

**BOLTON PERCY, COLTON & STEETON PARISH COUNCIL MEETING  
HELD ON TUESDAY 5<sup>TH</sup> SEPTEMBER 2017 IN THE OLD SCHOOL AT 8.00PM  
MINUTES**

**Present:** Cllrs Stewart Steele, David Robinson, John Taylor, Richard Isherwood, County Councillor Richard Musgrave.

**Apologies:** Cllrs Martin Lister and Cllr Kevin Robertson.

**Declaration of Interest:** Cllr Stewart Steele - 2017/0504/FUL

**Minutes of last meeting:** Parish Council Meeting and Extraordinary Planning Meeting.

The minutes of the Parish Council meeting were signed as correct by Cllr Steele.

**Parishioners. 8**

**Parish Planning Meeting (Extraordinary)**

Vice Chairman, Cllr Robinson requested an amendment to the Parish Planning Meeting minutes (Extraordinary) under Any Other Business at the end of the meeting when discussion took place regarding the cost and allocation of funds for employing a Planning Consultant. CIL money was mentioned but Cllr Taylor had also mentioned that if that wasn't possible we had enough in reserve to cover the £750.00 + VAT. Clerk also confirmed the VAT element can be claimed back. The meeting was breaking up at this time with members of the public leaving but for the sake of clarity it should go in the minutes. Clerk to amend the minutes as requested.

**Correspondence**

- 1. Report on Parish Council's Action – Planning Application 2017/0504/FUL** – A resident requested answers to the Parish Council's action on employing a Planning Consultant, including costs etc.

A written report of the Parish Council actions has been prepared since the initial PC meeting on 5<sup>th</sup> July 2017 and will be put on the Parish Council website and sent to the complainant.

**Report - Parish Council's action regarding this application are as follows. 2017/0504/FUL.**

TO RECTIFY PAST ACTIONS.

Due to Cllr Steele's declaring an interest in this planning application, Vice Chairman Cllr David Robinson took the meeting.

On Monday 3<sup>rd</sup> July a planning application was received for the erection of a residential development for 7 dwellings on land off Oxton Lane, Bolton Percy. The Parish Council meeting was due to be held on Tuesday 4<sup>th</sup> July, and this application was discussed under Any Other Business. The deadline for observations was 21st July 2017. Due to the importance of this application councillors asked the Clerk to request an extension, which was granted by the Planning Officer until 4<sup>th</sup> August.

During this meeting Cllr Taylor suggested that the time had come to for the Council to employ a Planning Consultant to support the council in this case. It was motioned this could be paid for out of CIL monies. All councillors and residents agreed to this, and Clerk was requested to find a suitable consultant.

In the meantime the residents decided to arrange their own Public meeting, which was held on Wednesday 17<sup>th</sup> July. Over 50 people attended this meeting, and on this agenda was the question of the need for a Planning Consultant. The meeting fully supported the Parish Council in the use of a consultant.

Considerable difficulty was encountered in finding a consultant who had no "conflict of interest" in the application. Three consultants were contacted, Manchester, Goole, Leeds and advice sort from an Estate Agent in Tadcaster. Eventually contact was made with Northern Planners and Mr Mike McLoughlin who works out of the Knaresborough office was employed, after a price of

£750.00 + VAT was agreed and confirmed by email by all councillors. A formal contract was signed by Chairman (Stewart Steele) and Northern Planners.

### **Parish Planning Meeting**

An extra Parish Council meeting was held on the 25<sup>th</sup> July to allow a full discussion of this application. A draft response to the application had been received from Northern Planners which was discussed in great detail by the councillors and the 30 residents present who were also able to give their views. One or two amendments were requested before the final copy was submitted to Selby District Planning Officer (Fiona Ellwood) by Northern Planners on the Council's behalf on 3rd August.

The action agreed at the two Parish Council meetings was recorded in the minutes published on the Parish Council website.

Signed

Chairman of Bolton Percy, Colton & Steeton Parish Council.

## **2. 2017/0504/FUL – 7 Properties.**

- a) **Parish Planning Meeting Minutes.** These will be amended as requested by Cllr Robinson above.
- b) **Planning Consultants Letters. Original & New Entrance.** The original letter is already on the Parish Council website, and the New Entrance letter will also be put on the Website. No additional cost.
- c) **Highways Comments on new Entrance.** These recommendations were discussed but the final recommendations have not yet been decided.

After discussions, cllrs were not happy with Yorkshire Water and how they are consulted and their comments, Clerk requested to contact Environment Health, SDC reference connections concerns and also OFWAT.

It was also felt neighbouring Parish Councils should be contacted regarding the problems with sewage and Yorkshire Water comments on new build planning applications. Also Nigel Adams MP be asked to get involved for his help. SDC Interim Planning Officer to be asked for information on how Yorkshire Water are consulted. Clerk to Action.

