

# **CLIFFE PARISH COUNCIL**

## **Minutes of the Meeting of the Parish Council held at St Andrews Mission on 3<sup>rd</sup> April 2017.**

**17/043 Present:** - Councillors G Carroll (Chairman), A Holman, D McSherry, C Topping, M Topping and A Wilson.

District Councillors K Arthur & J Deans

Emma Whittle (Rural Housing Enabler) and Sarah Hall (Housing Strategy Manager)

Five members of the public

**17/044 Apologies:** - Councillors J Allan, H Cross and M Whattam  
County Councillor M Jordan

**17/045 Declarations of Interest:** - None

### **17/046 Public Session:-**

Two members of the public present expressed an interest in renting the Parish Paddock for leisure use or as a potential allotment.

Due to the issue of Japanese Knotweed growing on the site which has been treated previously by DTMS it was agreed that the clerk would contact them again and ask them to carry out a site visit to review the paddock before the Parish Council make any further decision. The clerk was also asked to look into the history of the paddock and any covenants that may apply.

A member of the public raised concern that Broadlane Wood is not being maintained and has become very overgrown. It was noted that Clay Lane is currently closed to the public due to the rutted surface and Councillor A Wilson advised that she had spoken to Mike Guerney-NYCC Public Rights of Way Officer regarding this.

A query was also raised regarding the footpath to the clay ponds and it was agreed that this would be considered as part of the Village Plan.

### **17/047 Emma Whittles (Rural Housing Enabler) – Cliffe Housing Needs Survey Preliminary Findings:-**

Emma Whittles gave a summary of the Housing Needs Survey results and answered a number of questions raised by the Parish Council regarding the findings. It was noted that a Housing Needs Survey report would be drafted and circulated to the Parish Council as soon as possible.

### **17/048 Listen to reports from County and District Councillors:-**

District Councillor J Deans spoke about the recent planning applications refused for Turnham Lane, York Road and Green Lane and advised that planning is controlled as Cliffe is a secondary village therefore Core Strategy (SP2 and SP4) apply, although it was noted that due to the Selby District Council lack of a five year land supply future applications could be looked on more favourably if they meet the policy requirements.

District Councillor K Arthur spoke about the recent planning application granted for Birchwood Lodge, Market Weighton Road and advised that following a site visit it was deemed that the noise levels were no greater than road traffic.

**17/049 Police Report:-**

A report listing the recent Ringmaster notifications received by the clerk was distributed.

**17/050 Confirmation of Minutes:-**

The Minutes of the Meeting held on Monday 6<sup>th</sup> March 2017 were proposed by Councillor A Wilson, seconded by Councillor D McSherry and unanimously agreed.

**17/051 Matters arising: -** No items raised

**17/052 Items for Discussion:-**

**a) Receive update on progress of Village Green Project**

Councillor M Topping advised that he would be submitting a claim to Selby District Council for the second half of the Section 106 money within the next few weeks and that he would purchase the trees agreed at the February Parish Council meeting. It was also noted that grass seed was to be put down to cover patches on the Village Green.

Councillor A Holman left the meeting

**b) Public Rights of Way**

Councillor A Wilson reported that the group were in the process of finalising the five routes agreed and that she had contacted Mike Guerney- NYCC Public Rights of Way Officer who had agreed to support the group.

It was noted that Councillor Wilson was also going to contact Riccall Parish Council who have been involved with a similar project.

**c) Highway Issues**

Councillor A Wilson advised that she would be attending a site meeting (06/04) with Mark Lumby and Gary Lumb (NYCC Highways) to discuss the Main Street/A63 junction.

**17/053 Planning:-**

**a) Consider Planning Applications Received:**

1. (2017/0164/HPA) Retrospective application for erection of a garage at **Mill House, Mill Lane, South Duffield**. **Strongly Object**

1) Planning permission should have been sought prior to work commencing due to the visual impact to the Mill which is a listed building and the scale of the hard core surfacing that has been used.

2) Concern regarding the scale of the garage which dwarfs the adjoining cottages.

3) Concern regarding drainage as there is an ongoing issue with poor drainage and regular flooding on Mill Lane.

2. (2017/0157/OUT) Outline application to include access (all other matters reserved) for erection of 8 No. dwellings following demolition of existing dwelling at **Haymoor House, Moor Lane, South Duffield**. Comment Only

1) There are discrepancies in the topographical survey and the proposed site plan in relation to the number of trees and the canopy spread.

2) Boundary concerns due to the proposed properties close proximity to the trees which are present.

3) Concern regarding the lack of car parking facilities.

4) All boundaries should be well screened

3. (2017/0230/FUL) Section 73 application to remove condition 4 (Agricultural occupancy) of approval 8/17/62/PA outline application for the erection of a farm bungalow at **Dyon Head, Dyon Lane, South Duffield**. No Objections

District Councillors K Arthur and J Deans left the meeting.

b) Note Planning Applications Granted:

1. (2016/0141/COU) Proposed change of use to form grass runway at **Birchwood Lodge, Market Weighton Road, Barlby**.

2. (2016/1457/FUL) Demolition of existing double garage and construction of new 4 bedroom with integral garage on land within the curtilage of School House, South Duffield at **School House, Main Street, South Duffield**.

c) Note Planning Applications Refused:

1. (2017/0080/OUT) Outline planning permission for residential development (all matters reserved) at land to the south side of Turnham Lane, west of Springfield House, 5 Turnham Lane and opposite Chester Court at **Street Record, Turnham Lane, Cliffe**.

2. (2017/0091/FUL) Proposed erection of two detached dwellings at **Fair View, York Road, Cliffe**.

3. (2017/0106/OUT) Outline application with all matters reserved for demolition of general purpose agricultural building and erection of residential development at **Green Lane Farm, Green Lane, Cliffe**.

d) Note Planning Applications Withdrawn: NIL

**17/054 Finance:-**

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

1. J Leighton-Eshelby (Salary)	£ As Agreed
2. Autela Group Limited (Payroll Services)	£ 30.00

b) Note receipt of income, as listed below:

1. HMRC (VAT Refund)	£1,794.26
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c) Consider and Decide on the appointment of Internal Auditor for Cliffe Parish Council Accounts Year End 31st March 2017.

It was resolved that Mrs Mary Farman would be appointed as the internal auditor for Cliffe Parish Council Accounts Year End 31st March 2017.

**17/055 Representatives Report:-**

Councillor D McSherry advised that Ann Gray has left Drax and was still to be replaced. It was noted that the next meeting is scheduled for June and that a new Parish Council representative will be appointed at the Annual Meeting of the Council.

Councillor C Topping reported that big improvements have been made to the Playing Fields and that work is still ongoing.

Councillor A Wilson reported that the fence at the railway crossing is in a poor state of repair and it was agreed that the clerk would make enquiries regarding this.

The Chairman advised that the May meeting would be his last and read out his letter of resignation.

**17/056 Clerks Report:-**

It was agreed that the clerk would arrange a meeting with Selby District Council to discuss putting together a Village Plan.

**17/057 Confirm date of next meeting: -** Monday 15<sup>th</sup> May 2017

**Items of Expenditure over £500:-** Displayed on Parish Notice Boards

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)

