

CLIFFE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Monday 3rd November 2025 at Cliffe Village Institute

25/265 Present: -

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

North Yorkshire Councillor K Arthur

25/266 Apologies: -

Councillor A Holman
Councillor J Jewitt

25/267 Declarations of Interest: -

None.

25/268 Public Session: -

No members of the public were present.

25/269 Virtual Q & A session with Lighthouse Development Consulting Limited regarding proposed solar farm at Newlands Farm, Turnham Lane, Cliffe (ZG2025/0693/FULM): -

It was noted that unfortunately Lighthouse Development Consulting Limited had been unable to attend the November meeting, so the **Chairman** has invited them to a Q&A session next month (Monday 1st December) **To be confirmed**

25/270 Police Report: -

It was noted that the latest police report received had been circulated by the clerk 06/10; **clerk** to chase up with PCSO Hannah Gaskell.

25/271 Listen to reports from North Yorkshire Councillor: -

North Yorkshire Councillor K Arthur advised that enquiries are ongoing regarding setting up a Community Speedwatch scheme.

Pedestrian Crossing A63 Cliffe

Councillor Arthur has met with Allan McVeigh (Head of North Yorkshire Council Highways Network Strategy) to discuss road safety, and he has agreed to look at installing a pedestrian crossing on the A63 which has the full support of Councillor Arthur and Jo Coles (Deputy Mayor of York & North Yorkshire).

The **Chairman** asked **Councillor Arthur** to pursue Jo Coles regarding mobile speed monitoring on York Road and the installation of speed camera signs which she had agreed as they were ordered as part of the York Road Gateway prior to North Yorkshire Police undergoing a change of policy.

The **Chairman** also asked **Councillor Arthur** to invite Jo Coles to attend the December Parish Council meeting to discuss the Parish Councils concerns.

Councillor Arthur advised that a resident of South Duffield had contacted him again regarding the minutes of meetings not being displayed on the South Duffield noticeboard.

The **Chairman** reiterated that the decision was taken a few years ago to only publish the minutes in the large noticeboard on the village green as it is impossible to fit the full minutes in the smaller noticeboards as they are often 6 to 8 pages long. Instead, a laminated note has been put in the smaller noticeboards advising that the minutes are available to read online on the Cliffe Village website www.cliffevillage.com

It was also noted that **Councillor Arthur** has agreed a grant of £300 for Cliffe Primary School towards new IT equipment.

25/272 Confirmation of Minutes of the Parish Council Meeting held on Monday 6th October 2025: -

Members **resolved** to accept the minutes of the Parish Council meeting held on Monday 6th October 2025 as an accurate record of the meeting.

25/273 Matters arising from the minutes of the above meetings: -

20mph speed restriction for the whole village on the south side of the A63 (proposed by North Yorkshire Council)

The **clerk** confirmed that she had forwarded the observations raised at the October Parish Council meeting to Highways.

Damage caused by youths on the Playing Fields

It was noted that the CPFA had spoken to the police, but the Parish Council are not aware of an official police report number. **Resolved**

Ongoing planning and enforcement issues

The **Chairman** advised that a date is still to be confirmed for his meeting with **Councillor Mark Crane**. **Ongoing**.

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

The **Chairman** advised that the timetable has been installed at the bus stop on Main Street.

It was agreed that the **Chairman** would purchase two more timetable frames which will be installed at the bus stop outside Cherry Tree Stores and opposite the Old Post Office. **Ongoing**

Parish Council Noticeboards

The **Chairman** advised that following an inspection it has been agreed that none of the noticeboards require replacing however the Parish Council handyman will refurbish them as required. **Ongoing**

Bench on the grassed area at the entrance to Hemingbrough

Clerk to raise with Hemingbrough Parish Council at their next meeting. **Ongoing**

25/274 Highways:-

The **Chairman** advised that a date is still to be confirmed for his site meeting with Gary Lumb (North Yorkshire Council Highways Engineer). **Ongoing**.

Councillor S Gummerson expressed concern regarding an increase in HGV's using York Road and disturbing residents especially in the early hours.

It was noted that following the concerns raised by a resident at the October meeting **Councillor E Yates** had spoken to Hartleys (Thorganby) regarding the 7.5t weight limit and they had agreed to write to all their suppliers to make them aware; **Councillor Yates** has requested a copy of the letter which will be forwarded on to the **clerk**. **Ongoing**

Members discussed the increase in HGV's (up to 15 per hour) and the **Chairman** asked **North Yorkshire Councillor K Arthur** to raise this with Jo Coles (Deputy Mayor of York & North Yorkshire) and ask her to ensure that the 7.5t weight limit is policed.

The **Chairman** advised that he has already spoken to the Village Institute Committee about installing CCTV overlooking the car park as a security measure.

