being in the playground.

103. Planning

Applications approved

2017/1316/HPA – Proposed rear single storey extension at 5 Chapel Close, Church Fenton

2017/0443/REM – Reserved matters application relating to appearance, landscaping, layout and scale of 5 dwellings of approval 2016/0505/OUT outline application for the erection of 5 new

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dwelling houses with access (all other matters reserved) at land adj to Station Mews, Church Fenton – Cllr Higham was thanked for attending the Committee meeting relating to this application at short notice

104. Finance

a. Clerk's Finance Report

The Clerk had circulated a financial report which showed at the end of last month a balance of £41,333.74. This shows a general balance of £10,085.24, a Sandwath endowment balance of £26,841.00, and a CIL balance of £4,407.50. The Clerk was asked if the CIL could be used to support the White Horse.

Resolved that this report be noted

b. Payments

Sherburn-in-Elmet PC	Grass cutting	£410.03
Freeths	Searches	£542.92
Jeremy Sherlock	Salary	£136.58
Stephen Fisher	Salary	£37.49
HMRC	Tax	£118.40
Getmapping plc	Maps	£36.00
Valuation Office Agency	Valuation	£900.00
Sherburn-in-Elmet PC	Grass cutting	£410.03

Resolved that the above payments be noted

105. Representatives Reports

Cllr Andrew Mason advised that he had received a phone call about some of the material from the Laurels site being deposited on nearby fields. This needed reporting to the Environment Agency for consideration.

106. Agenda Items for Next Meeting

Community Shop, White Horse, Neighbourhood Plan, Footpaths, HS2

107. Date and time of next meetings – Thursday 22nd February 2018 (extraordinary) and Thursday 15th March 2018 at 7:30 both at the Village Hall, Main Street, Church Fenton

Meeting closed at 9:40 pm

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