

## CLIFFE PARISH COUNCIL

### Minutes of the Meeting of the Parish Council held on Monday 13<sup>th</sup> April 2026 at Cliffe Village Institute

#### **26/081 Present: -**

Councillor G Wilson (Chairman)  
Councillor H Cross  
Councillor A Holman  
Councillor A Marshall  
Councillor J Wallinger  
Councillor R Woodall  
Councillor E Yates

Jo Coles – Deputy Mayor for Policing, Fire and Crime (York and North Yorkshire)  
North Yorkshire Councillor K Arthur

Three members of the public were also present

#### **26/082 Apologies: -**

Councillor S Gummerson  
Councillor J Jewitt

#### **26/083 Declarations of Interest: - None**

#### **26/084 Public Session: -**

A member of the public raised concern that Turnham Hall which is a Grade 2 Listed Building and within 150 yards of the proposed solar farm site could be damaged during the pile driving/construction of the solar farm and that some of the trees that offer protection from strong winds will also be removed.

The strong winds experienced in this area would also cause a lot of noise from the solar panels.

The Chairman advised that Lighthouse Development Consulting had assured the Parish Council that no trees were going to be removed however this was questioned by another member of the public as all the trees that would create a shadow over the solar panels have been tagged.

Health and safety concerns were also raised following the damage caused to the Camblesforth Solar Farm during a recent storm (4<sup>th</sup> & 5<sup>th</sup> April) when some of the solar panels were torn off their housing as glass and chemicals could pose a serious hazard.

A member of the public stressed that she feels discriminated against as they live in very close proximity to the proposed solar farm site and there is no mention of how it will affect their amenity in the various surveys that have been carried out despite referring to all the other nearby properties.

The member of the public also raised concern regarding the proposed location of the passing places as ownership of the land is in dispute and if the passing places were in use by construction traffic it would block access to her property.

She also raised concern regarding safety for horse riders accessing the bridleway at the end of Turnham Lane as you must allow at least 2 metres of space and construction traffic/heavy machinery will be passing much closer than this during the construction process.

It was also noted that the developer proposes to use Carr Lane for access into the field however Carr Lane is owned by the Parish Council and no access has been requested nor agreed.

Members also questioned the sound study carried out by the developer which states that piling will be well under the decibel limit and therefore sound disruption will be minimal. Piling from construction of the Camblesforth site a number of miles away could be heard from Cliffe.

### **26/085 Police Report: -**

It was noted that no police report had received and that the Local Safer Neighbourhood Team are holding a police drop-in session at The Crown Inn, Hemingbrough on Tuesday 14<sup>th</sup> April.

### **26/086 Presentation of village issues to Jo Coles – Deputy Mayor for Policing, Fire and Crime (York and North Yorkshire)**

Jo Coles advised that the crime data for Selby South is relatively low however there has been an increase in violent offences and burglary. The Chairman questioned whether Cliffe was in the 'Selby South' area?

The Chairman gave an overview of the history of the ongoing village issues and the following actions were agreed:-

#### **7.5 tonne weight limit on York Road**

It was noted that the weight limit from Cliffe crossroads to south of Whitemoor Business Park is still regularly being ignored despite the measures already taken by the Parish Council and enforcement action is urgently required;

**Jo Coles** agreed to follow this up.

#### **Speed Monitoring on York Road**

The Chairman referred to the 2021 data recorded on the Parish Council Vehicle Activated Sign (VAS) which recorded 67.2% of vehicles travelling over the speed limit at the Northern end of York Road and it was noted that the official speed survey carried out by North Yorkshire Council in 2021 also mirrored the data recorded by the Parish Council VAS.

The Chairman referred to correspondence received 13/04/2026 from North Yorkshire Council regarding a proposal to reduce the speed limit to 40mph from the existing 30 mph speed limit sign (northern boundary of Gothwaite) in a northerly direction for 1280 metres in a northerly direction to 60 metres north of the boundary of Woodend Farm.

