

CLIFFE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Monday 4th August 2025 at Cliffe Village Institute

25/206 Present: -

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

PCSO Hannah Gaskell
Sergeant May Lai

Three members of the public were also present

25/207 Apologies: -

Councillor S Gummerson
Councillor A Holman
Councillor J Jewitt
Councillor E Yates

North Yorkshire Councillor K Arthur

25/208 Declarations of Interest: -

Councillor H Cross declared a personal interest in Item (23f) Cliffe Parish Charities – Request for funding of legal expenses to facilitate the application to HM Land Registry to secure title of Charity land due to being a trustee of Cliffe Parish Charities.

25/209 Public Session: -

Three members of the public expressed serious concerns regarding the proposed installation of a solar farm at Newlands Farm, Turnham Lane, Cliffe and their comments were noted. The **Chairman** also read out a letter of objection received from a resident regarding the planning application (ZG2025/0693/EIA).

It was agreed to bring forward Item 22a) (ii) to allow the members of the public present to listen to the Parish Councils discussion.

ZG2025/0693/EIA) 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** Strongly Object

- 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.

25/210 Police Report: -

PCSO Hannah Gaskell who is stationed at Selby Police Station introduced herself and advised that she covers the areas within the Derwent Ward (Cliffe, North Duffield, Hemingbrough, Osgodby, South Duffield) and Escrick Ward (Kelfield, Skipwith, Stillingfleet and Thorganby).

PCSO Gaskell will aim to attend our Parish Council meetings where possible (shift patterns permitting) and is also keen to arrange a police community drop in event for residents to discuss any concerns.

The Chairman advised that PC Richard Wood had held a community drop in event 12 months ago at the Village Institute but unfortunately no residents had attended so it was suggested that the next drop in event should be held in the New Inn; **Chairman** to speak to the new landlord and once a date has been confirmed the event will be advertised widely on social media.

The Chairman raised concerns regarding youths cycling at speed on the footpath past the front of Cherry Tree Stores which had resulted last night in a customer coming out of the shop and being knocked to the ground. However, this is not an isolated incident and there have also been several other near misses.

Concerns were also raised regarding dirt bikes riding on Menthorpe Lane and poaching in the village; **PCSO Gaskell** agreed to speak to Cherry Tree Stores and investigate all the concerns raised.

The Chairman spoke about the ongoing speeding issues on York Road and gave an overview of the actions already taken by the Parish Council to try and alleviate the problem. It was noted that North Yorkshire Councillor K Arthur has been liaising with PCSO Gaskell regarding speeding on Hull Road and the Chairman clarified that the Parish Council want regular speed monitoring and signage on York Road to act as a deterrent and not Hull Road as incorrectly specified previously by Councillor Arthur.

The Chairman referred to historic emails/information received from North Yorkshire Police regarding speeding/speed monitoring on York Road which he forwarded on to PCSO Gaskell and she agreed to look into this on behalf of the Parish Council.

Members discussed the pros and cons of Community Speedwatch with PCSO Gaskell and it was agreed to liaise with residents to gauge interest in volunteering; **Chairman & Councillor J Wallinger** to put a post on the Cliffe Village Website and social media page.

The Chairman spoke about the recent damage caused by youths on the Playing Fields which it was understood had been reported to the police by Cliffe Playing Field Association (CPFA) however PCSO Gaskell advised that she had not been made aware of this; **Chairman** to obtain the police report number from the CPFA and forward to PCSO Gaskell.

25/211 Listen to reports from North Yorkshire Councillor: -

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

1. *The grant for the heating system in the institute has been approved;*
2. *Would you be able to report on the email I sent you recently concerning the progress we appear to be making with Highways concerning the safe crossing point over the A63 and the 20MPH speed limit outside the school also I have chased Highways to get a similar speed monitoring exercise down York Road.*

25/212 Confirmation of Minutes of the Parish Council Meeting held on Monday 7th July 2025: -

Members **resolved** to accept the minutes of the Parish Council meeting held on Monday 7th July 2025 as an accurate record of the meeting.

25/213 Matters arising from the minutes of the above meetings: -

Ongoing planning and enforcement issues

The **Chairman** advised that a date was still to be confirmed for his meeting with **Councillor Mark Crane** to follow up on the issues raised at their meeting in January.

