

CHAIR: Councillor Julie Sadler
CLERK: Mrs Juvina Janik
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**MINUTES of HILLAM PARISH COUNCIL held Wednesday 2nd DECEMBER 2020
ONLINE VIA ZOOM PLATFORM at 7.30pm**

1. Present and apologies

Councillors Sadler (Chair), Lupton (VC), Mitchell, Robertson and Tuddenham were present and County Councillor Pearson. In attendance: Martyn Fryer (SDA Architects) and Tony Cook (resident) to present the Maspin Grange development plans, agenda item 3. J. Janik (Clerk) and residents Julie Curran, Seph O'Connell and Linda Walker were also in attendance.

2. Declarations of Interest

Councillor Robertson declared an interest as a Trustee for matters that may concern the Monk Fryston and Hillam Community Association

3. Maspin Grange development presentation – SDA Architects

Mr Fryer made it clear this was a family project, not a commercial venture. The plot was bought by Mr Cook with prior planning consent for the existing buildings to be converted. Upon further inspection it was found not to be a viable option and the family wish to submit new plans for development.

The development is of the existing buildings currently in the Green Belt. The new plans will be submitted to meet various aspects of the National Planning Policy Framework Paragraph 79. The development seeks to provide design of exceptional quality, be outstanding and innovative in its architecture and enhance its immediate setting through boosting ecology whilst retaining any heritage assets.

The development consists of 3 dwellings, which are to be of generational use.

The PC requested the hedgerows remain in place, and the questioned the potential for further development. Mr Fryer clarified the hedgerows will stay and additional features such as owl boxes, bat boxes and further tree planting will also be added. Mr Fryer confirmed the development was for the current 3 generations of the family and there are no plans for expansion of the site.

The PC appreciate the time Mr Fryer and Mr Cook took to attend the meeting and discuss the plans with the PC. It is thought the plans would greatly improve the current aesthetics of the site and be a benefit to the local ecological systems that standard developments disregard.

4. To receive attendees' questions on Agenda Items

There were no questions at this point, the Chair confirmed that attendees would be given an opportunity to contribute where appropriate.

5. Planning Matters

a) Applications:

- i. 2020/1126/COU | Change of use of land to use as a residential caravan site for 6 gypsy/traveller families, each with two caravans and an ancillary amenity building, together with the laying of hardstanding and construction of new access - Street Record, Hillam Lane. **Resolved:** Comments on this application would be agreed in consultation with a Planning Consultant. Residents can continue to forward observations of

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the effects of the site on them to the clerk and these will be taken into consideration for the final response. The final date for observations to be made will be confirmed with SDC by the clerk.

- ii. 2020/1141/OUT | Outline application for erection of a single dwelling with all matters reserved - Land South of Brooklands, Betteras Hill Road. **Resolved:** Application states it is not near water but the site is located on a dyke. From the limited information received it is thought that due to the shape of the plot, a 4+ bedroom dwelling would be too large for the site.
- iii. 2020/1142/OUT | Outline application with all matters reserved for the erection of one dwelling in the side garden to the north of the house – Brooklands, Betteras Hill Road. **Resolved:** No observations.
- iv. 2020/1159/S73 | Section 73 application to vary condition 02 (approved plans) of planning permission 2019/0170/HPA for two storey rear extension, garage frontage brought forward and dormer roof over - 27 Hillside Close. **Resolved:** No observations.
- v. 2020/1184/FUL | Change of use from redundant agricultural barn to Wedding Venue - Austfield Farm Austfield Lane. **Resolved:** Serious concerns regarding overdevelopment of a Green Belt site. A car park for 45 cars suggests high capacity and this will result in an increase in the amount of traffic to the area. Serious concerns regarding the detrimental effect this will have on residents in the vicinity; the noise and light pollution that more events will bring and the increased frequency of this during unsociable hours.
- vi. 2020/1270/HPA | Replacement swimming pool - Hillam Hall Chapel Street. **Resolved:** No observations

b) Notices of Decision

- i. 2020/0766/FUL - Greystones, Chapel Street – Granted

c) To consider and approve spend on Planning Consultant to represent Hillam PC for upcoming planning consultations and related matters.

The quoted cost for the package of work was agreed to be acceptable, but it was noted that further costs are likely to be incurred. It was proposed, by Cllr Robertson that the services of the Planning Consultant be secured and that the issue of access to further funds be looked into following this. This was seconded by Cllr Tuddenham. **Resolved:** All in favour – motion carried. Clerk to contact Consultant to secure services.

d) To consider and approve further actions in relation to current planning matters

It was agreed that a resident group could be set up and neighbouring Parish Councils will be contacted regarding contributions to funding the Planning Consultant, a Hillam Councillor would offer to attend the neighbouring parishes' PC meetings. The CEF will be contacted for potential funding and relevant contacts. Nigel Adams MP is to be contacted with regards to national policies.