Jo Coles spoke about the funding secured to improve road safety infrastructure in North Yorkshire which it is hoped will improve road safety capacity in problem areas and advised that on a couple of occasions the speed monitoring enforcement bike has been prevented from carrying out speed monitoring on York Road due to parked vehicles; **Jo Coles** agreed to follow this up.

It was noted that the Parish Council have been requesting speed monitoring enforcement for several years and were also previously given permission for speed camera warning signs to be installed to act as a deterrent however they were subsequently informed by NYC Highways that due to a change in policy this would only be possible if permission was granted by a John Hunter; **Jo Coles** agreed to chase this up.

#### **Pedestrian crossing on the A63**

The Chairman explained that the Parish Council have been trying to get a pedestrian crossing installed across the A63 for several years due to the number of pedestrians including a lot of children crossing the A63 to access Cliffe Primary School.

It was noted that the last crossing assessment carried out by North Yorkshire Council was over five years ago and Jo Coles advised that they have agreed to carry out another assessment in the near future.

Depending on the outcome of the assessment Jo Coles recommended that the Parish Council request that this is considered for the programme of works from the Mayors Investment (Road Safety Capital).

#### **Speed Limit Reduction on A63**

The Chairman advised that the Parish Council have requested that the 40mph speed limit on the A63 is extended from its current limit on the railway bridge to west of the junction with Lund Lane as the schoolchildren are picked up and dropped off by the school bus on the side of the A63 and have to cross the road in a 60mph zone; **Jo Coles** to follow up.

#### **Pedestrians on York Road**

The Parish Council raised health and safety concerns regarding the lack of a footpath on York Road (from Cliffe Common Crossroads to the junction with York Road & Jacques Lane which is currently a 60mph zone.

Pedestrians regularly walk in the road as there is no footpath and this is a very dangerous situation in which an accident is very likely especially in the darker evenings; **Jo Coles** to follow up.

The **Chairman** thanked Jo Coles for attending the meeting and agreeing to follow up on the outstanding issues.

**26/087 Listen to reports from North Yorkshire Councillor: -**

**North Yorkshire Councillor K Arthur** advised that he has contacted Tom Jenkinson – North Yorkshire Council regarding the possibility of a grant from North Yorkshire Council towards the repainting/re-roofing of the bus shelter on Main Street and dog fouling enforcement/community warden; awaiting a response.

Councillor Arthur also provided an update on the new timetable for the North Yorkshire Local Plan. **Councillor Arthur** to forward a copy of the timetable document to the **clerk** who will circulate to all members.

**26/088 Confirmation of Minutes of the Parish Council Meeting held on Monday 2<sup>nd</sup> March 2026: -**

Members **resolved** to accept the minutes of the Parish Council meeting held on Monday 2<sup>nd</sup> March 2026 as an accurate record of the meeting.

**26/089 Matters arising from the minutes of the above meeting: -**

Local Bus Service

**Councillor K Arthur** advised that he hopes to arrange a meeting with all Parish Councils along the route by the end of April; **Councillor A Marshall** to attend on behalf of Cliffe Parish Council.

Poor state of the roads in South Duffield

It was noted that following complaints received from South Duffield residents regarding the poor state of the roads into the village **Councillor K Arthur** had referred this onto North Yorkshire Council Highways, but no response had been received; **Councillor Arthur** to follow up.

Outstanding quote to upgrade the remaining streetlights (18) to LED's:-

**Councillor J Wallinger** advised that he had chased up the outstanding quote again and cc'd **North Yorkshire Councillor K Arthur** into the correspondence.