Councillor J Wallinger suggested the Parish Council look into funding the installation of CCTV at both the Village Hall and at the pavilion on the Playing Fields and it was agreed to make further enquires for discussion at the December meeting.

Chairman to investigate further, obtain quotes and speak to the Village Institute Committee.

Councillor S Gummerson to speak to Cliffe Playing Field Association. **Ongoing**

25/275 Speeding:-

Councillor J Wallinger & Chairman to arrange for the new battery to be installed in the Vehicle Activated Sign (VAS) and the dates/data to be reset. **Ongoing**

Councillor J Wallinger spoke about the article in a recent newsletter from Keir Mather MP regarding road safety and it was agreed that the **Chairman** would contact him regarding road safety concerns in Cliffe. **Ongoing**

25/276 Oxen Lane:-

The **Chairman** raised concern regarding a motorcross bike regularly riding down the residential areas of Oxen Lane.

25/277 Water/Drainage:-

Councillor J Wallinger advised that Keir Mather MP has agreed to speak to Yorkshire Water regarding the ongoing flooding issues at Cliffe Preschool and Yorkshire Water have been informed that this has now been escalated.

Ongoing

The **Chairman** advised that a resident had raised concern regarding flooding on Main Street, South Duffield however it was noted that Yorkshire Water are aware of the issue.

25/278 Village Green:-

Meticulous Gardens to erect the new fence within the next few weeks; **Chairman** to monitor. **Ongoing**

The **Chairman** advised that the bottom section of the little library has been powder coated by RAW Wheel coatings and Amy Wilson will now embellish it prior to it being reinstalled by the Parish Council handyman. **Ongoing**

The **Chairman** reported that Amy Wilson and Prudence Topping will be putting up the Christmas lights during the last week of November and have asked the Parish Council to purchase two sets of net lights for the Christmas trees. This was unanimously agreed; **Chairman** to forward the details to the **clerk** who will place the order.

Lighting/electric socket extension:-

Councillor S Gummerson advised that KCK Electrical have still not confirmed a date for the work to be done;

Councillor E Yates agreed to chase this up. **Ongoing**

25/279 Tree stump on Main Street: -

The **Chairman** advised that Treetops will be carrying out the tree felling and stump grinding on Tuesday 16th December; the replacement Amelanchier will be planted during the tree planting season (November to March).

Ongoing

25/280 Parish Council Documents:-

It was agreed to remove this item from future agendas as already covered elsewhere.

25/281 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 reported that she is still awaiting a response from North Yorkshire Council regarding the public footpath that has been diverted by the erection of new fencing, and it was also noted that part of the kissing gate is broken; **North Yorkshire Councillor K Arthur** to escalate. **Ongoing**

25/282 Public use of footpaths (to include misuse, trespassing, littering, dog fouling etc): -

The **Chairman** read out an update provided by **Councillor A Holman** regarding the electric fencing to the left of the footpath going to Newhay (as you cross the bridge at the bottom of the hill). It was noted that the landowner had apologised for the lack of warning signage and he will ensure that adequate signage is erected in the future. However, the fence was only there near to the footpath for a short period of time, as the livestock are constantly moved around the land.

Councillor S Gummerson advised that littering at the plantation is still a problem and youths are also lighting fires including setting fire to the temporary wooden fence.

It was noted that in the interests of safety Network Rail are going to install a fence to stop youths walking across the railway tracks.

Chairman to discuss the ongoing problems with PCSO Hannah Gaskell. **Ongoing**

25/283 Grass Maintenance:-

Chairman and **Councillor J Wallinger** to review all the grassed areas around the parish and consider any additions required prior to the start of the 2026 grass cutting season. **Ongoing**

25/284 Flooding of footpath at the back of William Jacques Drive: -

Councillor E Yates still awaiting a response; **North Yorkshire Councillor K Arthur** to escalate. **Ongoing**

25/285 Path Maintenance: -

It was noted that Meticulous Gardens was in the process of spraying the overgrown paths as requested. **Ongoing**

25/286 Broad Lane Wood: -

It was agreed that a site visit/walkaround will be arranged in the spring.

Wayleave:-

Councillor H Cross advised that no response had been received from Boom Power regarding the conveying advice provided to the Parish Council by Crombie Wilkinson in relation to the 18-month extension request.

Chairman to contact Boom Power to clarify the wording of the proposed documentation. **Ongoing**

25/287 Parish Paddock: -

Froglife Habitat Action Plan

Members discussed the habitat action plan (circulated to members) involving the creation of three new ponds, in addition to basking banks and hedgerow planting.

The **Chairman** clarified that Froglife will be funding the project through the Coalface to Wildspace Project in Yorkshire (National Lottery Heritage Fund) and will work in collaboration with Askham Bryan College.

