

Camblesforth Parish Council

Looking after your village, together

Parish Chairman: Neal Yates

Parish Deputy Chair: Stephanie Coleman

Date of Meeting Wednesday, 15th September 2021

Time of Meeting 1900

IN ATTENDANCE:

Parish Cllrs Cllr Neal Yates (Chair): Cllr Denise Kempton: Cllr Neil Ball; Cllr Dave Falcus; Cllrs Joyce Boyes; and Cllr Kevin Wild.

District Cllr Mike Jordan

Parish Clerk Andrew Crabbe

1. Present and Apologies (Clerk to advise apologies, Chair to confirm quorum)

Clerk noted the absence of Cllr Steph Coleman – no apology had been received, however it was understood she was on holiday.

Resolved Chair confirmed quorum for meeting.

2. Declarations of Interest – relevant to the agenda for the meeting (Chair)

Resolved Cllrs confirmed there were no declarations of interest relevant to the agenda for the meeting.

3. Chair to check Cllr agreement of previous minutes / approval of minutes (Chair)

Chair noted no meeting had taken place in August due to illness. Chair continued that the July minutes had been approved by email and stand as a true record of the July 2021 meeting.

Resolved As above.

4. District Cllr Report (District Cllr(s) Jordan / Richardson)

District Cllr Jordan updated Cllrs on plans for the new local government structure with the dissolution of Selby District Council and other district councils) and the creation of a single unitary regional authority (North Yorkshire County Council). It was expected that the current SDC Civic Centre would continue to be occupied as a satellite arm of the new authority.

5. Financial Report and Accounts (Clerk)

Clerk referred Cllrs to the Financial report which can be found as **Appendix 1**. No questions were raised by Cllrs and the Clerk confirmed despite continued high spending, the Parish Council finances remained solvent and stable, and it was expected that the second precept payment would be shortly paid by Selby DC.

The bank balance as of end of August was £22,858.40 and the forecast balance at the end of September (considering all liabilities) was £17,935.64.

Clerk noted as there had been no meeting in August, cheques for this month were presented at the September meeting.

Resolved: Cllrs approved cheques presented for August and September 2021 at the meeting

6 Any correspondence requiring discussion / Comments from Members of Public in attendance. (Clerk)

Two residents were in attendance and contributed their views during the course of the meeting.

Clerk noted no correspondence which had not been dealt with during the process of the previous month, however referred Cllrs to an email he had sent showing the state of hedges and bushes in the Memorial Garden, park and Millennium Garden. Clerk had provided a quote from Dave Marshall for cutting back the greenery in all three parks.

Cllrs noted the surface in the playground remained very slippery with moss and it was understood Mr Marshall had been asked to clear the surface last year and there was uncertainty if this had happened or if the surface condition was a new situation.

Resolved Cllrs approved the quote and for D Marshall to carry out the work
Clerk to check with Mr Marshall as to the clearing of the surface and if this had happened.

7 Planning applications (Clerk / all)

Clerk advised with the exception of the Wakefield Housing Trust planning application, no other applications had been received. Chair noted that the Wakefield Housing Trust planning application would be dealt with as a 'Matter Arising' item (8.7).

8 Matters arising – to consider new and on-going issues and decide further action if necessary:

Ongoing Matters

8.1 Update on new AED defib in the village (Clerk/All)

Clerk confirmed that once the invoice for the defib had been authorised (listed for payment at the September meeting) then the order would be processed by London Hearts, the charity providing the AED. Clerk also noted that the Parish Council had applied to District Cllr Richardson for a community grant of circa £700 – this was in progress.

Cllrs noted that there had been some social media feedback from residents in the village about placing a new AED more centrally to cover the village as the Comos had recently installed a new machine. Cllrs agreed that although the owner of the beauty parlour adjoining the park had agreed to have the AED placed there, it might be better to place near the shops as originally planned.

Ongoing Once delivered, location to be agreed.

