

**Minutes of the Meeting of Church Fenton Parish Council
held on Thursday 20th March 2008 at The Village Hall, Church Fenton**

- Present
- Cllr A Wharton (Chair)
 - Cllr S Peacock
 - Cllr Mrs C Morbey
 - Cllr I Wrightson
 - Cllr Mrs M Robinson
 - Cllr C Blakey
 - Cllr S Naylor

134. **Apologies and Declarations of Interest**

Cllr Peacock and Cllr Mrs Morbey declared an interest in the planning application 8/62/223/PA for Lavourrick, Church Street.

135. **Public Session**

- a) Mr Smith sought clarification regarding the width of the footpath following its diversion. Cllr Wharton advised the details of the consultation letter from North Yorkshire.
- b) It was advised that the hole in the fence at the pumping station has not yet been repaired. The Clerk will contact Yorkshire Water regarding this matter.
- c) The 'bench' is still located at the skate park and the rubbish has yet to be cleared. The Clerk will look into these matters.

136. **Reports**

District Councillor

None.

Community Police

None.

137. **Minutes of the Last Meeting**

It was proposed by Cllr Wrightson that the minutes of the meetings held on 21st February and 25th February 2008 were accepted as a true and accurate record. This was seconded by Cllr Mrs Robinson and agreed unanimously.

138. **Matters Arising**

There were no matters arising.

139. **For Discussion**

- a) The valuation in respect of the football pitch has not yet been received. It was therefore agreed that this item would be deferred to the next meeting.
- b) Proposed diversion of footpath 35.22/6, Northfield Lane, Church Fenton – It was proposed by Cllr Wrightson that a letter be sent to North Yorkshire advising that the Parish Council have no objections to the proposals, but would seek to ensure that the footpath is maintained to the required width. This was seconded by Cllr Naylor and agreed unanimously.

- c) Local Development Framework Document – Following the meeting held on 25th February 2008, it was proposed by Cllr Wrightson that the response from the meeting would be submitted to the District Council. This was seconded by Cllr Mrs Morbey and agreed unanimously.
- d) Cricket Club House Refurbishment – Cllr Wharton advised that he had been contact by the Cricket Club who were seeking to establish if the Parish Council would be able to offer any financial assistance to the refurbishment of the clubhouse. Cllr Wrightson pointed out that the intention had been that by the Parish Council purchasing the cricket pitch for the club to use, this would free up their funds to allow them to undertake refurbishment work. It was therefore proposed by Cllr Wrightson that no financial assistance be given on this basis. It was also proposed by Cllr Wrightson that the parish Council would look into facilitating the expenditure on behalf of the Cricket Club to establish if the VAT element could be reclaimed. This was seconded by Cllr Mrs Morbey and agreed unanimously.
- e) Village Directory 2008 – Cllr Wrightson advised that he had established costs for the printing of the directory, the cheapest being £102 for 600 copies. It was proposed by Cllr Wrightson that the printing of the directory be undertaken on this basis, unless a cheaper quotation could be obtained. This was seconded by Cllr Mrs Robinson and agreed unanimously.
- f) Vandalism at the Train Station – Members discussed the recent spate of vandalism, and noted that some of the repairs have now been undertaken. It was proposed by Cllr Wharton that an approach be made to Northern Rail to establish whether or not CCTV can be installed. This was seconded by Cllr Mrs Morbey and agreed unanimously. The Clerk advised that she would establish the dates of the Selby rail Users Group meetings, to enable a representative from the Parish Council to attend, as they are able to get Northern Rail to attend their meetings and this may be another way of tackling the problem.
- g) Highway Matters – Cllr Wharton advised that the mini roundabout being installed at the bottom of Church Street would be a painted roundabout. Cllr Wharton also advised that Ulleskelf parish Council are still objecting to the proposed speed changes and have requested that a formal consultation is undertaken with residents before any decision is made. Cllr Wharton has spoken with Brian Watson from North Yorkshire Highways, and requested that the traffic calming measures be split down to allow some aspects to be undertaken without delay.
- h) Bus Shelters – A request has been made for the installation of bus shelters in the village. Members discussed the issue and agreed that it would not be possible, due to highway constraints to erect bus shelters in the suggested locations. It was agreed that a letter outlining the position would be sent.
- i) Streetlight at the Entrance to Brockley Close – A request has been received from the installation of a street light, due to it being a badly lit area. Members agreed that they would contact North Yorkshire, who own the street lights around that location to undertake a survey to establish if further lighting is required.
- j) 'No Ball Games' sign on Station Road - Due to the location of the current sign on Brockley Close, children are now playing ball games in other areas, and the residents now effected have asked for further signs to be erected. Members agreed that an approach would be made to Housing at Selby District to ask for the removal of the current sign, which would hopefully resolve the problem.
- k) De-Trunking of the A63 – At the Elmet Forum, Cllr Wharton was advised that the decision to de-trunk the A63 would be made by one person, and it was felt that this was not acceptable. A request for support was sought that a letter be sent by all local Parish Councils to their North Yorkshire County Council stating that the decision should be a joint decision of the Highways Agency and North Yorkshire. It was proposed by Cllr Wharton that a letter be sent to Cty Cllr Lee with this request. This was seconded by Cllr Peacock and agreed unanimously.