It was noted that **Councillor Wallinger** has now received a response from NYC requesting an inventory/schedule of works which has been forwarded on and he is now awaiting a quote. **Ongoing**

Meeting with Keir Mather MP

The **Chairman** advised that he was in the process of arranging a meeting with Keir Mather MP to discuss all the ongoing issues in the Parish. **Ongoing**

Ongoing planning and enforcement issues

It was noted that the **Chairman** and **Councillor J Wallinger** had met with **Councillor M Crane** to follow up on the ongoing planning and enforcement issues and he is going to investigate all the outstanding matters including concerns raised at the March Parish Council meeting that there are more lodges on Cliffe Country Meadows Holiday Park than they have permission for. **Ongoing**

Cliffe V.C Primary School

It was noted that a date is still to be confirmed for the **Chairman** to meet with the Headteacher and the Chair of Governors. **Ongoing**

Buses Services – Service 1 between Holme-on-Spalding Moor and Selby (East Yorkshire Buses) and Service 4a between Hemingbrough and Selby (Thornes)

It was noted that the bus timetables have now been installed at the three bus stops in Cliffe (opposite the Old Post Office, Main Street and outside Cherry Tree Stores). **Resolved**

Noticeboards sited at St Andrews Mission

It was noted that the **clerk** was still awaiting a response from the Parochial Church Council regarding the noticeboards that were previously offered to the Parish Council; **clerk** to chase up. **Ongoing**

**26/090 Highways: -**

The **clerk** advised that she was still awaiting a response regarding all the highway issues raised at the February Parish Council meeting; **clerk** to chase up and cc **North Yorkshire Karl Arthur** into the correspondence. **Ongoing**

**26/091 Speeding:-**

Community Speedwatch

It was agreed to put Community Speedwatch on hold for now as Jo Coles – Deputy Mayor for Policing, Fire and Crime (York and North Yorkshire) has agreed to pursue North Yorkshire Police speed monitoring on York Road on behalf of

the Parish Council and as per the North Yorkshire Police Speed Management Protocol speed monitoring can not be carried out if Community Speedwatch is also ongoing.

#### Speed Monitoring on York Road

**Councillor J Wallinger** spoke about the results of the recent speed survey carried out by North Yorkshire Council on York Road (where the speed bumps were removed) and it was noted that the 85% percentile from an average over seven days in both directions was 30mph.

It was also noted that the **Chairman** had downloaded the data from the Parish Councils Vehicle Activated Sign (VAS) but unfortunately, all the files were empty; **Councillor J Wallinger** to raise the sign fault with the sign supplier under warranty. **Ongoing**

#### 26/092 Water/Drainage:-

**Councillor J Wallinger** reported that Yorkshire Water have carried out remedial work on the lane at the back of the Village Institute and replaced the damaged bus stop flagstone.

It was noted that Yorkshire Water are claiming that the damaged broadband cable is not their responsibility as it has not been put at regulation height which is why their tankers have hit it and it needs to be resolved by Quickline.

The **Chairman** has raised this with the Village Institute Committee who will contact Quickline.

It was also noted that the complaint raised regarding inappropriate behaviour by a tractor/tanker driver outside the preschool is being treated very seriously and **Councillor Wallinger** will be updated on the action taken in due course.

#### 26/093 Village Green:-

It was noted that the new fence has still not been erected; **Chairman** to chase up with Meticulous Gardens. **Ongoing**

The **Chairman** reported that the lower half of the little library has now been painted by Amy Wilson and will be put back up this month. **Ongoing**

The **Chairman** thanked Mark & Pru Topping and Councillors S Gummerson & A Marshall for removing the Christmas lights.

It was also noted that the plaque to commemorate the official opening of the Village Green has been installed and the broken door on the Little Library has been temporarily repaired.

#### 26/094 Public Footpaths: - (to include any overgrown public footpaths which have been identified that do not comply with the applicable laws/regulations): -

##### Diverted public footpath from Lund Lane to Osgodby

**Councillor E Yates** provided an update regarding the complaint raised with North Yorkshire Council Public Rights of Way regarding the public footpath that has been diverted by the erection of new fencing. **Ongoing**

#### 26/095 Public use of footpaths (to include misuse, trespassing, littering, dog fouling etc): -

Members discussed and agreed the final version of the Keep Cliffe Clean poster produced by **Councillor A Marshall**. **Chairman** to post on social media and **Councillor E Yates** to print and laminate A4 & A5 posters to be put up around the Parish.