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 service is being well used; **Chairman** still to install 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

Due to holidays the **Chairman** has been unable to contact the Parish Council handyman regarding the work required on the noticeboard at the junction of Hull Road and Turnham Lane and the one on York Road (next to Cherry Tree Stores).

Bench on the grassed area at the entrance to Hemingbrough

The **clerk** advised that the bench seat has been removed with just the broken posts remaining and these will be removed by a local resident. Members discussed installing a new bench and it was agreed that Cliffe Parish Council would be willing to contribute 50% of the cost of a replacement bench if it could be installed nearer the planted area and away from the overgrown trees; **clerk** to contact Hemingbrough Parish Council.

25/214 Highways:-

Chairman to confirm date for a site meeting with Gary Lumb (North Yorkshire Council Highways Engineer) when he is back in the office.

The **Chairman** advised that he had received complaints from residents regarding vehicles continually being parked on York Road at the junction with Oxen Lane which severely reduces visibility for vehicles pulling out of Oxen Lane and is extremely dangerous. Complaints also received from farmers of cars parked at the same junction on Oxen Lane itself, which regularly obstructs large farm vehicles.

The Parish Council agreed to support a request for double yellow lines on York Road (10 metres either side of the junction and into Oxen Lane).

Chairman to raise the request with North Yorkshire Council Highways along with a request for double yellow lines on York Road opposite Cherry Tree Stores.

Cliffe-Cum-Lund Traffic Calming

It was noted that the “SLOW” road markings have been painted on the A63 at Lund where the school bus picks up and drops off.

25/215 Speeding:-

Councillor J Wallinger advised that enquiries had been made regarding the new Vehicle Activated Sign (VAS) on Barby Road and it does not display vehicle speeds.

Councillor J Wallinger reported that he had still not been able to contact TWM Traffic Control Systems regarding the Cliffe vehicle activated sign date and time errors; **Councillor Wallinger** to follow up.

25/216 Oxen Lane:-

The **Chairman** advised that Andy Pulleyne and **Councillor J Jewitt** will be starting the lane repairs on Thursday 7th August.

25/217 Water/Drainage:-

Councillor J Wallinger advised that the pump is working but is at capacity and Yorkshire Water have put Cliffe on a register for future potential improvements. It was agreed that **Councillor Wallinger** would write to Keir Mather MP to make him aware of this ongoing issue.

25/218 Village Green:-

The **Chairman** advised that he had met with a local contractor to discuss the additional fencing required at the back of the Little Library but was still awaiting his quote.

Lighting/electric socket extension

Councillor J Wallinger advised that he is awaiting a date for KCK Electrical Services to install a replacement photocell to the external power box; **Councillor Wallinger** to follow up.

The **Chairman** advised that Cliffe Community Fundraising Group want to hold another duck race on the Village Green in September and members discussed their initial plans. In the interests of health and safety, and protect the electrical installations on the village green, it was agreed that the event should take place to the East of the notice board, and if the duck race isn't using old mill field drain, then any water from apparatus used should go straight into the drain and not into the village green land.

25/219 Parish Council Documents:- Ongoing

25/220 Public Footpaths: - (to include any overgrown public footpaths which have been identified that do not comply with the applicable laws/regulations): -

It was noted that **Councillor E Yates** is still awaiting an update on the broken stile on the footpath near the riverbank at the pumping station which has been reported to the North Yorkshire Council Countryside Access Officer.

Electric fence at Newhay Lakes

It was noted that the landowner has now installed new electric fence warning signs as agreed.

25/221 Public use of footpaths (to include misuse, trespassing, littering, dog fouling etc)

It was noted that following a lot of littering on the plantation corner of Oxen Lane, former councillor A Pulleyne had encouraged a group of youths to clear up all the rubbish and provided them with large bags to do so. This was done by a number of youths over a couple of days and the area now looks much better. A social media post was also posted on the village Facebook page praising the youths in the hope that the area will not be allowed to get so badly littered in future.

25/222 Grass Maintenance: -

It was noted that the **clerk** is still awaiting a response from North Yorkshire Council Parks and Countryside to the query raised regarding the reasoning behind the operational team undertaking the grass cutting when the Parish Council grass cutting contractor already cuts the majority of grass in the Parish and receives a payment from NYC to do this.

