

CLIFFE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Monday 1st September 2025 at Cliffe Village Institute

25/235 Present: -

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

Sixteen members of the public were also present

25/236 Apologies: -

North Yorkshire Councillor K Arthur

25/237 Declarations of Interest: -

Councillor R Woodall declared a personal interest in Item 25/259a) (ZG2025/0809/HPA) Consider planning applications received due to being a neighbour of the applicant.

25/238 Virtual presentation by Lighthouse Development Consulting Limited regarding proposed solar farm at Newlands Farm, Turnham Lane, Cliffe (ZG2025/0693/EIA): -

Steffan Baker and Peter Grubb (Lighthouse Development Consulting Limited) who are the planning agents for the project on behalf of the developer gave a virtual presentation regarding the proposed solar farm. Steffan gave an overview of the scheme and explained its aims & benefits, why it is needed nationally and why this location was chosen. He also provided information on the construction process, planning policy position, project timeline and the community benefit fund that is being offered.

It was noted that Highways have requested additional information and clarification regarding traffic/construction and Lighthouse Development Consulting are currently preparing their response therefore the consultation period will be extended.

A lengthy Q & A session was held at the end of the presentation and several Councillors and members of the public raised questions and concerns regarding the proposed scheme.

Peter Grubb agreed to provide the Parish Council with a copy of the Agricultural Land Classification Survey, Transportation Statement and presentation slides and hold another virtual Q & A session at the October Parish Council meeting (Monday 6th October) to allow Councillors and members of the public the opportunity to raise any further questions.

Councillor J Wallinger will also publish the information received on the Cliffe Village Website.

25/239 Public Session: -

Members of the public expressed concerns regarding the proposed planning application for up to 9 residential dwellings on Moor Lane, South Duffield and their comments were noted. The **Chairman** also read out two letters received from residents regarding the planning application (ZG2025/0747/PIP).

It was agreed to bring forward Item 24a) (ii) to allow the members of the public present to listen to the Parish Councils discussion.

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

- This proposal is not in keeping with the village and would introduce large-scale development in the open countryside.
- South Duffield cannot sustain large-scale development as it does not have the infrastructure or public transport services to support it.
- There are already sewage and drainage problems in South Duffield as the current pumping station is not fit for purpose, and any additional development will only exacerbate this.
- South Duffield is only accessible via three single track roads which are in a very poor state and are regularly congested with both vehicles and agricultural machinery.
- This development would remove a much-needed parking area which is currently used by residents, removal of this parking area would force vehicles to park on the road causing further congestion.
- This development would have a negative impact both on the amenity of residents and wildlife.

A member of the public requested further information on Item 30 (i) Proposal from Condor Engineering to rent redundant access road to the north of the A163 and it was agreed to move this item forward.

The member of the public advised that he farms the neighbouring land and requested clarification on the proposal as he disputes ownership of the land in question.

The Chairman gave an overview of the history of the site & explained the Parish Councils position, and it was agreed that **Councillor H Cross** would make further enquiries with Crombie Wilkinson on behalf of the Parish Council. It was agreed that any negotiation with Condor Engineering would be put on hold until this matter is resolved.

The **Chairman** read out correspondence received from a resident expressing concern regarding a very noisy scooter speeding down York Road around 5.30am and returning just before 6pm (weekdays).

It was agreed that this is not a Parish Council matter however the **Chairman** has spoken to PCSO Hannah Gaskell of North Yorkshire police regarding this issue, informing her that video evidence is available. In response, she suggested that she was already aware of who the moped rider is, as there have been similar complaints from residents of Hemingbrough.

25/240 Police Report: -

It was noted that no police report had been received; **clerk** to circulate once received.

25/241 Listen to reports from North Yorkshire Councillor: -

The Chairman read out the following report received from North Yorkshire Councillor Karl Arthur: -

*1. Reminder that the Plasmor Liaison Group Meeting is being held on Tuesday 2nd September; **Councillor A Holman** confirmed that he would be attending on behalf of the Parish Council.*

2. Highways have put together a proposal for the 20 MPH speed limit outside the school; the Parish Council will be consulted in due course, and I will talk through details of the proposal at next month's Parish Council meeting.