#### 26/096 Grass Maintenance:-

It was noted that the **Chairman** and **Councillor J Wallinger** have reviewed all the grassed areas around the parish and will liaise with Meticulous Gardens. **Ongoing**

The **clerk** advised that she was still awaiting a response from Jennifer Smallwood (NYC Business Support Officer) regarding the Parish Councils request to completely take over the cutting of the grass verge opposite Chapelfields on York Road and receiving an additional financial contribution from NYC; **clerk** to chase up. **Ongoing**

#### 26/097 Flooding of footpath at the back of William Jacques Drive: -

**Councillor E Yates** reported that both herself and **Councillor A Marshall** will be meeting with the Flood Risk Officer/Engineer tomorrow (14/04) **Ongoing**

### **26/098 Path Maintenance: -**

Poor state of the footpaths on the eastern side of York Road between the village and Jacques Lane & the southern side of Turnham Lane to the west of Cliffe Meadows Holiday Park

The **Chairman** advised that Gary Lumb (North Yorkshire Council Highways) has confirmed that an engineer has been assigned to develop a scheme design so that a cost estimate can be produced, and the scheme added to the forward maintenance plan for future funding consideration.

In the meantime, he will request that the local highways officer inspects the footway and repairs any defects that meet the intervention thresholds set out in the Highway Inspection Safety Manual.

### Request for double yellow lines at Oxen Lane/York Road Junction

The **Chairman** reported that he was still awaiting a response to the Parish Councils request for double yellow lines at Oxen Lane/York Road Junction following concerns raised by residents.

Vehicles regularly parking in the narrow entrance to Oxen Lane and on the junction are affecting the line of sight and causing a visual obstruction and there have been a few very near misses as vehicles travelling on York Road cannot be seen. Vehicles parked in the entrance to Oxen Lane are also causing an obstruction to large farm vehicles.

**Ongoing**

### Overgrown footpath along the A63 (both sides going into Cliffe)

**Chairman and Councillor J Wallinger** to speak to Meticulous Gardens with regards to clearing and spraying the footpaths. **Ongoing**

### **26/99 Broad Lane Wood: -**

**Councillor J Wallinger** reported that several trees have been damaged during the recent storm; a site visit/walkaround is to be arranged. **Ongoing**

### **26/100 Parish Paddock: -**

#### Froglife Habitat Action Plan

The **Chairman** reported that he has had no further response from Froglife following the return of the signed documentation on behalf of Cliffe Parish Council. It is anticipated that it may be a few months before we hear if their bid for funding has been successful. **Ongoing**.

### **26/101 Planning: -**

#### a) Councillors considered the following Planning Applications received: -

i. (ZG2026/0155/FULM) Change of use of land from the siting of tourers to the siting of lodge style static caravans, wardens lodge, pub/restaurant and spa facilities at **Blackwood Hall Caravan Park, North Duffield**

No Objections

#### **Reconsultation – Amended Plans**

ii. (ZG2025/0693/FULM) Installation of a solar farm comprising ground mounted solar PV panels with an installed capacity of 49.99MW AC including mounting system, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years and a permanent substation at **Newlands Farm, Turnham Lane, Cliffe** (Time Extension Agreed)

**It was unanimously agreed to resubmit the strong objections raised previously along with the additional objections raised at the April meeting:-**

There has been no public consultation, and the application has not been widely publicised so many residents are unaware of the planning application.

An updated National Planning Policy Framework (NPPF) was published in December 2024, with a new policy on renewable energy located in the Green Belt. This requires developers to demonstrate 'very special circumstances' for locating 'small scale' solar farms (those generating below 100 MW from 31 December 2025) within the Green Belt. This has not been demonstrated.

The proposed development would have a negative visual, landscape and environmental impact on the countryside particularly on Turnham Lane which is a well-used bridleway & part of the Trans Pennine Trail and the neighbouring properties including listed buildings which are very close to the site.