6. To approve and sign the minutes for Hillam Parish Council Meeting 4th November and Hillam PC extra Ordinary meeting 20th November 2020

The minutes for both meetings were approved by council and signed as a true record by the Chair who held the paper copy for the records.

7. To receive County, District and Parish Councillors updates on items not on the agenda

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- County Councillor Pearson (NYCC) – YLCA update regarding access to meetings, links should be given on the agenda.
- Councillor Robertson (MFHCA) – the MFHCA have offered to run an event to raise awareness and funds to support the employment of services of a Planning Consultant
- Councillor Tuddenham (Joint Burial Committee) – email regarding next year’s Joint Burial Committee precept will be sent to the clerk
- Councillor Sadler (Hillam Lights) – the event is planned, live Facebook switch-on. Post box for children’s letters to Father Christmas, boxes of Chocolate for the children distributed via primary school and pre school

8. To receive the Clerk’s report

Ring Tree Lights now reinstated, so Hillam Christmas Lights will be getting put up for this weekend’s switch on. Insurers informed.

Extra zoom meetings for discussing ongoing matters

Regularly updating the website and sending updates for distribution to the local neighbourhood networks.

Correspondence to various people, agencies and associations regarding support on the planning aspects and Green Belt development, services which could help and the legalities.

Grass cutting payment received from NYCC

9.To report any Village Maintenance matters to the clerk

Pine Tree Lane street light out
Bedfords Fold street sign - replacement

10. Items for Hillam News

Cllr Sadler and the Clerk have prepared an update which Councillors will review, this will then be submitted for inclusion in the Hillam News publication.

11. Finance matters

a) The financial summary was received and the reconciliations were checked against the bank statement. The Chair signed the summary document. The paper bank statements had not yet been received, the Chair accessed the balances via online banking. Closing balance dates should be 24.11.2020.

COMMUNITY ACC:		NB: £1460.66 is ring-fenced grant for website and £500 is ring fenced for pump maintenance gifted by Hillam Historians.				
CASHBOOK OPENING BALANCE: 24.10.2020	£ 24,467.97					
NOVEMBER 2020 RECEIPTS	£ 279.23					
NOVEMBER 2020 PAYMENTS	£ 1,863.33					
CASHBOOK CLOSING BALANCE: 23.10.2020	£ 22,883.87	BANK STATEMENT BALANCE: 24.10.2020	£ 23,501.37	CHQ NO		
<i>Difference between Statement and Cashbook:</i>	£ 617.50	Wykeham	£ 252.00	770		
		MBL Electrical	£ 78.00	771		
		Venerable Tree Care	£287.50	772		
		TOTAL O/S	£ 617.50			

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RESERVE ACC CASHBOOK			
OPENING BALANCE: 23.10.2020	RECEIPTS	PAYMENTS	CLOSING BALANCE: 23.10.2020
£ 1,230.53	£ -	£ -	£ 1,230.53
BANK STATEMENT BALANCE: 24.11.20			£ 1,230.53

b) The following payments were approved for November

	Payee	Details	TOTAL COST	VAT: To Reclaim
773	Juvina Janik	Clerk Salary November 2020	£ -	£ -
774	MF,H & BS Joint Burial Committee	Precept 2020-21	£ 1,078.62	
775	MBL Electrical	Replacement of Ring Tree electrics	£ 114.00	£ 19.00
776	Jean Collinson	Poppy Wreath	£ 25.00	
		TOTAL DECEMBER SPEND	£ 1,449.57	£ 19.00
		TOTAL 2020-21 ANNUAL SPEND	£ 15,001.25	£ 1,108.73

c) To discuss Budget and set precept for 2021-22

Using the figures for 2020-21 precept document from Selby District Council (2021-22 have not yet been issued) the clerk prepared various options to be discussed. The regular annual expenses, and the additional projects that will need funds were discussed; the current balances for everyday costs and reserves were taken into account and the effect that raising the precept will have on residents.

It was proposed by Cllr Robertson that a rise of 50% to the precept would be appropriate based on the potential costs of projects in 2021-22 - for a band D property this would equate to approximately £22 for the year (£1.85 per month). Should the funds not be necessary for the planned projects, the precept will be reduced to reflect this the following year. This was seconded by Councillor Lupton. **Resolved:** All in favour – motion carried. This will be included in the Hillam News update due for publication.

12. Meeting close 9.15pm

SIGNED: _____

DATE: _____