

**Minutes of the Meeting of Church Fenton Parish Council
Held on 15th November 2007 at The Village Hall, Church Fenton**

Present Cllr C Blakey

Cllr S Peacock
Cllr Mrs C Morbey
Cllr Mrs M Robinson
Cllr A Wharton (Chairman)
Cllr Dr I Wrightson (Acting Clerk)

76. Apologies and Declarations of Interest

No Apologies.

Cllr Peacock declared an interest in Item 82d).

77. Public Session

Rev R Clegg asked if the Burial Ground could be put on the agenda for the next meeting in December. See item 88 below.

78. Reports

District Councillor

No report.

County Councillor

No Report

Community Police

No report. However, Cllr Wharton noted that there had been one incident of nuisance reported involving local youths at the end of Northfield Lane.

79. Nigel Adams, Parliamentary Candidate

Nigel Adams, Prospective Parliamentary Candidate for Selby and Ainsty introduced himself. He indicated that he was keen to get to know the area, to find out about local issues and to offer his help as appropriate. There was an open discussion during which Cllr Wharton outlined the main issues including anti-social behaviour (fuelled by alcohol), speeding vehicles, the style and number of developments within Church Fenton and issues relating to support services.

80. Minutes of Last Meeting

Approval of the minutes of the last meeting held on 18th October 2007 was proposed by Cllr Morbey and seconded by Cllr Robinson. Agreed unanimously.

81. Matters Arising

None.

82. For Discussion

a) The precept was £9000 for 2007/08 and the parish council is still working within the budget. Further discussion is needed to decide if any new projects are needed before submitting a request for the

precept for 2008/09 to Selby District Council in January 2008. The forecast and actual spending for 2007/08 should be considered in detail at the next meeting. Transfer to next agenda, see item 88 below.

- b) No information was available for members to consider in relation to The Overview and Scrutiny Committee. Transfer to next agenda, see item 88 below.
- c) The RoSPA inspection of the Playpark has been completed but the report was not available for consideration. Transfer to next agenda, see item 88 below.
- d) The provision of lighting on the section of the footpath between Church Street and Oakwood Close owned by Church Fenton Parish Council was reviewed. Cllr Wharton outlined the history of this issue and indicated that some funding was available in the form of a grant and that it may be possible to secure full funding. The current cost is quoted at £3000. Cllr Wharton read out a letter received from Dr M Elloy and indicated that item 3 relating to Cllr Morbey was uncalled for. A detailed discussion ensued on the arguments for and against the provision of lighting. A proposal to hold a public meeting on this issue was made but was not seconded. Cllr Morbey proposed that if complete external funding was available that one light should be provided on the footpath, seconded by Cllr Robinson. Following a tied vote, two for and two against, Cllr Wharton, as Chairman, used his casting vote and voted against the proposal. The proposal was defeated – no further action.
- e) A cheque for £3000 is to be sent to our Solicitors as a deposit for the purchase of the Cricket Field, see item 84 below. The Cricket Club have requested a 125 year lease to help them in their grant applications. A deed of dedication for the Cricket field will be drawn up in due course and a peppercorn rent will be agreed when the purchase has been completed. Cllr Wharton proposed a 125 year lease subject to Parish Council comments and this was seconded by Cllr Peacock. Agreed unanimously.
- f) The annual Christmas Message was discussed. Cllr Wharton proposed the preparation of Newsletter, seconded by Cllr Morbey. Agreed unanimously.
- g) The current vacancy on the Parish Council was discussed. Cllr Wharton proposed asking David Herbert to re-join the Council, seconded by Cllr Blakey. Agreed in a vote 4 to 1.

For Information

- a) It was noted that the next meeting of the Joint Action Committee (JAG) would be held on 28th November 2007. Cllr Wharton outlined the purpose of the JAG for the benefit of members of the public.

83. Planning

Applications for Consideration

8/62/219/PA – Application of a gable fronted conservatory to the rear, 67 Bridge Close, Church Fenton

No plans available. Cllr Wharton to seek an extension to the consultation period. A letter is to be sent to Selby District Council. Transfer to next agenda for consideration of full papers, see item 88 below.

8/62/43G/PA – Proposed single storey extension to the dining room and attached greenhouse, The Hedgerows, Common Lane, Church Fenton.