Turnham Hall which is a Grade 2 Listed Building is within 150 yards of the proposed site and could be damaged during the pile driving/construction of the solar farm.

Several risk assessments/surveys including winter birds have still not been carried out to the required standards. Cliffe Parish Council also question the noise study carried out by the developer which states that piling will be well under the decibel limit and therefore sound disruption will be minimal.

There is no information on how the existing trees are going to be managed. The Parish Council were assured by Lighthouse Development Consulting that no trees were going to be removed however all the trees that would create a shadow over the solar panels have been tagged ?  
The trees offer protection from the strong winds experienced in this area and the strong winds would also cause a lot of noise from the solar panels.

The proposal would introduce obtrusive solar panels, battery storage units, substation, fencing, lighting and security cameras into open countryside which is unacceptable. The proposed site is in a rural setting with ancient woodland which is home to various wildlife including deer, foxes, owls and ground nesting birds and this development would destroy their habitat.

Concern regarding the severe impact that will be caused during construction as all the construction traffic including HGV's will come through the village and past the primary school. Turnham Lane is a single track (60mph road) with very few passing places so access will be very difficult and will be dangerous for pedestrians, cyclists and horse riders who regularly use the lane to access the bridleway.

You must allow at least 2 metres of space for horse riders and construction traffic/heavy machinery would be passing much closer than this during the construction process.

Concern regarding the proposed location of the new passing places as ownership of the land is in dispute and if the new passing places were in use by construction traffic it would block access to a resident's property.

The developer proposes to use Carr Lane for access into the field however Carr Lane is owned by the Parish Council and they have serious concerns regarding the damage that will be caused by the heavy construction traffic.

The site is Grade 1 Agricultural land and vital to the national agricultural economy and food supply. Government guidance encourages renewable energy developments in England to use previously developed and non-agricultural land. For small-scale solar farms (currently below 50 MW) government planning practice guidance says that planning authorities should encourage development on previously developed and non-agricultural land. The National Planning Policy Framework states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development (NPPF, para 160).

Health and safety concerns have been raised following the damage caused to the Camblesforth Solar Farm during a recent storm (4<sup>th</sup> & 5<sup>th</sup> April) when the some of the solar panels were torn off their housing as glass and chemicals could pose a serious hazard.

The Parish Council are also concerned that the determination date for this application keeps being put back due to the lack of information provided by the applicant.

Cliffe Parish Council is fully committed to protecting our landscape and residents from this inappropriate development.

b) Consider Planning Applications Received not listed on the agenda: -

i. (ZG2026/0314/HPA) Demolition of existing garage and the construction of a new garage at **39 The Shrubberies, Cliffe** No Objections

c) Note Planning Applications Granted: -

i. (ZG2025/0809/HPA) Erection of extensions and new garage at **Pine House, Green Lane, Cliffe**

ii. (ZG2025/1201/S73) Section 73 application to vary condition 02 of approval ZG2024/0864/FUL Removal of existing dwelling and outbuilding and erection of pair of semi-detached and one detached dwellings with integral garages granted on 25 November 2024 at **West View, York Road, Cliffe**

d) Note Planning Applications Refused: -

i. (ZG2025/1127/COU) Change of use of land for siting of 9 static caravans in place of Tourers at **Four Acres Holiday Park, Cliffe Common, Cliffe**

ii. (ZG2026/0041/FUL) Conversion of existing garage/workshop and first floor storage area to create a self-contained double bedroom dwelling including parking area and garden area at **The Farmstead, Lund Lane, Cliffe**

e) Note Planning Application Withdrawn: - NIL

f) Note receipt of planning appeal against refusal of an application for: - NIL

**26/102 Finance: -**

**a) The following payments were proposed, seconded, and unanimously agreed: -**

i. J Leighton-Eshelby (Clerks Salary – April)	£ As Agreed
ii. HMRC (PAYE)	£ 303.45
iii. Autela (Payroll Services)	£ 105.60

