

BOLTON PERCY, COLTON & STEETON PARISH COUNCIL MEETING
HELD ON TUESDAY 6TH JUNE 2017 IN THE OLD SCHOOL, BOLTON PERCY AT 7.30PM
MINUTES

Present: Councillors Stewart Steele, David Robinson, John Taylor, Richard Isherwood, Kevin Robertson. County Cllr Richard Musgrave came at 8.00pm.

Apologies: Cllr Martin Lister

Declaration of Interest: None

Minutes of last meeting were signed as correct by Cllr S Steele, Proposed Cllr Isherwood, seconded Cllr Robertson.

Number of residents present: 12

The meeting was attended by Phil Crabtree (PC), (Interim Head of Planning) and Ruth Hardingham (RH)(Planning Development Manager) at the invitation of the Parish Council. (PC) started by explaining how he was involved in the re-structuring of the department, more planning officers are being employed to cope with the large amount of planning applications Selby receive. Ruth Hardingham will lead the team of planning officers which has recently been increased. This will be made up of three area teams who are at present working through the backlog of work. The Enforcement Service is also being increased from one officer to three. (RH) explained the process when a planning application is received and the involvement of NYCC/ Highways/Yorkshire Water/Environment Agency.

(PC) The procedures which officers have to decide on when advising on refusing/granting an application is very involved. They have to justify reasons for refusal if the case is referred to Planning Committee.

The councillors raised the sewage problems incurred in the Parish, and why Officers do not seem to take any notice of Parish Councils concern and keep granting permission for more houses in the villages of Bolton Percy and Colton. (PC) explained that if authorities eg Yorkshire Water etc do not object SDC can do nothing and have to pass the plans. This also applies with NYCC Highways, unless they raise concern SDC cannot overrule them.

The way forward is to involve Parish Councils more in the future, Extra training will be given to Parish Councillors at dedicated training days. Developers will be encouraged to speak to Parish Councils before plans are submitted. A Forum is to be set up in the near future July/September to help councillors and a validation check list is to be incorporated.

Residents present were able to ask questions of (PC) who responded. The new properties in Old Road, BP were the main subject which involved narrow access road, sewage, surface water and placing of the properties. It seemed that everyone present felt the meeting was worthwhile and Councillor Steele thanked both (PC) and (RH) for attending who left at 8.25pm.

The Parish Council then continued as agenda.

Clerks Comments

- a) **Bolton Percy Telephone Kiosk Volunteers.** After advertising for volunteers to clean up, refurbish this kiosk, only one person has contacted the Clerk with offer of their help. Clerk has been granted permission to purchase red paint etc to start this work.
- b) **NYCC Highways – Rampart/Station Road Update.** NYCC Highways have confirmed (via Stewart Rogerson) that a package of works is in hand to gain funding for raising the road in these areas plus Hornington Bridge.

Correspondence

1. **Sewage Problems – Marsh Lane, Bolton Percy.** A resident of Marsh Lane has brought to the attention of the Clerk the problems which have been occurring over many years with manholes overflowing with sewage behind the properties in Marsh Lane during heavy rainfall, and staying in place for a number of weeks during floods. This is a health problem. This subject has been raised again with the planning application for 4 more properties in this area. Yorkshire Water don't seem to take this problem seriously and the Parish Council have been requested to get involved and contact Yorks Water. Councillors agreed to this request and County Cllr Musgrave has also agreed to speak to MP regarding this serious problem.
2. **Grass Verge Old Road, Bolton Percy.** Two residents who live adjacent the Daniel Gath Homes, have raised concern about the run off of surface water from the properties in Low Farm Close, Fairfax Close, Rectory Close and Glebe Close plus Oak House, which goes into the ditch adjacent these new properties, has slowed down since the development started. They have requested this be looked into before the properties are completed. This problem may not be due to the development, and the ditch may be blocked, but as the drains run along the route under Penty's Field, in front of these new houses, and into the drain it is felt this is the time to investigate. Cllrs have asked the Clerk to contact Daniel Gath Homes to hopefully arrange a site meeting. Clerk to action.
3. **Bolton Percy Volunteers – Engagement Forum Funding.** Councillors would like to thank Fiona Vicary and her band of helpers and children who did a tidy up in Bolton Percy on a recent Sunday afternoon. It has been asked if flower planters can be purchased to enhance the village once the daffodils/blossom has finished. It is understood that approx. £1000 may be available from Tadcaster Engagement Forum to purchase these items. Councillors agreed to look into this further, eg proposed siting, contacting NYCC, Nun Appleton for permission if needed. Clerk to action and report back to next meeting.
4. **NPPF – 5 year housing land supply.** Information has been received regarding judgment of Court of Appeal. Cllrs have noted the comments.

