

# **CLIFFE PARISH COUNCIL**

## **Minutes of the Meeting of the Parish Council held at St Andrews Mission on 6<sup>th</sup> March 2017.**

**17/028 Present:** - Councillors M Topping (Chaired the meeting), J Allan, H Cross, A Holman, D McSherry, C Topping, M Whattam and A Wilson.  
County Councillor M Jordan  
District Councillor J Deans

One member of the public

**17/029 Apologies:** - Councillor G Carroll (Chairman)  
District Councillor K Arthur

### **17/030 Declarations of Interest:-**

a) Councillor M Topping declared a Non Registerable Interest in Item (17/037 No.2) Planning Applications Received due to having business dealings with the applicant.

b) Councillor M Whattam declared a Non Registerable Interest in Item (17/037 No.5) Planning Applications Received due to having already declared a personal objection to the application.

### **17/031 Public Session:-**

A member of the public present spoke about the state of Oxen Lane and asked the Parish Council to consider paying for the remedial work required as Highways do not have the resources to carry out any low priority work at present.

It was agreed that this would be considered as part of the Village Plan and the Parish Council would look at their budget.

Concern was also raised regarding standing water on the public footpath between the A63 and Hull Road (adjacent to William Jacques Drive) and it was agreed that the clerk would report this to NYCC who have taken over the maintenance of the footpath.

### **17/032 Listen to reports from County and District Councillors:-**

District Councillor J Deans advised that District Councillor K Arthur would be speaking at the planning committee on the 7<sup>th</sup> March regarding planning application (2016/0141/COU) Birchwood Lodge, Market Weighton Road.

Councillor Deans also spoke about the recent planning application for Turnham Lane.

County Councillor M Jordan reported that the A19 would be closed every night until 10<sup>th</sup> March due to the construction of a new roundabout at the Market Weighton road junction.

**17/033 Police Report:-**

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

**17/034 Confirmation of Minutes:-**

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

**17/035 Matters arising: -** No items raised

**17/036 Items for Discussion:-**

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

Councillor M Topping reported that he was going to purchase the trees agreed at the February Parish Council meeting from Henleys Nurseries and that he would be putting down more grass seed.

It was also noted that Councillor Topping would be submitting a claim to Selby District Council for the second half of the Section 106 money and completing the CEF follow up/monitoring form.

The clerk advised that very positive feedback had been received from the Whitley & Eggborough Community Primary School Business Manager.

It was also noted that an advertising banner had been fixed to the fencing which is not permitted and the clerk was asked to contact the business concerned and ask them to remove it.

**b) Public Rights of Way**

Councillor A Wilson gave an overview of the public meeting held at the New Inn on Sunday 12<sup>th</sup> February and it was noted that five routes were to be walked which would be discussed further and confirmed at the next meeting (Sunday 12<sup>th</sup> March) before putting a map together showing the routes which is to be displayed on the information board on the Village Green.

Discussion also took place regarding the safety of public footpaths, suitability for pushchairs/wheelchairs and discouraging anti-social behaviour on the footpaths.

County Councillor M Jordan agreed to chase NYCC for update on the New Hay Lane footpath relocation.

**c) Highway Issues** – No further update

**d) Grass Cutting 2017**

It was agreed to exclude the press and public from this item due to the nature of the business to be discussed and this was deferred until the end of the meeting.

## **17/037 Planning:-**

### **a) Consider Planning Applications Received:**

1. (2017/0091/FUL) Proposed erection of two detached dwellings at **Fair View, York Road, Cliffe. Strongly Object**

- 1) The proposed dwellings would create a new building line
- 2) The proposed dwellings are very large for the site resulting in very small rear gardens
- 3) Concern regarding the proposed access which is unsuitable
- 4) Any planning conditions imposed should include hedge planting etc for screening

Having already declared a Disclosable Pecuniary Interest in No. 2 (2017/0106/OUT) Councillor M Topping left the meeting and took no part in the discussion.

2. (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. Comment Only**

- 1) Cliffe is a secondary village with a lack of infrastructure
- 2) Green Lane is a single track accommodation road
- 3) Safety concerns regarding access off Green Lane onto the A63

Councillor M Topping returned to the meeting.

3. (2017/0108/FUL) Proposed erection of a detached dormer bungalow and garage to replace existing garage and stable block (re-submission of 2016/0128/FUL) at **Brocks Farm, York Road, Cliffe. No Objections but concern was raised regarding surface water**

The Chairman closed the meeting to allow a member of the public present to speak then re-opened the meeting.

4. (NY/2017/0020/73A) Consultation on planning application for the purposes of the retention of prefabricated classroom unit 1788 (77 sq. metres) for a further 6 years on land at **Cliffe Voluntary Controlled Primary School, Main Street, Cliffe. No Objections**

It was agreed to ask County Councillor M Jordan to look into this as a prefabricated classroom unit is not sustainable and the school requires a permanent replacement building/classroom.

Having already declared a Disclosable Pecuniary Interest in No. 5 (2017/0080/OUT) Councillor M Whattam left the meeting and took no part in the discussion.

5. (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. Strongly Object**

## PRINCIPLE OF DEVELOPMENT

Core Strategy policy sets out the Spatial Strategy for future development within the District. It directs that any new development will be directed to Towns and the more sustainable villages. Cliffe is a secondary village and the element of sustainability does not apply.

