

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

Minutes of the next Ordinary meeting of
South Milford Parish Council at
Grove House, Grove Crescent, South Milford
7.30pm on 19th September 2023

1. Apologies and welcome all Councillors – Cllr Gigg, McAleese & Brooksbank

2. Declarations of Disclosure Pecuniary and Other Interests – none

3. To approve Minutes from the Ordinary Meetings held on 19th July 2023 – Proposed Cllr Grogan seconded Cllr Shaw

4. Items for consideration and discussion - with proposals and votes where relevant

- **SMAF** – Derek George from South Milford Against Flooding updated the Parish Council. They now have the planning permission needed for the bund. The final costs are now coming out a lot more than when they started, due to time and price increases. Total costs are now likely to be around £34k. £12k has previously been earmarked by the Parish Council to help fund this work, and SMAF has around £4 of funds, but this leaves about £18k still required. Cllr Shaw offered to help them with looking at funding and the PC will look at the total amount it can donate (at its November meeting). It was noted that around 40 houses in the village have been impacted by flooding in the past (plus the doctors surgery) and that the bund should have a life span of 50-100 years (and require minimal maintenance).

They asked if there was a time-line for the fixing of the wall etc at the bottom of Wain Gap as this is causing problems with the clearing of the culvert. Cllr Grogan to speak to NYCC.

The Chair thanked them for all their hard work.

- **Footpath**
Any updates – It was agreed to get two paths cleared in South Milford. One on Westfield Lane through to Beech Close and one from Westfield Lane to High Street. Clerk to contact Ground Ideas to request this work.
- **Xmas lights**
Put together an article for The Resident to explain about the Christmas lights and ask for sponsorship for each light at £160. Cllr Brooksbank to put together for next edition.
- **Allotments**
Cllr Shaw update on progress and possible grant funding. All plots are now taken, and a waiting list has been started. The change of use planning application is ongoing. Funding from NYCC of £4k received.

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- **Highways**

- **Flashing Traffic Sign** – Cllr McAleese updates – not in attendance
- **Wain Gap** – damage to the wall update from Cllr Grogan – to chase with NYCC
- **Any other updates** – Clerk to ask Cllr Gigg to put Ingthorne Lane issue (raised by Monk Fryston Parish Council but within South Milford Parish) on the portal.

- **Communications**

Possible use of The Resident to share updates with residents – will depend on costs, but agree that it is a good way to get messaging out to residents.

- **Park**

- Any maintenance required - nothing raised.
- The Rospa report has been received and will be considered by the Park Committee.

- **Football club / Swan Craft**

Cllr Brooksbank to provide any updates – no updates

- **Benches – updates**

- Suggestion for benches between South Milford and Sherburn – ongoing, noting the benches would be within Sherburn Parish.
- A new bench has been donated by Mr S Carrie of Mytums - this will go on Westfield Lane going towards the Turkey Farm pass Butts Lane.
- Ceri informed the meeting that a new place had been found for her Mum's bench in the Park and a concrete base will be required.

- **Old quarry (off Westfield Lane)**

Cllr Gigg to provide any update – no update

- **On-line Banking**

Clerk updates – It was agreed to go ahead with Unity Trust. Details from all Councillors will be needed.

- **Grasscutting**

Any updates – Cllr Gore trying to source an electronic map for marking the grasscutting areas and then new quote can be sourced for 2024.

5. 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 following applications:

1. ZG2023/0741/HPA

Installation of two pitched roof dormers to the front of the property and 1 flat roof dormer to the rear of the property

*LOCATION: 72 Sand Lane, South Milford, West Yorkshire – **no objections***

2. ZG2023/0752/TPO

Crown lift to approx. 5 m removing secondary branches only, max wound size 25mm, laterally reduce to give 3m clearance from house and by 1m over road and driveway, deadwood crown as required to 1 No Oak (T1) protected by TPO

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7/1982

LOCATION: 9 The Bales, South Milford, West Yorkshire – no objections

3. ZG2023/0440/HPA

Two storey extension with balcony.

