

WILBERFOSS PARISH COUNCIL

Clerk: Sarah Wills 2 Paddock Close Wilberfoss YORK YO41 5LX.

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MINUTES

28th September 2023

Present: Vice Chair Lynda Hoyle and Cllrs David Barnett, Michelle Wallis, Colin Veitch, Karen Innis, Alan Mercer and Stuart Savage, together with Ward Councillor Dale Needham.

The 15-minute public question time was not utilised.

1. Apologies were received from Cllrs Richard Rains and Dominic Johnson
2. There were no declarations of interest made by Councillors present.
3. The Minutes of the Meeting of the 17th August 2023 were signed as a true record.
4. **Planning Matters**
 - 4.1 Councillors considered **Planning Application 23/02622/PLF | Construction of two storey extension to side incorporating existing garage and mezzanine within extended roof, dormer to rear, single storey extension to rear | 32 Park Lane, Wilberfoss**. A brief discussion took place about access to the side of the property for maintenance, as the extension looks to be sitting on the property boundary, but it was acknowledged that the neighbouring property owner has not submitted any objection.
 - 4.2 Councillors considered **Planning Application 23/02292/STPLF | Erection of 69 dwellings, open space, landscaping and associated infrastructure | Land south of Mill Farm, Mill Lane, Wilberfoss**. It was acknowledged that East Riding of Yorkshire Council policies call for a need for more 1, 2 and 3 bedroomed homes in the East Riding but in recognising this, it could mean an increase in the number of properties built on the site. The Parish Council is alarmed by the number of proposed dwellings. At 69, this exceeds, by some way, the allocation of 50 proposed by East Riding of Yorkshire Council in the recently submitted Local Plan. It is understood that the developer has moved the proposed housing boundary line to the western edge of the site, thus increasing capacity. Questions were raised that none of the documents submitted with the application report the impact the development will have on school capacity levels and the Parish Council would like to see this addressed. Councillors also queried the statistics offered regarding the number of accidents on the A1079. The Parish Council believes the figures are much higher.

It was suggested that the re-positioning of the bus stop and the proposal to add a junction on Main Street, giving way to traffic from the site, could have a combined negative impact on the flow of traffic entering the village from the A1079 to the west, especially as the proposed bus stop is unsighted to traffic entering the village from the slip road. The Parish Council would like the Planning Department to engage with East Riding of Yorkshire Council's Highways Department regarding these changes to the highways.

Issues with persistent mains water leaks on Main Street could indicate that the existing infrastructure is not adequate to accommodate a planning proposal of this size, regardless of the installation of a combined attenuation and pumping station. The Parish Council acknowledges that the current surface water discharge scheme does not meet adoptable standards and without adoption, there are serious concerns about future maintenance/potential flooding issues.

Cllr Innis raised concerns about maintenance of the landscape buffer, especially in light of recent issues concerning boundary hedges behind properties backing on to the A1079.

The current submission cannot be supported by the Parish Council until our concerns noted are addressed satisfactorily, along with concerns raised by the public and consultees.

Due to the lack of a report on the impact on the school capacity, the query we have on the figures submitted about accidents on the A1079 and the lack of engagement with the Highways Department over the re-positioning of the bus stop and inclusion of a junction on Main Street, the Parish Council would like the application to be called into committee. In addition, we would like an assurance that any re-submissions, after all agents have been consulted, are referred to the Parish Council before consideration is given to the application.

It is acknowledged by the Parish Council that a resident's comments published as part of the planning application suggests a lack of community consultation from the Parish Council. The Council received notification of the proposal from Crest Nicholson at the same time as residents were sent a leaflet. This came after the publication of the monthly Newsletter and within 3 weeks of a Parish Council meeting. Crest Nicholson were invited by the Parish Council to their meeting and notification of their attendance was published on the Community Facebook page. Approximately 25 residents attended that meeting and the Parish Council published a question and answer sheet on the parish website. The Newsletter was used to notify residents of the Q&A answer sheet, and where to find it. A full planning application was subsequently submitted by Crest Nicholson and published as part of the Agenda for September 2023. Despite publicising the Agenda, no residents were in attendance at September's meeting when the application was considered.

- 4.3 Councillors considered **Planning Application 23/02411/PLF | Erection of a single storey extension to rear and construction of a pitched roof over existing garage | 12 Willow Park Road, Wilberfoss** and had no observations to make.