## SUSTAINABILITY

The Turnham Lane area of the village has one shop only which is a butchers.

Beyond the A63 which divides the village there is one newsagents, a public house and a playing field area, there is no vegetable store as suggested by the applicant.

All other services have to be obtained from other service villages such as Hemingbrough and Barlby (convenience stores, bakery, post office, doctor's surgery, public houses and churches). All other facilities are available from main towns i.e. Selby and Goole.

The Primary School is operating at and above capacity.

A total of only four buses run daily in either direction Selby-Goole-Selby with the last service leaving either point at 14.30 which is incapable of catering for shopping or leisure.

## DEVELOPMENT LIMITS

The proposed development site is beyond the development line and alternative land is available i.e. the disused coach depot on York Road. Any further development beyond the existing limits will greatly detract from this public amenity and could set a precedent for further building outside the village envelope.

## TURNHAM LANE

Cliffe is a car owner's village and any additional cars can only worsen an already congested village junction – Hull Road/Turnham Lane/Main Street which are in immediate proximity to the Primary School, this point is conceded by North Yorkshire Highways who are intending to add parking restrictions in late 2017.

There is very poor visibility splay at the junction with oncoming traffic especially when vehicles are parked in close proximity to the school or oncoming vehicles. This is a safety factor of considerable concern to the Parish Council. There is a risk to children and parents/guardians attending school and more vehicles equals more risk.

Turnham Lane is a very narrow single track no through road with a 30mph speed limit for 100 yards before changing to 60mph speed limit. All vehicular traffic has to exit via the "school junction" and there are no turning places.

Turnham Lane is an ecological leisure route and as part of the Trans Pennine Trail is used by walkers/dog walkers, young families with prams/pushchairs, cyclists, children and horse riders who seek to enjoy the open countryside and wildlife.

The footpath is so badly maintained by NYCC due to a lack of funding that all users have to walk on the roadway and share this with tractors, trailers, articulated vehicles and cars with overtaking via the grass verge. Surely this is a health and safety issue.

## ECOLOGY

The proposed site is Greenbelt, Class 2 agricultural land on one side with Zones 1 and 2 flood plain on the other. The site also has known grass snake colonies (protected by EU and UK law) which are flourishing and extend as far as the gardens of the houses adjoining Turnham Lane and the proposed site area.

## DRAINAGE

The drainage dyke is at full capacity and cannot support any further drainage

THE PARISH COUNCIL STRONGLY BELIEVE THAT THIS APPLICATION SHOULD BE REFUSED.

Councillor M Whattam returned to the meeting.

### b) Note Planning Applications Granted:

1. (2016/1458/HPA) Proposed kitchen extension to rear following demolition of existing porch, construction of new double garage following demolition of existing garage, verge crossing and dropped kerb access off Hagg Lane at **School House, Main Street, South Duffield**.

### c) Note Planning Applications Refused: NIL

### d) Note Planning Applications Withdrawn: NIL

## **17/038 Finance:-**

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

1. J Leighton-Eshelby (Salary)	£ As Agreed
2. Grace Landscapes Limited (Village Green Project)	£ 7981.76 (Gross) £ 1330.29 (VAT) £ 6651.47 (Net)
3. Cliffe Playing Field Association (Section 106 Contribution)	£3265.00

### b) Note receipt of income, as listed below:

1. Selby District Council Section 106 Contribution (2 <sup>nd</sup> Half for Cliffe Playing Field Association)	£3265.00
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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.

### d) Yorkshire Bank Complaint Letter

The clerk distributed a letter received from Yorkshire Bank in response to our complaint accepting full responsibility for their error and offering the Parish Council £75.00 compensation.

It was resolved to accept the £75.00 compensation and to forward the letter supplied by Yorkshire Bank to Grace Landscapes as confirmation that the non-payment of the first cheque was due to bank error.

### **17/039 Representatives Report:-**

Councillor J Allan reported that Keith Walls had done a very good job on the hedge at the Parish Paddock and reported street lights out at Station View and York Road.

Councillor A Wilson expressed concern regarding a car blocking the footpath at Curzon Terrace. It was noted that the Parish Council had previously sent the resident a letter asking them not to park on the footpath and it was resolved to send another letter.

Councillor D McSherry advised that the next Drax meeting was scheduled for June.

It was reported that 4x4 vehicles which it is suspected are involved with lamping/hunting have been seen regularly driving round the fields in Cliffe and it was agreed that this would be reported to the police.

Councillor M Topping advised that there are very large potholes at Lara Bridge which need to be looked at as part of the village plan.

Councillor A Holman requested that NYCC Highways look at passing places on Hagg Lane and it was agreed that the clerk would speak to Mark Lumby.

### **17/040 Clerks Report:-**

Correspondence not listed on the agenda

Selby AVS Newsletter – March 2017

Clerk & Councils Direct Newsletter

NYCC Selby Area Committee Agenda – 13<sup>th</sup> March 2017

**17/041 Confirm date of next meeting:** - Monday 3<sup>rd</sup> April 2017.

### **17/042 Grass Cutting 2017 (Public and Press Excluded)**

The two tenders received were discussed and it was proposed, seconded and unanimously agreed to award the contract to Mr George Fillingham due to the competitive quote received and his experience and local knowledge.

### **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)