3. I have had no feedback on the situation at York Road, but I understand that PCSO Hannah Gaskell was in attendance last month so hopefully you will have had a police cycle down there to monitor the speed problem.

Members noted that no speed camera monitoring had been observed on York Road.

25/242 Confirmation of Minutes of the Parish Council Meeting held on Monday 4th August 2025: -

Members **resolved** to accept the minutes of the Parish Council meeting held on Monday 4th August 2025 as an accurate record of the meeting.

25/243 Matters arising from the minutes of the above meetings: -

Damage caused by youths on the Playing Fields

Councillor S Gummerson to obtain the police report number from the CPFA and forward on to the **Chairman** so he can follow this up with PCSO Hannah Gaskell.

Ongoing planning and enforcement issues

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

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

Chairman to arrange for installation of the timetable at the bus stop.

Parish Portal – Ongoing

North Yorkshire Councillor K Arthur to clarify if planning comments can be submitted on the portal.

Parish Council Noticeboard – Ongoing

Chairman to ask the Parish Council handyman to replace the Perspex on the Parish Council noticeboards at the junction of Hull Road and Turnham Lane, York Road (next to Cherry Tree Stores) and South Duffield. Also, to conduct a health check on all notice boards in the parish, as reports have been received from residents stating that at least one of them has suffered from weather damage.

Bench on the grassed area at the entrance to Hemingbrough – Ongoing

Clerk to raise with Hemingbrough Parish Council at their next meeting (18/09).

25/244 Highways:-

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

25/245 Speeding:-

Community Speedwatch

It was noted that following the post on the Cliffe Village Website and social media page, four volunteers have now come forward.

Clerk to contact North Yorkshire Councillor Karl Arthur to enquire if four volunteers is sufficient to set up the scheme and how to progress with this.

Councillor J Wallinger advised that the Vehicle Activated Sign (VAS) requires a new battery and he is arranging this with TWM Traffic Control Systems as it is still under warranty.

25/246 Oxen Lane:-

The **Chairman** reported that the lane repairs have been completed by Andy Pulleyne, and it was agreed to pay the invoice (£1800 + VAT) once received.

The Parish Council thanked Councillor J Jewitt for storing the materials and providing the use of a tractor & trailer and volunteer labour to complete the project.

The farmers on the Parish Council also volunteered to assist with the future maintenance of Oxen Lane.

25/247 Water/Drainage:- Ongoing

25/248 Village Green:-

The **Chairman** advised that he had received a second quote of £2200 for the additional fencing required at the back of the Little Library.

As this quote is significantly higher than the first quote received (£850 Ex VAT), it was agreed to ask Meticulous Gardens to provide and install the additional fencing as quoted.

Lighting/electric socket extension

Councillor J Wallinger advised that he had been unable to contact KCK Electrical to confirm a date to install a replacement photocell to the external power box; **Councillor S Gummerson** to follow up.

The **Chairman** reported that he has advised Cliffe Community Fundraising Group of the stipulations agreed for the duck race.

25/249 Tree stump on Main Street – carved sculpture options: -

The **Chairman** advised that he had received a quote of £1800 to carve the tree stump into a large bird/eagle.

Members discussed the quote, and it was agreed that due to the high costs involved the **Chairman** would arrange for the tree stump to be felled as previously quoted by Treetops (£400) and the Parish Council will plant new Amelanchier trees in the tree planting season (November to March) to match others planted along Main St in recent years.

Councillor H Cross to arrange purchase of Amelanchier trees.

25/250 Parish Council Documents:- Ongoing

25/251 Public Footpaths: - (to include any overgrown public footpaths which have been identified that do not comply

with the applicable laws/regulations): -

Councillor E Yates advised that the broken stile on the footpath near the riverbank at the pumping station has been allocated to a North Yorkshire Council Field Officer who will be liaising with the landowner over the repair of the stile.

25/252 Public use of footpaths (to include misuse, trespassing, littering, dog fouling etc): - Ongoing

25/253 Grass Maintenance: -

Ongoing; **clerk** to follow up.

