

Church Fenton Parish Council

Minutes of the Meeting of Church Fenton Parish Council held on Thursday 15th June 2017 at the Village Hall, Main Street, Church Fenton

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

Jeremy Sherlock (Clerk)

SDC Cllr Richard Musgrave; NYCC Cllr Andrew Lee

13 members of the public

17. Apologies, Declarations, and Dispensations

Apology – Cllr Stephen Newbould; SDC Cllr Keith Ellis

18. Public Session

None

19. Reports

Cllr Musgrave advised that Selby were making progress with the 5 year land supply and expect to resolve this over the summer. Progress is also being made with PLANSelby, and a further consultation round is expected in late summer.

Janet Waggott has been appointed as Chief Executive of Selby DC.

Selby DC re having a crackdown on fly tipping and have purchased a mobile CCTV system.

20. Minutes of the Last Meeting held on 18th May 2017

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

21. Matters Arising

None

22. For Discussion

- a. **Church Fenton Station adoption** – Richard Isaac from Northern Rail attended the meeting and gave a presentation about Station adoption. Northern Rail are a new franchise, and are looking to upgrade the service. There are 98 new trains on order. There is a community element in the franchise, with Northern encouraging the development of local community partnerships to give communities a greater say, and to allow the stations to become more relevant to the local community (e.g public art, planting). There is a £38M budget across the Northern network for Station improvements, and a budget of £150K per year for 9 years to support Station adoption groups (which allows for c £2-3K per Station). Any funding/ activity on the Station would be additional to existing maintenance regime.

Questions were raised about the car park, fencing, and electrification. Richard advised that Station adoption would not necessarily lead to answers regarding these issues, but that an adoption group would have a greater voice.

If there is interest the next stage would be meet with a group to discuss the process in more detail, and consider how any group should be constituted (it could be run through the Parish Council). It was agreed to advertise for interest through Fenton in Focus and discuss further at the next meeting.

Richard Isaac agreed to send a Station Adoption folder to the Council which will provide additional information.

- b. **Community Shop** – the new Company received the keys on 5th June. The premises have been refurbished following a massive community contribution in time and materials which allowed the

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formal reopening to take place on 11th June. There is a full rota of volunteers to cover the opening hours, though additional volunteers will be welcomed. It is intended to start newspaper deliveries shortly.

An application to secure a Post Office Local needs to be submitted by 26th June. An application has been submitted to "Bright Ideas" for a £20K grant to support a long term Business Plan to include the acquisition of the building.

Fundraising and donations have realised c £2.5K from the local community to add to the £3K approved by the Parish Council. An application has been submitted to Selby CEF for a £1K grant. Cllr Lee advised that he has access to a NYCC discretionary fund which would consider a funding application.

Part of the Parish Council approval was for up to £1K to cover a Menzies Bond for newspapers. Following negotiation this has been reduced to £630. However there is an additional Bond required of £360 (plus a £30 Membership fee) with Savewell, a purchasing group. The Shop group have asked if the Parish Council grant can be revised to cover all grants.

Resolved that the grant of up to £1,000 approved on 2nd May 2017 for a Menzies Bond be extended to cover all Bonds associated with the establishment of the Community Shop

- c. **Neighbourhood Plan** – due to the work on the Community Shop the latest Neighbourhood Plan meeting was postponed, and will be rearranged shortly. The Clerk advised that a further grant application to Locality of up to £6K is needed to cover consultancy costs and printing over the next 6 months.

Resolved that a grant of up to £6K be submitted to Locality for the Neighbourhood Plan, and authority given to defray the expenditure if the application is approved

- d. **Leeds East Airport** – it was agreed to defer consideration of this item to the next meeting. It was however reported that the CAA licence application for commercial flights has been withdrawn.
- e. **Railway Embankment Fencing** – the Chair has had a discussion with a fencing contractor about a more economical way of erecting fencing along the railway embankment. Even though this land is not the responsibility of the Parish Council it was agreed to find out an approximate cost and consider further at a future meeting.
- f. **Games Area, Main Street Play area** – the Clerk advised that he is awaiting proposals for this proposed facility which will be reported to Council. A similar facility has recently been constructed at South Milford. It was agreed that consultation was needed before a final proposal is agreed.
- g. **Proposed development on site next to the Parish Church** – the anticipated planning application has not yet been submitted so this item was deferred.