LOCATION: Tack Room Cottage High Street South Milford

Amended Plan & Additional Plans – no objections

4. ZG2023/0772/FUL

Erection of replacement steel portal frame building on site

LOCATION: Lumby Nurseries, Great North Road, South Milford – no objections

5. ZG2023/0825/HPA

Rear extension, extended porch roof, Juliet balcony and internal alterations

LOCATION: 6 Milford Way, South Milford, North Yorkshire – no objections

6. ZG2023/0780/FUL

Demolition of existing dwelling and outbuildings and erection of 8 dwellings with new access from Woodlands Close

LOCATION: Land Off, Well Lane, South Milford - objects as set out below

South Milford Parish Council vehemently objects to the planning application for the proposed construction of eight dwellings on the land that would require access via the existing cul-de-sac.

Congestion and Traffic Hazards:

First and foremost, we must emphasize that the traffic situation along High Street, especially at the junction adjacent to The T-Post cafe and the WI Hall, is already intolerably congested. The presence of illegal and hazardous parking practices only exacerbates the problem. Adding eight more dwellings accessible through the current cul-de-sac exit onto this already precarious location is an irresponsible decision.

Child Safety and Amenity Impact:

Moreover, the proposal threatens the safety and quality of life for residents in our community. The current cul-de-sac provides a haven for children to play in a quiet and relatively safe environment. The introduction of additional traffic, noise, and potential hazards from construction and increased vehicular activity will deprive them of this safe space. This change will undoubtedly affect the wellbeing of many families residing in the area.

Overlooking and Loss of Privacy:

The proposed construction will also have a detrimental impact on the amenity of some residents. Those living adjacent to the new houses will suffer from a substantial loss of privacy as the large exterior walls of these new dwellings will directly face their back

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gardens. This intrusion into their private spaces is an infringement on their right to enjoy their homes peacefully.

In light of these concerns, we implore the Planning Department to reconsider this application seriously. We must prioritise the safety and quality of life for our community members, particularly our children, as well as the preservation of the existing character of our neighbourhood.

We respectfully request that you review this objection carefully and give due consideration to the negative implications this development could have on our community. We believe that, in light of the current circumstances and the potential repercussions of this proposal, it is in the best interest of our community to reject this planning application.

Additional comments

We mentioned overlooking / loss of privacy, related to this, and very importantly, the proposed development would lead to a massive loss of light into one particular neighbouring property's house and garden (78A High Street), where a two-storey wall would be built within a few metres of the boundary, with the wall spanning pretty much the entire length of the boundary.

In addition, we understand that there are various natural springs present on the piece of land. These should be considered appropriately as part of any development on this land, including the potential flood risk the development could cause due to these natural springs.

7.. ZG2023/0843/HPA

Erection of front extension

LOCATION: Wells Cottage, High Street, South Milford – no objections

9. 2023/0293/HPA

Erection of boundary fencing (retrospective)

LOCATION: 17 Steincroft Road, South Milford, Leeds – no objections

10. ZG2023/0877/FUL

Construction of an ancillary garden building

LOCATION: Spring Cottage, Ingthorns Road, South Milford – no objections

Refused

1. ZG2023/0540/HPA

Erection of single storey side extension

Location: Westfield House, 45 Westfield Lane, South Milford

6. Finance - To consider and approve forthcoming payments to be made:

- Clerk stipend, HMRC paye
- Clerk reimbursement – £73.43 (Wix £45.03, Cartridge £11.52, Stamps £16.88)
- Killingley – grasscutting £1200.00
- Cllr Waters – reimbursements linked to coronation event £160.52 (£100 WI, £60.52 scouts)
- W a L Brickwork & Fencing - allotment work £3,812.00

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- NYCC – green bins cemetery £126.38
Proposed Cllr Shaw seconded Cllr Grogan – all agreed.

7. Communications and Correspondence

Various correspondence from residents – Clerk/Chair to summarise and confirm replies have been sent where needed:

Leeds Lights – agreed this year £169 per motif x 27

Nycc – Butts Lane, Lumby TRO - due to objections received this will not go ahead

Nycc - Mr Allan – objection sent to footpath no 35.59/5.1 proposed extinguishment

Nycc – Mr Allan – objection sent via Cllr Tim Grogan against the closure of South Milford Rail crossing.

Ceri Loy – Poppy update – plans for poppy display October / November this year

Ellen Schofield – Winter Food Project

NYCC – re green bins for cemetery

8. Date of next meeting November 2023