

South Milford Parish Council Monthly Ordinary Meeting Parish Councils Act, 1894

**Minutes of an Ordinary Meeting of South Milford Parish Council held at 7.30pm on Tuesday
30th July 2019 at Grove House South Milford.**

Present: Chair Cllr Gore, Cllrs Donnelly, Grogan, Faria Dean, Brooksbank, Gigg

- 1. Apologies and changes to membership of the council** – Apologies Cllr Houston
- 2. Declarations of Disclosure Pecuniary and Other Interests** – The Clerk of the Council for the two planning applications at The Orangery Lumby, due to living adjacent to the site
- 3. Guest Presentations (limited to the first 20 mins of every meeting)** – none
- 4. To approve Minutes from the Monthly Ordinary Meeting held on Tuesday 25th June 2019**
– proposed Cllr Faria Dean seconded Cllr Grogan

10. Planning – This should include a brief list of all planning applications to be discussed.

Cllrs to briefly outline the application and note any comments regarding the applications – this item was moved up the agenda due to resident attendance

The Chair explained to residents present that the Parish Council are only consultees in respect of planning applications. The Parish Council can only make comments to Selby District Council (SDC), in the same way residents can, and it does not have the power to approve or reject planning applications.

- ***2019/0706/TPO Proposed felling of 1 no Sycamore tree covered by TPO 12/2005 Wells Cottage, High Street, South Milford - no objections***
- ***2019/0682/HPA Proposed conservatory / orangery to rear the old Mill, Mill Lane, South Milford – no objections***
- ***2019/0547/EAI Proposed construction of a motorway services area of land at Lumby***
Cllrs Brooksbank and Donnelly gave a summary of a meeting they attended with Roadchef and representatives from other local parish councils. This included a good presentation of the planning application, explaining that it will create 300 jobs and should stop road side parking by lorries (and associated litter issues) in the surrounding area. Following discussion and careful consideration of the application, including input from residents present at the meeting, it was agreed that the following comments would be sent to Selby District Council (SDC):

*South Milford Parish Council have no objections subject to conditions being in place:
A percentage of employees shall live within a set distance from the proposed Roadchef. This percentage and distance to be determined through planning process and negotiations with SDC, the parish council and Roadchef.*

Roadchef to engage with the local community to agree and deliver appropriate social value benefits, in accordance with the social value act 2012.

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- ***2019/0638/FUL proposed conversion of South Milford Methodist Church into four townhouses, 7 High Street South Milford***
Following discussion and careful consideration of the application, including input from residents present at the meeting, it was agreed that the council will object due to insufficient parking.

- ***The Orangery, Lumby – discharge of conditions 2019/0646/DOC – note the Parish Council have not formally been consulted about this case, which is standard practice for applications to discharge conditions.***
Following discussion and careful consideration of this complex case, including input from residents present at the meeting (in particular regarding the drainage issue and examples of cases where the septic tank has failed), it was agreed that the council would write a brief email to SDC to flag our concerns regarding the discharge of the drainage condition.

- ***The Orangery, Lumby – 2019/0933/COU – Proposed and part retrospective change of use to a mixed use comprising a class A3 use for cafe tea room serving hot and cold food on the premises including children's and adult activities and events and beauty treatments with provision for 40 cars***
There was a detailed discussion regarding this complex case, including input from residents present at the meeting, and consideration of previous related applications and current activities at the premise. The council encouraged residents to submit their own comments to SDC regarding the application (focusing only on material planning considerations) and it was agreed that the council would object to the application, along similar grounds to those used when it objected to the previous tea room application.
Following the meeting the following wording was agreed and sent to SDC:

South Milford Parish Council objects to this application, due to the impact it will have on the residential amenity and impact on the local highway and highway safety.

Parking – Mud on the Road

The application proposes 48 spaces; 24 of which are existing and 24 new. We are aware that the current parking arrangements use the grass in front of Lumby Hall. There is a concern that in the winter months; the grass may get churned up and vehicles may take mud onto the highway causing a hazard for those wishing to visit the proposed Tea Rooms and other road users.

Highways

The proposed opening hours on the application are from 9am to 9pm; 7 days a week. The increase in traffic is a concern. Access and egress from the North and East can be troublesome with road users already having to use verges, paths and driveways to pass each other. Access from the South can be troublesome as the junction leads on to the A63 which is busy road – visibility at times is hindered with high crops to the left creating a blind bend; and a brow of a hill to the Right – there is also a road directly opposite towards Fairburn.

Noise

There is a concern that the increase in vehicular activity will cause noise/nuisance issues, through the banging of doors & noise from the vehicles accessing and egressing; and given that the proposed hours of opening are until 9pm; 7 days a week it will be more prominent in such a location.