- l) The Elmet Forum – Cllr Wharton advised that he had attended the meeting at which a wind farm at Hook Moor was discussed. Discussions also took place with regards to Gascoigne Wood Mine site being listed as a Preferred site for a waste composting site. UK Coal have requested that the site be re-worked and Humphrey Smith has asked for a judicial review, as he feels that the land should be reverted by to green space. The site could be considered for a potential Eco-Village as well. The next meeting of the Forum will be held on 23rd April at 7.45 p.m. At Church Fenton Village Hall.

For Information

- a) Selby District AVS Newsletter
- b) Country Air Magazine
- c) The Parish Perspective Newsletter
- d) The Playing Field magazine
- e) A Short Guide to Overview and Scrutiny in North Yorkshire
- f) Enjoy England Leaflet
- g) Tree Preservation Order 1/2008 Moor Lane/Sandwath Lane, Church Fenton

140. Planning

Applications for Consideration

8/62/63T/PA - Erection of a detached dwelling with single garage, Vulcan Works, Sandwath Lane, Church Fenton

APPLICANT - JOHN PALEY ASSOCIATES

COMMENTS - It was proposed by Cllr Wharton that the Parish Council objects to the application on the following grounds:-

- a) 2 previous applications on this site have previous been refused.
- b) There would be overshadowing of neighbouring properties on Ash Grove.
- c) It was stated that there should be a nature break between Ash Grove cottages and the neighbouring site, and this proposal would be within this 'natural break'.

The proposal was seconded by Cllr Mrs Robinson and agreed unanimously.

8/62/223/PA - Erection of a detached two storey dwelling with integral garage and 2No single storey detached dwellings with covered parking following demolition of existing dwelling, Lavourick, Church Street, Church Fenton

APPLICANT - REGAL PROPERTY DEVELOPMENT (YORKSHIRE) LTD

COMMENTS - It was proposed by Cllr Wrightson that the following objection should be made by the Parish Council. This was seconded by Cllr Mrs Robsinson and agreed unanimously. It is noted that following Declarations of Interest Cllr Peacock and Cllr Mrs Morbey did not take part in the voting in respect of the Parish Council's response.

The plans and the survey supporting the application are all inadequate and therefore the application should not be allowed to progress. The application should be returned to the applicant on this basis.

If the planning department choose to ignore these details then the Parish Council wish to object to the application on the following grounds and feel that the application should be referred to the Planning Committee for consideration.