8.2 Update on new noticeboard for Brigg Lane (Clerk/All)

Referred to October meeting

Ongoing: As above

8.3 Update on floral displays in village / Royal British Legion Boxes for Memorial Garden (Clerk/All)

Clerk confirmed the planters had arrived and Cllrs agreed they should be stained rather than painted and agreed a budget of £100 for finishing the project. Chair advised he would carry out the required work and planting.

Cllrs noted two residents had volunteered to look after the planters once placed and asked the Clerk to contact them and thank them both

Resolved Cllr Yates to stain, plant and place the planters
Clerk to contact volunteers

8.4 Update on waste placed on Drax Golf Course (Clerk/All)

No update available and item referred to October meeting

Ongoing As above

8.5 New Roundabout for playground (Clerk/All)

Clerk advised that the work to replace the damaged roundabout was to commence 19th October although he would wait until this was confirmed before advising residents – it was likely that the playground would need to be closed during the work

Ongoing Clerk to keep Cllrs up to date on the project

8.6 Update on possible alternative venue for Parish Meeting (Clerk/ All)

Post Meeting – the Clerk had contacted the owners of Camblesforth Hall who had offered for the October meeting to take place in the Hall itself as the outbuildings were not ready yet. The owners had also offered Cllrs / Clerk opportunity to visit and look at the facilities prior to the meeting

Ongoing Cllrs and Clerk to visit hall and decision on venue of October meeting to be agreed prior to meeting

New Matters

8.7 Wakefield District Council Social Housing Development Planning Application on Croft Road (All)

Cllrs noted strong opposition to this application and following discussions and considering the points raised by residents who had written to the Parish Council objecting to the development Cllrs agreed that the observations (which can be found as Appendix 2) should be submitted to Selby District Council

Resolved Cllrs approved the statement which can be found as **Appendix 2** and the Clerk was instructed to submit this to Selby DC (actioned post meeting). As a point of procedure it should be noted the Parish Council is requesting the application is referred to Planning Committee.

8.8 Playground Inspection and recommendations (All)

Clerk noted this had not been received to-date and would be referred to October meeting

8.9 Cllrs to consider Projects for the village which might benefit from possible funding from new solar panel development (All)

Clerk confirmed it was the time of year when Cllrs needed to consider possible projects for the new financial year and how any such projects would impact on the precept which would need to be submitted in January 2022.

Chair also reminded Cllrs of the available grants which may come from the solar farm development and that the developers had requested the Parish Council submit possible projects for them to consider.

Cllrs discussed possible projects including enhanced Christmas activities / lighting, further improvements to the park and playground (including a possible new skateboard park)

Chair suggested that a possible way forward with regard to the solar farm grant was to request a set amount immediately and then an annual grant to fund future community projects (similar to the Atkinson Fund).

Ongoing Cllrs agreed to wait for the outcome of the actual (solar panel) application before submitting any project and to continue to consider possible projects over the next few months. This item will remain on Agendas from October – December.

9. Any other Business / Matters raised by Cllrs (not to be voted on) (All)

9.1 Cllrs noted the pavement outside the Shielings was in a very poor state following the recent development. Clerk was asked to contact the developers to ascertain their intentions. Post meeting the developer has confirmed they would be repairing the pavement when they laid the new drive to the development

9.2 Chair reported that one of the CCTV cameras facing the park had become ‘frosted’ and was affecting the resolution of footage. Clerk was asked to contact the CCTV operator and request a service.

9.3 Clerk noted the street name plaque for Mill Lane had at long last been replaced following him contacting District Cllr Jordan to chase up. This had been first requested in December 2020.

9.4 Cllrs agreed that the Parish Council should open a dedicated Facebook page in order to enhance communications between Cllrs and residents of the village. The Clerk was asked to set this up.

9.5 Concerns were expressed about the number of overgrown hedges in the village causing problems for residents walking along the pavements. Clerk was asked to post a general notice on the new PC Facebook page and to also write to specific individual houses to ask the to cut back their hedges. Clerk was also asked to contact Dave Marshall to provide a quote for cutting back the ivy on the bus shelter on the A1041

There been no further business, Chair confirmed the end of the meeting at 2110.