Footpath between the Shrubberies and William Jacques Drive

It was noted that Meticulous Gardens has now cleared the footpath as requested by **Councillor J Wallinger** and this will be done a couple of times a year to keep the footpath clear.

25/223 Flooding of footpath at the back of William Jacques Drive: -

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

25/224 Path Maintenance: -

Councillor J Wallinger advised that Meticulous Gardens have quoted £70 (net) 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).

It was unanimously agreed to accept the quote, up to a maximum of three sprays a year as required.

The **Chairman** advised that the footpath on York Road (from Middle Lane to Jacques Lane) is in a very poor state; **Chairman** to raise with Gary Lumb (North Yorkshire Council Highways Engineer).

25/225 Broad Lane Wood: -

The **Chairman** advised that both himself and **Councillor H Cross** had recently walked the site, and the footpath is clear and accessible; a follow up site visit/walkaround to be arranged in the coming weeks.

25/226 Parish Paddock: -

Chairman to forward Askham Bryan College end of term report to all members for review and comment.

Draft Memorandum of Understanding – Cliffe Parish Council and Askham Bryan College
Deferred to the September meeting.

25/227 Cliffe Parish Council Policies: - Ongoing

25/228 Planning: -

a) Councillors considered the following Planning Applications received: -

Councillor J Wallinger reported that all the previously missing historical documentation for Cliffe Country Lodges is now back on the North Yorkshire Planning Portal.

i. (ZG2025/0696/CPE) Lawful development certificate for existing unfettered use of 3 residential lodge units at **Cliffe Country Lodges, Cliffe Common, Cliffe** Object

- This is a holiday park and therefore the lodges should not be used for all year-round residential use.

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

c) Note Planning Applications Granted: - NIL

d) Note Planning Applications Refused: -NIL

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

25/229 Finance: -

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

i. J Leighton-Eshelby (Clerks Salary – August)	£ As Agreed
ii. HMRC (PAYE)	£ 170.94
iii. Information Commissioners Office (Data Protection Renewal)	£ 52.00

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

i. Meticulous Gardens (Grass Cutting/Ginnel Clearing)	£1032.00
ii. Autela (Payroll Services)	£ 87.00
iii. North Yorkshire Council (Speed bump removal and road lining – York Road)	£7191.16

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

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

e) Cliffe Playing Field Association (CPFA) Insurance Contribution Request
The CPFA renewal premium of £848.26 was unanimously agreed.

f) Cliffe Parish Charities – Request for funding of legal expenses to facilitate the application to HM Land Registry to secure title of Charity land

Councillor H Cross gave an overview of the reasoning, process and costs to secure title of the Charity land but having declared a personal interest Councillor H Cross took no part in the decision process.
Members discussed the funding request, and it was unanimously agreed to donate £1200.00 to cover the associated costs.

25/230 Correspondence Received: -

i. North Yorkshire Council – Receipt of proposed extinguishment of vehicular rights on roads through Skipwith Common National Nature Reserve was noted and no objections were raised.

25/231 Parish Ponds Conservation

The **Chairman** advised that both himself and **Councillor H Cross** had met with a representative from a wildlife charity called Froglife who have been successful in obtaining lottery funding and are looking to restore ponds on Parish Council land at the Parish Paddock and at the old Whitemoor Mine site.

The **Chairman** advised that a follow up meeting is to be arranged to discuss the project further.

25/232 Representatives Report: -

Councillor H Cross advised that the Mary Waud Foundation have agreed to purchase a license for Cliffe Primary Schools music programme.

Village Institute New Heating System Project

The **Chairman** reported that all the old radiators have been removed from the Village Institute and the gas will be installed on 18th August.

25/233 Confirm date of next meeting: - Monday 1st September 2025 commencing at 7.00pm in CLIFFE VILLAGE INSTITUTE

25/234 Parish Council owned land

i) Proposal from Condor Engineering (circulated to members) to rent redundant access road to north of A163 with a view to future sale

The proposal was discussed by members, and it was agreed that the **Chairman** would liaise with Condor Engineering and this item would be put on the September agenda for further consideration and decision.

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).