Draft Memorandum of Understanding – Cliffe Parish Council and Askham Bryan College

Chairman to contact Askham Bryan College to clarify the document/wording. **Ongoing.**

25/288 Cliffe Parish Council Policies: - Ongoing

25/289 Planning: -

a) Councillors considered the following Planning Applications received: -

i. **RECONSULTATION** (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**

Members unanimously agreed to resubmit the strong objections previously submitted (ZG2025/0693/EIA)

- 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.
- There is no indication of where the substation will be located therefore the application should not be considered until further information is provided.
- 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.
- 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. There is also no indication of timescales for construction or how they will mitigate this including the noise impact and significant disruption to local residents.
- 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).

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

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

c) Note Planning Applications Granted: - NIL

d) Note Planning Applications Refused: -

i. (ZG2024/1112/FULM) Change of use of land for the siting of 33 holiday lodges and the creation of a pond and associated works for extension of existing holiday park at **Cliffe Country Lodges, Cliffe Common, Cliffe**

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

i. (ZG2025/0747/PIP) Permission in principle for up to 9 residential dwellings on the **north part of land at E467866 N432931 Moor Lane, South Duffield**

ii. (ZG2024/1112/FULM) Change of use of land for the siting of 33 holiday lodges and the creation of a pond and associated works for extension of existing holiday park at **Cliffe Country Lodges, Cliffe Common, Cliffe**

Concern was raised that the Parish Councils comments do not always show on the Planning Portal when forwarded to North Yorkshire Council via email and **North Yorkshire Councillor K Arthur** agreed to ask the Planning Department to provide an email acknowledgment for all planning comments received. **Ongoing Clerk** to reiterate the Parish Councils comments to the Planning Inspector.

25/290 Finance: -

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

i. J Leighton-Eshelby (Clerks Salary – October)	£ As Agreed
ii. HMRC (PAYE)	£ 170.74
iii. PKF Littlejohn LLP (External Audit Fee Year Ending 31/03/2025)	£ 252.00

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

i. Meticulous Gardens (Grass Cutting)	£ 984.00
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c) To ratify payments made in between meetings: -

i. Meticulous Gardens (Grass Cutting/Spraying)	£1068.00
ii. G Wilson (Bus Timetable Frame Reimbursement)	£ 32.22
iii. A Parker (Supply and fit timber bearers to bus shelter back concrete panel & mount framed bus timetable)	£ 50.00

d) Note receipt of income, as listed below: -

i. North Yorkshire Council (CIL Payment)	£2,485.40
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e) Note receipt of External Auditors Report & Certificate 2024/25

The External Auditors Report & Certificate for 2024/25 was noted.

Members had a brief discussion regarding upgrading the remaining streetlights (18) to LED's and it was agreed to put this on the December agenda for consideration; **Councillor J Wallinger** to obtain quote. **Ongoing**

It was also agreed that the **Chairman** will ask the Parish Council handyman to repair the bus shelter roof and obtain a quote for the repainting. **Ongoing**

25/291 Correspondence Received: -

i. Barlby & Osgodby Town Council Allotment Waiting List – Receipt of correspondence received regarding the allotment waiting list was noted.

ii. Cliffe Primary School – Receipt of correspondence received requesting a donation towards new IT equipment was noted. Concern was raised regarding the Parish Council giving Cliffe Parish funding to the school which is now an academy and therefore all the schools within Selby Educational Trust would benefit.

Councillor H Cross clarified that any money raised via donations would only benefit Cliffe Primary School and the **Chairman** requested confirmation of this in writing before any decision is made.

25/292 Parish Ponds Conservation: –

It was agreed to remove this item from future agendas as already covered elsewhere.

25/293 Representatives Report: -

Councillor J Wallinger advised that a Parish Council LED streetlight is attached to the front of a house on Station Lane and the resident has been sent a cheque every year for the small amount of electricity used.

Clerk to clarify when the payment is due and **Councillor Wallinger** to calculate the payment due based on electricity usage.

The **Chairman** advised that the Village Institute heating project is now complete and clarified the spending costs of the project. It was noted that total cost was £21,000 and the Parish Council contributed £4,000 towards this. Grants were also received from North Yorkshire Councillor Karl Arthur's Locality Budget (£1,250) and from a public building charity (£5,000) with the balance being paid by Cliffe Village Institute.

Councillor S Gummerson advised that the Chairman of Cliffe Playing Field Association has resigned due to work commitments.

Councillor H Cross gave an overview of the Mary Waud Foundation AGM held on Wednesday 14th October.

Parish Council Land

The **Chairman** advised that he has spoken to Condor Engineering and advised that renting of the redundant access road to the north of the A163 has been put on hold until this matter is resolved. **Councillor H Cross** to instruct a solicitor to investigate on behalf of the Parish Council. **Ongoing**

25/294 Confirm date of next meeting: - Monday 1st December 2025 commencing at 7.00pm in CLIFFE VILLAGE INSTITUTE

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).