Date of Next Meeting – Wednesday, 20th October 2021 – location to be confirmed.

Signed as a true record..... *Neal Yates*..... Date..... *October 2021*

Neal Yates – Parish Chairman

Camblesforth Parish Council

Presented at **September 2021** Meeting For the Month of **August & September**

From: Parish Clerk
To: Parish Council

Box 1

Community Account (666)				
Opening Balance as of end of July 2021 (Statement No. 223)				£25,908.91
Transactions in August 2021				
Debits				
Date Cashed	Cheque No.	Paid to	Reason	Amount
05-Aug-21	301709	Diane Westwood	annual payment for CCTV server storage	£264.00
06-Aug-21	301714	Adams Nurseries	Replanting of hanging baskets (30) in village	£1,800.00
06-Aug-21	301707	Eon UK	Electricity Charges for June - Standing Charges	£93.26
06-Aug-21	301708	Eon UK	Electricity Charges for June 21 - Street lighting	£5.85
10-Aug-21	301717	Marshall, D	Grasscutting (June 21) Invoice No. 26	£380.00
13-Aug-21	301715	Came & Co	Parish Council Insurance premium for 2021/22	£1,122.00
19-Aug-21	301711	Autela Accounts	Payroll Admin for April, May & June 2021 (Q1)	£50.40
Credits				
Date of Credit	Reason			Amount
	Payment of Allotment rents			£165.00
06-Aug-21	Drax Corporate - Donation towards proposed defib			£500.00
Summary =				
Balance as of end of July 21 (31st July) =				£25,908.91
Total spend in August 2021 (presented) =				£3,715.51
Credit Received in August 2021 =				£665.00
Standing bank balance end of Aug 21 as per Bank Statement 223 =				£22,858.40

Box 3

August 21 Cheques (issued in Sept 21 due to August meeting being cancelled due to illness)		Amount
Eon UK - Electricity Charges for July - Street lighting		£96.37
Eon UK - Electricity Charges for July - Standing Charges		£6.05
Andrew Crabbe - Salary for August 21		£282.00
Autela Payroll - 01/12/20 - 31/03/21		£73.92
Wicksteed Leisure - Playground Inspection (Playground and All Weather Pitch)		£144.00

Due to the cancellation of the August meeting the Clerk paid the invoices for D Marshall following approval from Cllrs

A Crabbe - reimburse for payment to Marshall, D Grasscutting (July 21 - cut 7 of 12) Invoice No. 27	£380.00
A Crabbe - reimburse for payment to Marshall, D Watering of Baskets (June & July 21) Invoice No. 28	£180.00
A Crabbe - reimburse for payment to Marshall, D Watering of Baskets (from 14 - 30 July 21) Invoice No. 29	£235.00
A Crabbe - reimburse for payment to Marshall, D Grasscutting (July 21 - cut 8 of 12) also Highway Cut (4 of 6) Invoice No. 27	£520.00
Andrew Crabbe - Salary for September 21	£282.00
Eon UK - Electricity Charges for August - Street lighting	£96.37
Eon UK - Electricity Charges for August - Standing Charges	£6.05
London Hearts - AED for village	£1,241.00
Marshall, D Grasscutting (July 21 - cut 9 of 12) also Highway Cut (5 of 6) Invoice No. 33	£520.00
Marshall, D Grasscutting (August 21 - cut 10 of 12) Invoice No. 33	£380.00
Marshall, D Watering of Baskets (from 2 Aug - 31 Aug 21) Invoice No. 31	£315.00
A Crabbe - reimbursement for payment of 2x planters for Memorial Gardening	£307.25

Total cheques to be issued & approved at the September 21 Meeting = £5,065.01

Box 5

No.2 Account: High Interest Account (682)	Balances
Last Statement received in May 2019 =	£17,354.28

Box 2

Outstanding Cheques	Amount
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Outstanding cheques to be cashed / presented = £0.00

