

CLIFFE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held at St Andrews Mission on Monday 10th June 2013.

12/435 Present:-

Councillor J Allan
Councillor T Allan
Councillor G Carroll
Councillor H Cross
Councillor S Ricketts
Councillor M Topping
Councillor M Whattam

District Councillor K McSherry

Two members of the public were also present.

12/436 Apologies:-

Councillors D McSherry and C Wadsworth
District Councillor J Deans
County Councillor M Hulme

12/437 Declaration Of Interests:-

Cllr M Whattam declared a Non-Registrable Interest in Item (12/444a No.2) Consider Planning Applications Received due to being a neighbour of the applicant.

12/438 Public Session:-

A number of concerns regarding the planning application received for Whitwell Cottage, Turnham Lane were raised by the members of the public present.

It was also noted that the 30mph sign on Turnham Lane was hidden by a hedge and that the location of the sign should be re-considered.

12/439 Receive presentation by Sarah Hall – Rural Housing Enabler Selby:-

A presentation was given by Sarah Hall who talked about her role as a Rural Housing Enabler, Rural Exception Sites and Affordable Housing.

She explained that a local landowner had come forward with potential building land, but for that to be considered evidence was required that there is a need for affordable housing as any planning application would not be supported if a local need could not be identified.

The Parish Council raised concerns regarding the lack of bus service, work opportunities and school places to facilitate further development.

It was noted that the Parish Council were of the opinion that there was no requirement for any further development in Cliffe but it was agreed that consideration should be given to participation in a housing needs survey and that this would be put on the July agenda.

12/440 Reports from County and District Councillors:-

District Councillor Kay McSherry reported that the next Eastern Community Engagement Forum meeting was to be held on Wednesday 19th June commencing at 6.30pm at the Riccall Regen Centre with the focus on Highways and Transport.

12/441 Police Report:-

The clerk distributed a list of the recent Ringmaster notifications she had received.

12/442 Confirmation Of Minutes:-

a) The Minutes of the Annual Meeting held on Monday 13th May were accepted as a true and accurate record of the meeting. The minutes were proposed by Councillor H Cross, seconded by Councillor S Ricketts and agreed unanimously.

b) The Minutes of the Meeting held on Monday 13th May were accepted as a true and accurate record of the meeting. The minutes were proposed by Councillor M Topping, seconded by Councillor M Whattam and agreed unanimously.

12/443 Items for Discussion:-

a) Receive update on progress of Village Green Project.

Councillor Topping advised that he had received confirmation that the Parish Council own a large section of the Village Green with the remainder being owned by North Yorkshire County Council (NYCC). It was also noted that NYCC had indicated that they have no objections to the project provided that any conditions/restrictions imposed by them are adhered to.

The Parish Council resolved to go ahead with a full topographical survey and Councillor Topping advised that he would draft a Public Consultation Questionnaire to be agreed at the July Parish Council meeting.

b) Parish Paddock

The clerk advised that DTMS had confirmed that they had programmed an inspection to check the Japanese Knotweed at the end of June. It was noted that further growth had been reported and the clerk was asked to pass the details on to DTMS.

The clerk advised that she had taken legal advice regarding the parish paddock rent arrears and the Parish Council agreed that she should commence with the recommended course of action in an attempt to recover the outstanding monies.

12/444 Planning:-

a) Consider Planning Applications Received:

1. (2013/0477/HPA) Resubmission of previously refused application 2013/0215/HPA for a detached double garage to the front of **The Roost, York Road, Cliffe.** (No Objections)

As he had declared a Non-Registrable Interest Councillor Whattam left the meeting and took no part in the discussion.

2. (2013/0474/FUL) Retention of existing detached dwelling and conversion of garage to granny annexe following alterations to planning approval 2008/0460/FUL (8/17/136B/PA) at **Whitwell Cottage, Turnham Lane, Cliffe.** (Strongly Object)

1) The application is retrospective and the wording of the application is grossly misleading.

2) The original Design and Access statement makes reference to trees and hedges but these have been removed including boundary hedging and hedgerow adjacent to the right of way leading to a lack of privacy to neighbouring properties.

3) The dwelling is encroaching onto a public right of way.

4) The property is too large and out of character for the area, Top End House (a neighbouring property) is a listed building. The development also appears to have been built outside the floodline.

5) The garage has already been refused on the original planning application.

6) Ground levels have been raised higher than what is shown on the plans.

7) Due to the number of major irregularities on the application the Parish Council have requested a site meeting with the planning officer and that this is referred to building control as a breach of building regulations.

b) Note Planning Applications Granted:

1. (2013/0288/HPA) Proposed replacement of existing single garage with new double garage at **Hill Farm, Hull Road, Cliffe.**

2. (2013/0367/OUT) Outline application with all matters reserved for a residential development comprising 2No. four bed detached dwellings on land to the north of **The Cottage, York Road, Cliffe.**

c) Note Planning Applications Refused: NIL

12/445 Finance:-

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

1. J Leighton-Eshelby (Salary)	£ As Agreed
2. J Leighton-Eshelby (Expenses)	£ 20.16
3. Mr C Chilvers (Grass Cutting)	£102.00 (Gross) £ 17.00 (VAT) £ 85.00 (Net)
4. Mr S Pulleyne (Grass Cutting)	£110.00
5. Autela Limited (Payroll Services)	£ 29.91 (Gross) £ 4.98 (VAT) £ 24.93 (Net)
6. HMRC (PAYE)	£ 27.20
7. Selby & District Rail Users (Subscription)	£ 10.00
8. Lytec (Street Lighting)	£1287.00 (Gross) £ 214.50 (VAT) £1072.50 (Net)

b) The following income was noted:

1. Wayleaves	£ 103.45
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c) Annual Accounts 2012/2013:

The clerk read out the Internal Auditors report received, it was noted that no concerns had been raised and the Parish Council signed off the Statement of Accounts.

d) Consider and Decide on Insurance Quotations received followed by the signing of the cheque for the agreed broker.

The Parish Council discussed the quotes received and it was agreed that due to the revised competitive quotation and the significantly lower excess the policy should remain with Zurich and a cheque for £314.04 was signed.

e) Consider and Decide on contribution towards Parish Council printer followed by the signing of the cheque once agreed.

It was unanimously agreed that Cliffe Parish Council should contribute 1/3rd of the purchase price towards the printer and a cheque for £43.00 was signed.

12/446 Representatives Reports:-

Councillor Topping advised that he had drafted a management plan for the Parish Paddock and that a further site meeting was planned with Councillor Allan.

Councillor J Allan advised that the Village Institute held a very successful plant sale which had raised nearly £500 and it was also noted that the area at the front of the institute had recently been re-surfaced.

Three faulty street lights were also reported (1 in Cliffe and 2 in South Duffield) which Councillor T Allan advised are all due to be repaired/replaced within the on-going lighting project.

12/447 Clerks Report:-

Correspondence not listed on the agenda was noted from:

Selby District AVS Newsletter

Drax Power Ltd – Receipt of letter advising of change of date for the next Parish and Town Council Liaison Meeting was noted.

North Yorkshire County Council – Receipt of letter regarding the Highways Capital Programme 2013/14 & 2014/15 was noted.

12/448 Items of Expenditure over £500:-

Displayed on Parish Notice Boards

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 630077 for appointment)