- a) The proposed development is infill and tandem development and if permitted would set a precedent for future developments.
- b) The proposed development would create overshadowing to the neighbouring properties and therefore they would suffer a loss of amenity.

- c) There are concerns that the increase in high of the land to allow for this development would cause run off of surface water to neighbouring properties.
- d) The proposed development is located on a bend and there is concern about highway safety, both from an increased number of cars from the development and the construction traffic required whilst the development is being undertaken.
- e) The development is contrary to the local plan for Church Fenton, and the style and density of the development is not in keeping with the form and character of the village.
- f) Other similar developments have been refused previously in the village.
- g) The development would be harmful to the environment and protected species.
- h) There is strong local objection to the application.
- i) The supporting documents clearly show that the applicant is not complying with their own mitigation proposals.
- j) The application breaches legislation as laid down in The Conservation (Natural Habitats, & c.) Regulations 1994.
- k) The application is not compliant with Policies ENV9, ENV13, ENV14 PS9.

It was agreed that the letter of objection would be sent to all members of the Planning Committee and the District Councillors for the village.

8/62/224/PA - Proposed erection of a detached garage, Meadow Croft, Nanny Lane, Church Fenton

APPLICANT - KENDALL
 COMMENTS - No objections

Applications Approved

8/62/43H/PA - Erection of a single storey rear extension to the dining room, The Hedgerows, Common Lane, Church Fenton – GRANTED.

8/62/221/PA - Proposed extension of gable end to create a hipped roof in order to allow a loft conversion to form additional living space, 9 Little Ings Close, Church Fenton – GRANTED.

8/62/222/PA - Part two stroey and first floor extension to the rear and above existing garage 28 Lockton Court, Church Fenton – GRANTED.

Applications Withdrawn/Refused

None.

141. Finance

Balance and Forecast as at 29th February 2008 - £17167.58

The Clerk advised that the savings account application form had now been received. It was agreed unanimously that £10,000 would be placed in this new account. Clarification would be sought on how money can be transferred between accounts.

It was proposed by Cllr Morbey that the following payments be made. This was seconded by Cllr Peacock and agreed unanimously:-

a)	J Bradley – February Salary	-	£214.50	(878)
b)	C Blakey – Christmas Tree	-	£85.00	(879)

Income

None.

142. Representatives Reports

- a) Cllr Peacock advised that he has spoken with Terry Heselton at Selby District regarding assistance with the Village Design Statement. Mr Heselton has advised that Selby have employed a new planning officer, who commences work on 1st April who will be able to assist with this project.
- b) Cllr Mrs Morbey and Cllr Mrs Robinson attended the site meeting at Biggin Lane garage and subsequent planning committee meeting at which the application was considered. Cllr Mrs Morbey advised that the developers for the site were advised to re-think the scheme, taking into account that future proposals should not include any development over two storey and should not be bigger than the original footprint of the site.
- c) Cllr Wharton advised members that he has been contacted by the RAF, who are celebrating their 90th anniversary on 1st April, and would like to invite members of the Parish Council to a celebration, to take place at 10.00 a.m. To 2.00 p.m.

143. Clerks Report

The Clerk reported on the following matters:-

- a) Ashton Park – There has still not been any reply from Martin Connor. The Clerk suggested that a different approach be adopted and a letter be sent to Mark Crane, The Leader of the Council.
- b) Designated Zone – There has been no progress from Tim Grogan. This is being chased.
- c) ROPSA – Still awaiting quotations for work required, although the items identified were all low risks.
- d) Access onto Play Area – After a further letter being sent out, there are still a large number of replies awaited.
- e) Streetlights – The street lights remain unlit. Cllr Peacock has spoken to YEDL who have advised that the Parish Council contractor needs to complete some further work to the lights. The Clerk will contact Mr Brooksbank and ask him to undertake the work required.

144. Agenda Items for Next Meeting

- a) Neighbourhood Watch

145. Date of Next Meeting

Thursday 17th April 2008

The meeting was closed.