Box 4

Summary of PC Accounts until end of Sept 2021 (Actuals & Forecasts)	
No.1 Account: Community Account (666)	
a	(Actual) Bank Balance at end of July 21 (verified by Stats 223) = £25,908.91
b	(Actual) Total Spend in August 21 (cash) = £3,715.51
c	Uncashed Cheques from July 21 (Actual) = £0.00
d	New Cheques issued at Sept 2021 meeting (Actual) = £5,065.01
e	Forecast total spending for end of Sept 21 (which is box b, c and d added) = £8,473.27
f	Credit Payments made in Aug 2021 = £665.00
g	Forecast of Balance for end of Sept 2021 (which is box e deducted from box a, added to box f) = £17,935.64

Camblesforth Parish Council wishes to strongly object to the planning application for a proposed housing development in Camblesforth listed as 2021/0512/FULM - Erection of 45 No dwellings with associated infrastructure.

The Parish Council is aware of very strong objections from residents to the proposed development and Cllrs are aware numerous objections have been posted on the Selby District Council Planning Portal as well as direct to the Parish Council. As representatives of the residents of Camblesforth, the Parish Council feels it is appropriate to formally note its objections to the development.

Specifically the Parish Council feel there is no requirement for such a high number of affordable homes in the village and we would point to Selby DC own Core Strategy which dictates that a 'small number of affordable housing will be allowed in rural areas' subject to specific criteria – the Parish Council feels strongly this criterion has not been met:

1 "The site is within or adjoining Development Limits in the case of Secondary Villages and adjoining Development Limits in the case of Designated Service Villages" – The Parish Council does not believe this criterion has been met or considered

2 "A local need has been identified by a local housing needs survey, the nature of which is met by the proposed development" – The Parish Council not aware of any such survey and feels there is no local need

3 "The development is sympathetic to the form and character and landscape setting of the village and is in accordance with normal development management criteria" – The Parish Council feels the proposed housing is completely out of character with the adjoining areas and infact will result in serious issues of invasion of privacy / overlooking of existing properties which are largely bungalows, and the proposing housing is several stories high.

In summary Cllrs note and share residents' concerns with regard to the impact of such a large development on the village and would also question if such a development is in the spirit of the Selby DC Local Plan and Core Strategy which does not identify the need for such a high number of homes in Camblesforth.

The Parish Council would also point to several other grounds for objection:

Concerns for traffic and road access

Cllrs share residents' strong concerns for the impact on traffic management and road structure that would result from such a development, in particular due to increased levels of traffic at a time there are already serious concerns with regard to existing traffic volumes on both roads within the village and the surrounding area.

The Parish Council believe the proposed development will certainly increase risks of serious accidents on the access roads in this area and feels the development is in conflict with the Local Plan requirement "to consider the relationship of the proposal to the highway network the means of access, the need for road / junction improvement in the vicinity of the site"

Concerns for Infrastructure

Cllrs also have concerns for the impact on amenities such as the local school, dentists, and doctors, and also shops which are already overstretched and Cllrs feel such a large development in a small village can only have a negative and detrimental impact on the community and their standard of living.

The Parish Council would point to the Local Plan which states any development must consider the capacity of local services and infrastructure to serve the proposal or the arrangement made for upgrading or providing services and infrastructure.

Concerns for flooding

The village is already suffering higher levels of flooding and to build on the land proposed for the development (which historically has been an area which rainwater has been allowed to run off onto) will certainly lead to increased risk of flooding in surrounding residential areas.

As such The Parish Council feels the development will increase flood risk and we do not feel the development to be sustainable in the spirit of – all cases, development should be sustainable and be appropriate in scale and type to its location.

In summary The Parish Council feels that the above grounds area in direct conflict with several sections of the Selby District Local Plan and is outside of the development limits of the village.

There are also concerns amongst residents with regard to the understanding that a sizeable number of the new development will house people with a history of anti-social / problem tenants and there are real concerns for how this might impact on such a small village. Although the Parish Council acknowledge these concerns may not necessarily meet grounds for planning objections, Cllrs feel the strength of feeling amongst our residents cannot be ignored and should be addressed / responded to.

In finishing the Parish Council wishes to strongly object to the proposed development and formally requests that the application is referred to Planning Committee.