Reports of Meetings.

5. None

Planning

6. **Daniel Gath Homes – Surface Water.** Planning Officer SDC has confirmed "satisfactory system to mitigate surface water runoff has been agreed".
7. **Land adjacent St Pauls Church, Colton.** Proposed erection of dwelling house, parking and turning – 2017/0238/FUL. Amended plans have been received and comments from Planning Officer who has advised she has gone back to agent regarding her concerns with the layout of the dwelling and constraints of the application.
8. **Harpers Cottage, Colton.** Proposed erection of a two storey side extension, two storey rear extension, two replacement bay windows and internal alterations to the existing building. Soki/2017/0061/HPA. Amended plans received and the application has now been **GRANTED.**
9. **Land South of Chapel View, Bolton Percy. (2017/0411/FUL).** Erection of three detached dwellings. Councillors views on this planning application are that it is positioned in a Green Field site outside the village envelope. This must be looked into seriously as it could set a precedent for further development in other green belt areas in the village. Other concerns were the narrow access road to the site, construction vehicles/deliveries on site, sewage problems, but overall they felt the development was of good quality.
10. **Land East of Glebe Farm, Bolton Percy (2017/0168/FUL).** Proposed erection of one dwelling, garage and formation of means of access. Many objections to this third house on the development have been received by Clerk, and the councillors objections are as

expressed on the original plans for the Daniel Gath Homes. Access road to village, drainage etc. But it was discovered after looking at the plans at the meeting, that they show two completely different designs of house. One with a detached garage and the other with an integral garage. Councillors cannot make any decision on this application until site plans have been amended. Clerk to contact Planning Officer to request further correct plans.

- 11. Field House, Bolton Percy. Stables.** Erection of 2 No stables and tack/store room with associated hardstanding for parking. **GRANTED.**
- 12. Sun Inn, Colton. (2017/0512/FUL).** Erection of a single storey accommodation building, accommodating 12 No lettable rooms, adaptation to existing car port. This subject had a long discussion both between cllrs and residents of Colton who attended the meeting. Everyone seems to feel that the proposed accommodation was far too big and imposing for the listed building pub and village with the pub being sited in the centre of the village. The noise from proposed wedding receptions, lack of car parking, as the car park only has spaces for 36 vehicles would be detrimental to neighbouring properties. It would mean parking on the main street, which would obstruct buses and delivery vehicles etc. One of the two entrances is proposed to be blocked, leaving only one access for entry and exit. It was noted that north Yorkshire Highways have commented that the blocked off entrance would require a new footpath (linking both sides) and the tarmac surface be removed and replaced by top soil and seeded. Highways have also objected to this and also to the proposed planting of trees on their verge, unless a Planting Licence is applied for. The 11,000 volt pole transformer (oil filled) is also not mentioned on the plans. It was felt that granting of this application would alter the whole character of the village, it becoming a motel not a village pub. With the many problems Colton have with drainage and the pumping station not being adequate, 12 more bathrooms would only add to this problem. The plans do not show how foul drainage/surface water would be connected, so cllrs cannot comment on this until further details are received. These comments/objections will be sent to the planning officer.

Finance

- 13. Clerks Salary - Paid**
- 14. Clerks Expenses – Chq signed**
- 15. CIL Payments.** It has been confirmed by SDC that Parish Council will received £4,651.95 to be paid in October.
- 16. Parish Council End of Year Accounts.** These were signed by Chairman and Clerk and are to be minuted.
- 17. Thanks to Derek King. Donation for auditing accounts.** Cllrs wished to thank Derek for once again auditing these accounts, and confirmed they will send a donation of £70 to Martin House Hospice. Clerk to action.
- 18. Invoice – Hire of School for Meetings.** Cheque signed for £165.00

Any Other Business

Cllrs agreed to employ a contractor to cut the grass verges in Old Road Bolton Percy. Clerk to action.

Clerk has been requested by a resident of Bolton Percy, if cllrs would agree to the purchase of another dog bin to be situated near the village green area. Cllrs agreed to this if a suitable site and permission could be obtained. Clerk to action.

Public forum

A resident raised the subject of the cost of maintaining Colton Telephone Kiosk by Npower for the electricity supply. The Admin cost is not in comparison with the cost of the light. Cllrs to discuss at the July meeting.

It was also requested the Clerk contact NYCC Highways and thank the contractor who has cut the grass verges (visibility cut) around Bolton Percy on behalf of NYCC for the very good job he has done. Clerk to action.

The meeting closed at 9.55pm

The next Parish Council meeting will take place on
Tuesday 4th July 2017 in the Old School, Bolton Percy at 8.00pm.