**b) To approve payments not listed on the agenda: -**

i. Ouse and Derwent Internal Drainage Board (Rates)	£ 8.42
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**c) To ratify payments made in between meetings: -**

i. Alan Parker (Work on Village Green and fixing bus timetable frames including materials)	£ 135.00
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**d) Note receipt of income, as listed below: -**

i. North Yorkshire Council (Grass Cutting Contribution)	£458.20
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**e) Discuss quote to upgrade the remaining streetlights (18) to LED's:-**  
Already covered under agenda item 26/089

**f) Confirm appointment of internal auditor for Cliffe Parish Council Accounts 2025/26**

It was unanimously agreed that Chris Phillipson would be re-appointed as the internal auditor for Cliffe Parish Council Accounts 2025/26.

**26/103 Correspondence Received: -**

i. Resident – Receipt of correspondence received regarding the Parish Council taking ownership of the defibrillators sited outside the New Inn and on Cliffe Playing Fields was noted and the **clerk** provided an update. It was also noted that **Councillor J Jewitt** is seeking information regarding the defibrillator at South Duffield so the Parish Council can also take ownership of this. **Ongoing**

**26/104 Representatives Report: -**

The **Chairman** advised that a resident has requested a replacement street sign (New Hull Road) be put on the grass verge opposite the bus stop on Main Street as delivery drivers struggle to locate their property; **clerk** to request with NYC Highways.

The **Chairman** also reported that an elderly resident had slipped on an uneven footpath on Oxen Lane, resulting in two broken arms; **clerk** to report to NYC Highways and ask them to repair the uneven surface.

It was noted that a resident had also complained about the state of Station Lane; **Chairman** to forward photographs to the clerk. **Clerk** to report to NYC Highways.

**Councillor R Woodall** reported that youths are riding motor/trail bikes through the ginnel at the side of Top End House and down towards the fields; **clerk** to report to PCSO Hannah Gaskell.

**Councillor Woodall** also advised that a resident wanted to remove the trees/hedges behind the “Slow Down” sign at the Old Hull Road/A63 junction.

It was noted that if the trees/hedges are on his property then the Parish Council have no jurisdiction but stressed that they should not be touched until after the bird nesting season.

**Councillor Woodall** also raised a question regarding removing the Christmas lights from the Village Green.

**Councillor H Cross** gave a brief update on South Duffield Charity.

**Councillor A Marshall** reported that South Duffield residents have asked for the minutes to be put in the noticeboard but due to space the Parish Council minutes are only put on the noticeboard on the Village Green and on the website. This has been answered in recent meetings. **Councillor Marshall** asked if an AI-generated summary of the minutes could be put in the South Duffield noticeboard and the **Chairman** advised that the minutes should only be published in full as this is an official document.

The **Chairman** reported that Alan Parker is retiring so a new handyman has been appointed (George Reay) and he will be repairing/refurbishing all four Parish noticeboards as required.

The **Chairman** advised that he would ask the new handyman to repair the noticeboard at South Duffield first and he will then scale the minutes down to fit in the Parish Council side.

The new handyman will also be repairing/refurbishing the Parish benches, Little Library and the pump at South Duffield.

**Councillor A Holman** spoke about the plans for a 300 mile hydrogen pipeline along the east coast of England connecting industrial hubs from Teeside through Yorkshire and the Humber down to the East Midlands.

**26/105 Confirm date of next meeting:** - Monday 11<sup>th</sup> May 2026 commencing at 7.00pm in CLIFFE VILAGE INSTITUTE

**26/106 Parish Council Owned Land** - Ongoing

*Councillors are elected on behalf of everyone on the Register of Electors; therefore, matters discussed, proposed and voted on, become the majority view and are not necessarily individual councillor's views.*

*Parishioners may view previous minutes, by giving prior notice to the Clerk (Ring 01757 630077 for appointment).*