No plans available. Cllr Wharton to seek an extension to the consultation period. A letter is to be sent to Selby District Council. Interim comments to be included in letter relating to previous extensions and concerns about the increase to the original footprint of the property. Proposed by Cllr Wharton and seconded by Cllr Morbey. Agreed unanimously. Transfer to next agenda for consideration of full papers, see item 88 below.

8/62/3H/PA – Reserved matters application for 13 apartments and associated works, Biggin Lane Garage, Nanny Lane, Church Fenton.

No plans available. Cllr Wharton to seek an extension to the consultation period. A letter is to be sent to Selby District Council. Interim comments to be included in letter relating to:

Parish Council's strong opposition to this development.
The need for full Planning Committee to consider the application.
No precedent for three-storey development in East Church Fenton.
No proven demand for Apartment blocks in East Church Fenton, cf Bridge Close.
Development is not in keeping with Street Scene.
Provision of car parking is inadequate.
Safety concerns re adjacent junction on busy corner.

Proposed by Cllr Wharton, seconded by Cllr Morbey. Agreed unanimously. Transfer to next agenda for consideration of full papers, see item 88 below.

Applications Approved

8/62/212A/PA - Resubmission of a previously refused application (8/62/21/PA). Outline planning for the erection of one new dwelling and new drive and access with turning head for existing dwelling, North View, Main Street, Church Fenton.

Councillors express surprised that this application had been granted when a similar tandem development at Partridge Hill had been refused. Cllr Wharton proposed writing to the Planning committee asking for an explanation. Seconded by Cllr Blakey. Transfer to next agenda to consider reply from Planning Committee, see item 88 below.

Applications Withdrawn/Refused

None.

84. Finance

Balance was report to be £34193.47.

The following accounts were passed for payment. Proposed by Cllr Morbey and seconded by Cllr Robinson. Agreed unanimously.

- a) Hartley & Worstenholme - £3000.00 (Cheque Number
- b) J Bradley – salary - £214.50 (Cheque Number
- c) Playsafety Ltd – RoSPA Report - £98.70 (Cheque Number.....)

85. Income

VAT refund of £5223.00 was received.

86. Representatives Reports

None

87. Clerk's Report

No matters to report.

88. Agenda Items for Next Meeting

- a) Burial ground – to consider progress
- b) Precept – to consider forecast/actual spending for 2007/08 before setting precept.
- c) Overview and Scrutiny Committee – to consider any issues.
- d) RoSPA – to consider recent playpark inspection report.
- e) Planning Application 8/62/219/PA – to consider full papers.
- f) Planning Application 8/62/43G/PA – to consider full papers.
- g) Planning Application 8/62/3H/PA – to consider full papers.

h) Planning Application 8/62/212A/PA – to consider reply from Planning Committee

89. Date of Next Meeting

Date for next meeting on 13th December 2007 was proposed by Cllr Morbey and seconded by Cllr Blakey. Agreed unanimously.

Minutes of the Meeting of Church Fenton Parish Council Held on 5th December 2007 at The Village Hall, Church Fenton

Present Cllr C Blakey

Cllr S Peacock
Cllr Mrs C Morbey
Cllr A Wharton (Chairman)
Cllr Dr I Wrightson (Acting Clerk)

90. Apologies and Declarations of Interest

Cllr Mrs M Robinson sent her apologies due to illness.

Cllrs Peacock and Morbey declared their interests in Item 91 – Planning Application 8/62/142E/PA.

91. Planning

Applications for Consideration

8/62/219/PA - Application of a gable fronted conservatory to the rear, 67 Bridge Close, Church Fenton

No observations. Proposed by Cllr Morbey, seconded by Cllr Blakey. Agreed unanimously.

8/62/43G/PA - Proposed single storey extension to the dining room and attached greenhouse, The Hedgerows, Common Lane, Church Fenton.

The following observations to be made to Selby DC:

1. The property has already had a number of extensions, probably three or four, and we are concerned that with this further extension the original footprint of the property would be exceeded significantly beyond what is normally permissible. We believe that the final footprint of this proposed development will be in excess of 250% of the original footprint.
2. The proposed development is outside the village envelope for further development.
3. The proposed development is in the Green Belt.