The increase in people arriving, leaving and using the facility will cause noise/nuisance issues for residents' properties adjoining the facility and residents' properties nearby.

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- **Granted**
2019/0560/HPA 19 School Lane, South Milford

- **Granted & Refused**
2018/0760/ADV Cumin Lounge 28 Low Street, South Milford. Refused for the front fascia sign and Granted for the externally illuminated black composite aluminium lettering to the side elevation and the small non-illuminated signs adjacent to the rear entrance subject to conditions.

Cllr Grogan informed the residents that if they were not happy with SDC planning they could write to Richard Musgrave (SDC Deputy Leader) with their grievances.

The Chair thanked the residents for coming along to the meeting.

5. NYCC Updates – none

6. SDC Updates – Cllr Grogan

- The recycling consultation received 86% responds. It is the best return SDC have received. The outcome is likely to be that the boxes are replaced by two recycling bins.
- Taxi Companies operating in Selby will have to have wheelchair access able vehicles
- A mobile Post Office will be moving into Grove House on a Monday and a Wednesday for 4 hours.
- The Police Fire & Crime Commissioners have now had a new Chief, Andrew Brodie.

7. Updates from areas of responsibility, other meetings and correspondence

- Park Committee – Cllr Grogan reported that they are still waiting for a quotation for electricians work required for lights for the Christmas tree. Cllr Gore has taken pictures of the grass on the new floor surface and will share this with the Park Committee.
- Highways updates –
 - There are no yellow lines yet on Sand Lane/Low Street - Cllr Gigg to chase.
 - Possible footway along A162 from roundabout to Old Quarry Lane – no update
 - Update from meeting with Monk Fryston regarding possible footpath/cycleway along Lumby Lane from Monk Fryston to South Milford – Cllr Gore attended a meeting with representative from Monk Fryston PC, SDC and NYCC. This would be a significant project, requiring land owner co-operation and material grants (noting that the Parish Councils do not have funding for this and NYCC have previously said the same). The next is to contact a nearby council where a similar project has been carried out, to see how this was done and what grants were used / available.
- Sherburn Aero Club – There was a meeting of residents in Lumby on the same night as the Parish Council meeting, update from this will be provided at our September meeting.
- Swancroft – The planning application for the shelter referenced at previous meetings has now been submitted.
- Rail Users Group – any updates – none
- Open spaces
 - SDC grass cutting – feedback from Cllr Grogan – he will forward the email to all Councillors to look at.

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- Update regarding the vacant land on Common Lane. This land is unregistered. Cllr Gore to enquire further with local farmers.
- Post Office – update from Cllr Gigg. This is now sorted, and a mobile Post Office service will be provided in Grove House on Monday and Wednesday for 4 hours.
- Communications – thoughts for annual newsletter – Cllr Brooksbank will be email all Cllrs with initial thoughts on this.

8. Items for Discussion including further Actions, Proposals and Votes

- Park maintenance – agree any maintenance – none
- Remaining Section 106 money – update on possible Dog Exercise area – Awaiting additional fencing quote before this can be moved forward.
- Ingthorne Lane path – Confirmation that the Parish Council have formally written to Mr Collins to set out the position and request that the track is reopened pending the outcome NYCC's decision as to whether it is a Public Right of Way.

9. Communications and Correspondence

- Chris Stephenson Quayle (from Newthorpe PC) –to organise a meeting with local PC's and Road chef
- NYCC Area 7 Selby – order raise for additional weed spraying around the Parish
- Notification of play area inspection in September for the park
- Ginny Sibley re The Orangery – change in Planning 2019/0646/DOC & new planning 2019/0933/COU
- Kathryn Ward re The Orangery – change in Planning 2019/0646/DOC & new planning 2019/0933/COU
- Selby Times – Emma Giles asking for view on the dispute over a track in South Milford
- SDC – Plans Processing Team – Acknowledgement letter for 2019/0693/FUL land South of Sports Ground, Mill Lane, South Milford.
- SDC – Kim Dalby – Rough Count estimate on 26th July 2019.
- Paul Doherty – Sherburn & Villages Community Library – it has been awarded Highly Commended as a runner up in North Yorkshire Library of the Year Award. This is for its outstanding performance in 2018/19.

11. Finance - To consider payments to be made as on list below:

Clerks Stipend and PAYE

Sherburn in Elmet PC – grass cutting

Proposed Cllr Gore seconded Cllr Donnelly.

12. Items for future Agenda

Each Cllr is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Cllrs are respectfully reminded that this is not an opportunity for debate or decision making.

13. Date of next meeting – 17^h September 2019

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