5. Ward Cllr Dale Needham advised that due to staff shortages in the planning department at ERYC, Parish Councils are encouraged to remove historic planning notices from lampposts. He advised that a meeting with Leanne Wright from ERYC indicated that, because of development thresholds, there are no commuted sums payable to Wilberfoss parish. Bearing in mind the impending housing development in Wilberfoss, Cllr Needham was asked what the development threshold is. Cllr Needham advised that a Ward Boundary Review is due to take place in May 2024 and that it is likely that there will be an increased number of Ward Councillors in the Pocklington Provincial. It was acknowledged, however, that boundary changes could impact the outcome.

6. Councillors agreed between meetings to sanction a payment to Soapy Productions to enable the community PA equipment to be purchased in time for village events.

7. **Progress Reports and to address any issues outstanding from previous meetings.**

- 7.1 The Clerk reported that the DIFEY funding bid was successful and £5,000 has been secured towards the purchase of community PA equipment. Several village groups have donated to the overall purchase price and the Parish Council will cover the cost of VAT. The Clerk shared with Councillors that a Maintenance Tool Kit had been put together by Judith Johnson, together with several miscellaneous items to enhance the equipment. Cllr Barnett acknowledged the benefits of a proposed customised rear patch panel, which makes the addition of external devices easier. Agreement was reached to cover any financial shortfall which is expected to be around £215.00. Funds will be used from ring-fenced monies set aside for community projects.
- 7.2 The Clerk and the Vice Chair reported a delay in the receipt of the allocated funds from the Quarry Fund. This is due to a delayed sign-off by the funder. A query was raised as to whether the funds are currently being held by East Riding of Yorkshire Council or whether they have yet to be transferred from the funder's account. The Clerk was asked to query this, and Cllr Needham asked to be copied in so that he can chase on the Council's behalf if it becomes necessary.
- 7.3 The Clerk reported that proposed drainage works to Beckside are moving forward. These will include a holding tank that will discharge surface water according to water levels in Wilberfoss Beck. Communication with ERYC representatives over a replacement planting scheme of tete-a-tete daffodils on the bank is ongoing.
- 7.4 Cllr Savage advised that communication with Openreach regarding the delay to the FTTP scheme is ongoing but that no new timetable for staged completion has been offered by Openreach.

8. **Environment & Community Matters (to include Highways & Footways, Health, Education, Policing, Street Lighting and Community Groups)**

- 8.1 Councillors acknowledged the invitation to a Nature Recovery Event but declined the offer.
- 8.2 Councillors agreed to submit a topic to the East Riding Overview and Scrutiny Committee relating to a parish and town council's involvement in the setting of 20 mph speed restrictions.
- 8.3 The Clerk reported that ERYC are commissioning another batch of speed surveys and the Parish Council has been asked to identify suitable locations on Main Street and Storking Lane. These locations, suggested by Cllr Veith, have been passed to ERYC Traffic Management.

9. Councillors' Reports for future Agendas

- 9.1 Cllr Veitch queried whether any progress has been made regarding trees overhang Coppers Bridge. The Clerk advised that neither East Riding of Yorkshire Council nor the Drainage Board are prepared to intervene. Cllr Veitch offered to speak to the Council's grounds maintenance contractor.
- 9.2 Cllr Innis enquired about the procedure to discourage parking on pavements. The Clerk advised that in the past, ERYC has provided A5 flyers that could be tucked under windscreen wipers of offending vehicles. The Clerk will make enquiries. Several Cllrs offered to make use of the flyers if they could be secured.
- 9.3 Cllr Wallis advised that a permanent bin to house a wheelie bin has been sited at the village play area, along with a blue recycle bin. The Clerk suggested that the frog bin could now be removed as it is often overflowing.

10. Administration Matters

- 10.1 Cllr Wallis offered her apologise for October's meeting.

11. Finance *(in accordance with The Local Government (Access to Information) (Variation) Order 2006, Part 4(19)) members of the public will be asked to leave the meeting before details of the employees' salaries are revealed but will be permitted to stay for all other payment details. Copies of the Parish Council Minutes are displayed on the two Parish Council village notice boards on Main Street and Willow Park Road and on the parish website (www.wilberfossparish.org.uk).*

- 11.1 The Clerk sought approval of the following payments:-

Wilberfoss Community Centre (hire charges)	£22.00
Clerk's telephone/broadband quarterly expenses	£223.80
Combined staff wages	£759.87
Poste Haste (Newsletter production)	£300.00
James Horsley Limited (grounds maintenance)	£565.07
Pocklington Town Council (Cllr Innis training)	£16.00
IONOS Cloud Limited (website hosting)	£15.00

The Clerk confirmed receipt of £2,500 of the DIFEY fund and £10,500 by way of the second instalment of the 2023/2024 Precept.

Meeting closed:- 21.20

The next meeting of Wilberfoss Parish Council will take place on Thursday 19th October 2023.

Chair Clerk