Proposed by Cllr Morbey and seconded by Cllr Wharton. Agreed in a vote 3:1.

8/62/3H/PA - Reserved matters application for 13 apartments and associated works, Biggin Lane Garage, Nanny Lane, Church Fenton.

The following observations to be made to Selby DC:

1. The Local District Plan clearly states that Church Fenton is not designated for major residential development. Despite this policy Selby District Council has approved four major developments in Church Fenton since the Plan was published. These developments have been built at:

Fieldside Court;

Chapel Close;
Sandwath Drive; and
Bridge Close.

In addition to these major developments, a large number of individual and small developments have also been built. In the last six years or so the number of houses in Church Fenton has increased by at least 70%.

Church Fenton Parish Council considers, therefore, that the proposed development is, therefore, totally unacceptable. The proposed development is clearly overdevelopment. The Parish Council would quote the recent precedent of Selby District Council's refusal to grant permission for overdevelopment at 17 Fairway, Selby.

2. The proposed development is an urban style development with urban density of housing in a rural setting. The area surrounding the proposed development is of a particular ribbon development with detached and semi-detached houses and terraced cottages. None of the houses or cottages around the proposed development is higher than two storeys. The height of the proposed development and the density would, therefore, adversely affect the street scene in this pleasant and so far unspoilt part of our village. This development would be a carbuncle in a rural setting. The style and design of the proposed development is not in keeping with the existing street scene and on these grounds we strongly object to this unacceptable development.

3. Contrary to the "Access Statement" in the application, this proposed development would NOT be providing "much needed (quality) housing for the area". There is no evidence of a demand for apartments in East Church Fenton. The Parish Council wishes to re-iterate the point made in the previous letter relating to a much larger development in West Church Fenton where there are large numbers of apartments that have either not been sold or are not yet occupied despite having been built for well over twelve months. As indicated in item 1 above Church Fenton has already seen substantial development over a short period recently. The Parish Council believes that there is no proven need for this apartment development.

4. The proposed development is immediately adjacent to a T-junction which is on a bad ninety-degree bend. The proposed plans only accommodate two off-street car parking spaces for three apartments. The rest have only one space. According to "Census 2001 – People and their homes in England and Wales" (www.statistics.gov.uk) 29% of households have two or more cars. Even at this figure some cars belonging to this proposed development would need to park on the road. In addition, there is no provision for visitors' parking. As the proposed site lies close to the T-junction any road parking may cause a highway hazard to other road users and will adversely affect the amenity of both residents of neighbouring properties and all villagers who use that road.

5. The proposed development would put a further strain on local services and infrastructures.

6. The villagers of Church Fenton have expressed their concerns about the level of development both at a public meeting and in a recent survey on the needs of the Church Fenton. The threat of overdevelopment, including three-storey buildings, is the largest single concern of villagers.

Proposed by Cllr Morbey, seconded by Cllr Blakey. Agreed unanimously.

8/62/106E/PA – Amendments to approval 8/62/106E/PA change of house type and siting to plot 2, change of garage to plot 1 and alterations to access and site layout on land to the west of Willow Garth, Station Road, Church Fenton.

No observations. Proposed by Cllr Peacock, seconded by Cllr Blakey. Agreed unanimously.

8/62/142E/PA - Listed Building Consent to demolish part of the boundary wall, remove south gate, change north gate to a new access point, with new hedgerow plantation and supporting chicken wire fence, The Croft, Church Street, Church Fenton.

The following observations to be made to Selby DC:

1. There are no objections to the demolition of part of the boundary wall, the removal of the south gate and

the relocation of the north gate. The Parish Council believe that the relocation of the north gate access will improve road safety. The surface of the new drive should be in keeping with the exist type of surface.

2. The Parish Council have no objection to the plant of a hedge. However, the height of the hedge should be restricted to a maximum of 2 metres so as not to unduly affect the visual setting of the house.

Proposed by Cllr Wharton, seconded by Cllr Blakey. Agreed unanimously.

8/62/220/PA - Proposed erection of a conservatory to the rear 65 Bridge Close, Church Fenton.

No observations. Proposed by Cllr Morbey, seconded by Cllr Blakey. Agreed unanimously.

92. Date of Next Meeting

It was noted that the date of the next meeting would be 13th December 2007 at 8.00pm.