23. For Information

Notification has been received from North Yorkshire County Council that a Public Footpath Order for Cinder Path and Parsons Garth has not been confirmed by the Planning Inspectorate.

24. Planning

Applications to be considered

2017/0461/LBC – Proposed new window installation on west elevation at first floor level at Church House, Church Street, Church Fenton

Resolved that no objection be raised

2017/0527/FUL – Proposed erection of 6 dwellings at Old Forge Cottage, Main Street, Church

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Resolved to object to the application on the following grounds:

- 1. The proposal would result in the loss of the strategic countryside gap identified in the Selby District Local Plan Policy SG1**
- 2. The proposal is for backfill development which is contrary to the character of the village**
- 3. The access would create a traffic hazard as it is close to the Nanny Lane junction where there are existing traffic hazards**
- 4. The development is close to the Cricket Club and is likely to create conflict with a popular village amenity**
- 5. Recent approvals in Church Fenton significantly exceed any realistic allocation in PLANSelby.**

2017/0443/REM – Reserved matters application relating to appearance, layout, and scale of 5 dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)

Resolved to object to the application on the following grounds:

- 1. The proposal represents a significant overdevelopment of the site. Provision for parking and private amenity spaces for houses of this size is seriously inadequate**
- 2. The development would result in a substantial loss of amenity to residents of Fieldside Court. Rear gardens would be overlooked by first floor balconies, and 2 properties would have a view of a large (10m by 10m) brick wall 11 metres from the rear of their properties resulting additionally to a loss of light to these properties**
- 3. There is no provision at all for visitor parking which will increase parking pressure in this area which already has issues due to parking over spill from the Station. The proposal is for 4 bedroom houses which are likely to have more than one resident car in each dwelling.**
- 4. The approved Church Fenton Village Design Statement encourages the retention of the Character of the Village, with an acknowledgement that mistakes have been made in the recent past. Under para 3.7 it states that "...the diversion away from the Church Fenton style of development should be avoided in the future and a return to local character ensured. These large 3 storey dwellings on tiny plots are out of character with the village, and even out of character with the adjacent new 2 storey development.**

In view of the complete unsuitability of this proposal the Council requests that this application be considered by the Selby DC Planning Committee and include a site visit.

Application approved

2016/1382/FUL – Section 73 application to vary condition 24 (approved plans) of approval 205/0318/FUL – Erection of 39 dwellings, construction of access roads and associated recreation open space at Leeds East Airport, Busk Lane, Church Fenton

25. Finance

a. Clerk's Finance Report

The Clerk had circulated a financial report which showed at the end of last month a balance of £36,893.83. This shows a general balance of £9,339.97, and a Sandwath endowment balance of £27,553.86.

Resolved that this report be noted

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b. Payments

A A Thomas	Internal Audit	£80.00
Came and Company	Insurance	£1,235.58
Viking	Stationary	£112.70
Church Fenton Community Shop	Grant	£3,000.00
North Yorkshire CC	Street Light Maintenance	£88.98
Sarah Chester	Flowers	£25.99
HMRC	Tax	£115.80
Jeremy Sherlock	Salary	£218.44
Stephen Fisher	Salary	£99.23

Resolved that the above payments be noted

26. Representatives Reports

None

27. Agenda Items for Next Meeting

Airfield, Community Shop, Site next to Parish Church, Neighbourhood Plan, Main Street Play Area, Station adoption

28. Date and time of next meeting – Thursday 20th July at 7:30 at the Village Hall, Main Street, Church Fenton

Meeting closed at 9:40 pm

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