## **3. 2015/0202/FUL – 2 Properties.**

- a) **Alleged breach of Planning Control – Parking.** A resident who has experience in planning laws contacted Enforcement Officers at SDC with regard to illegal parking by DGH company vehicles on Rob Penty's' private land opposite without previously gaining planning permission, which should have been in place before the start of this construction.
- b) **Planning Consultants Advice.** His advice was sort by the Parish Council. Mike McLoughlin sent an email to SDC Planning Officer on 23<sup>rd</sup> August on behalf of the PC on the comments of Highways etc. No cost involved.
- c) **Enforcement Officers Action.** No action taken by this department as the vehicles in question have been removed.
- d) **Residents of Low Farm Close Concern – Drainage.** A resident of Low Farm Close brought up his concerns with the state of the ditch which runs alongside Old Road into which surface water runs. DGH promised at a site meeting held a few months ago, to clean it out and put a grill at the entrance to the pipe which goes underground to stop refuse going into the pipe. He also was unhappy with the placement of the new fence in front of the two new properties which put the drainage pipes and manhole which was previously on Penty's field. This is now outside the new houses front gardens. Who will be responsible in the future with any problems. Clerk to contact DGH and Highways.

4. **Campaign to Protect Rural England (CPRE).** Councillors agreed to join this Countryside organisation which helps protect rural England. Cost £36.00/annually.
5. **Access/Exit Bolton Percy.** Several residents have muted the village having a one way system. Councillors felt at this time they would not agree to this, but would look at it in the future.
6. **Colton Pumping Station/Sewers.** Cllr Steele reported on the many problems incurred in Colton over the last few months, after Yorkshire Water fitted a stop valve on the overflow pipe from the Pumping Station to a ditch. (This was fitted to cut pollution incidents), but this now means that when the Pumping Station can't cope nearby manhole tops are blown off flooding gardens at Dalegarth and Willow Vale. This has been reported to Yorkshire Water asking for further investigation.
7. **Dog Fouling Issues.** An initiative has been set up between Riccall Parish Council and SDC to tackle this problem. New "glow in the dark" stickers have been produced and can be obtained from the Bolton Percy Clerk.
8. **Mobile CCTV Equipment – Fly Tipping.** SDC have mobile equipment available to Parish Councils who can detect "Hot Spots" in their area to identify places where fly tipping is happening. Cllrs noted this for the future.
9. **Village Envelope/Greenbelt/Conservation/Sign/Speed Limit.** A resident has requested information on the placing of the village sign, and 20 mph how it relates in the future to any planning applications and how the village envelope is defined. It was explained the placement of the village signs and also the 20mph was dictated by Highways Safety regulations. Regarding the greenbelt, village envelope and conservation area. Maps are available for anyone who would wish to have a copy. Please contact the Clerk.
10. **Update The Rampart/Station Road Funding.** Stewart Rogerson, Cllr Isherwod and Chairman of PC have in the past had site meetings with various agencies regarding the flooding problems Bolton Percy has. New information has been received via Howard Ferguson, that Environment Agency is designing a new flap valve for The Rampart to help with the flood water dispersing quicker. There could also be money available from NYCC for the raising of The Rampart road and also looking into diversion of water away from the village. Landowners will be consulted regarding this.

### Reports of Meetings

11. **Standards Training for Parish Councils – 20<sup>th</sup> July.** This was held in Tadcaster and attended by Joyce Collier Clerk. The solicitor from SDC took the meeting with an Independent Adviser also present. It was intended to update all attendees on SDC Code of Conduct, Standards Committee, making complaints regarding abuse/complaints to councillors. Literature is available from the Clerk.

### Planning.

12. **Land Adjacent St Pauls Church, Colton.** Proposed erection of dwelling house, parking and turning. **GRANTED**
13. **Field House, Bolton Percy.** Two detached dwellings with garages and associated access. **Various Discharge of Conditions.**
14. **Ye Olde Sun Inn, Colton.** Erection of single storey accommodation building accommodating 12 No lettable rooms. **WITHDRAWN**
15. **Sun Inn, Colton.** Retrospective planning applications for a 3 year temporary permission to site a log cabin on Service Yard. Extension of time has been granted.

### Finance

16. **Clerks Salary – Paid**
17. **Clerks Expenses -** £102.72 chq signed
18. **Npower Invoice -** £27.09 chq signed.

**19. Northern Planners Invoice** - £750.00 + VAT =£900.00 chq signed. (£150.00 VAT to be claimed back)

**Additional cheque** (see 4 above) - **CPRE** - £36.00 chq signed.

**Any Other Business**

**Old Road, Bolton Percy.** Cllr Musgrave has been in contact on a regular basis regarding the reinstatement/repair of the road/verge to this entrance to the village. NYCC Highways are in contact with DGH ensuring the work is carried out to the satisfaction of NYCC.

**Land South of Chapel View, Marsh Lane, Bolton Percy.** Parish Council have received email's from applicant regarding his concern with the comments sent from the councillors to SDC. Cllrs discussed his concern, but did not amend their letter and still felt some concern regarding building in the Green Belt.

**Public Forum**

No questions

Meeting Closed at 10pm

The Next Parish Council Meeting will take place  
On Tuesday 3<sup>rd</sup> October 2017 in the Old School, Bolton Percy  
At 8.00pm.