25/254 Flooding of footpath at the back of William Jacques Drive: -

Ongoing; **Councillor E Yates** to follow up.

25/255 Path Maintenance: -

It was noted that **Councillor J Wallinger** has asked Meticulous Gardens to spray the overgrown paths (Turnham Lane – full length of the footpath, York Road - from the end of the beck up to the end of the footpath and the A63 - Lund over the bridge into the village) up to a maximum of three sprays a year as required to keep the footpath clear.

25/256 Broad Lane Wood: -

A site visit/walkaround was arranged for Wednesday 3rd September (6.30pm start).

Wayleave

The **Chairman** reiterated that Boom Power currently have a 60-month Option of Easement for a cable to be installed under Broad Lane Wood for which they paid £2500 in May 2022.

It was noted that they have requested an 18-month extension on this in return for payment of an additional Option Fee of £2500 and this was unanimously agreed.

25/257 Parish Paddock: -

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

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

25/258 Cliffe Parish Council Policies: - Ongoing

25/259 Planning: -

a) Councillors considered the following Planning Applications received: -

i. (ZG2025/0754/CPE) Lawful development certificate for existing workshop structure and associated foundations at **Birchwood Lodge, Market Weighton Road, Barlby** No Objections

ii. (ZG2025/0747/PIP) Permission in principle for up to 9 residential dwellings on **north part of land at E467866 N432931, Moor Lane, South Duffield**
Already covered under 25/239

iii. (ZG2025/0733/EIA) Construction and operation of solar photovoltaic farm and Battery Energy Storage System (BESS) including access, fencing, CCTV internal service tracks, ancillary equipment and scheme of landscaping on **land at 464715 436212, Market Weighton Road, Barlby** Strongly Object

- 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 be very visible from the road and would have a negative visual, landscape and environmental impact on the countryside.
- 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 and near to Skipwith Common which is home to various wildlife.
- 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).

Having declared a personal interest Councillor R Woodall took no part in the decision process

iv. (ZG2025/0809/HPA) Erection of new side extension, balcony and new garage at **Pine House, Green Lane, Cliffe Strongly Object**

- Concern that the work appears to be well underway ahead of planning permission being granted and this needs to be investigated.
- Concern that the proposed balcony will overlook two neighbouring properties.
- This is out of character with Cliffe village, neighbouring properties and a rural lane.
- The work that has already been started does not appear to be in accordance with the proposed plans.

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

c) Note Planning Applications Granted: -

i. (ZG2025/0506/HPA) First-floor extension, side extension to the master bedroom, and the addition of a new entrance porch to the existing bungalow at **Foxhills, Market Weighton Road, Barlby**

d) Note Planning Applications Refused: -NIL

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

i. (ZG2025/0349/HPA) Erection of a single storey rear extension at **Chantry House, Hull Road, Cliffe**

25/260 Finance: -

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

i. J Leighton-Eshelby (Clerks Salary – September)	£ As Agreed
ii. HMRC (PAYE)	£ 170.94
iii. R Woodall (Flag Reimbursement)	£ 122.93

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

i. Meticulous Gardens (Grass Cutting)	£ 984.00
ii. A Pulleyne (Oxen Lane Repairs)	£ 2160.00

c) To ratify payments made in between meetings: - NIL

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

e) Local Government Services Pay Agreement 2025/26

Receipt of the Local Government Services Pay Agreement 2025/26 was noted and agreed.

25/261 Correspondence Received: -

i. The **Chairman** advised that he had been contacted by a member of the public asking if he could become a Parish Councillor and it was noted that the **Chairman** had explained the co-option process when a vacancy arises.

25/262 Parish Ponds Conservation – Deferred to the October Meeting.

25/263 Representatives Report: -

Councillor S Gummerson advised that he had been unable to attend the last CPFA meeting and it was noted that the recent beer festival had been very successful.

The **Chairman** gave a progress update on the Village Institute New Heating System Project.

Councillor H Cross thanked the Parish Council on behalf of Cliffe Parish Charities for the donation towards their legal expenses to facilitate the application to HM Land Registry to secure title of Charity land.

25/264 Confirm date of next meeting: - Monday 6th October 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).