

Brafferton & Helperby Parish Council Meeting Minutes

Wednesday 19 February 2025
Held in the Village Hall at 7.30pm

Present: Cllr Nigel Denison (Chairman), Cllr Mark Darwin, Cllr Peter Mitchell, Cllr Deidre Brown, Cllr Angela Horner, Cllr Alyson Baker (NYC), Roger Clements (Clerk) plus about 60 Members of the Public (MoP).

1. Apologies for Absence
 - 1.1. Apologies were received from Cllr Andy Gale.
2. Search for new co-opted Member
 - 2.1. A single applicant, Stephen Lewis, had come forward who had the qualifications to be co-opted. With one vacancy to fill, Stephen was accepted as the new Member but, as he was unable to attend this meeting, he will make his Declaration of Acceptance of Office at the next council meeting.
3. Declarations of Interest not already declared under the Council's Code of Conduct or members Register of Disclosable Pecuniary Interests – no declarations were made.
4. Public Participation – no topics were raised.
5. Chairman's report:
 - 5.1. He thanked Cllr Baker for facilitating a Locality Budget grant of £500 towards the cost of fencing repairs beside Swale Green.
 - 5.2. This parish and Huby had the poorest mobile phone coverage around the Easingwold area. The Easingwold & Villages Community Partnership was pressing NYC to improve coverage.
6. News from North Yorkshire Council (NYC)
 - 6.1. The Locality Budget for FY 2025/26 was to be halved to £5,000 per division.
 - 6.2. NYC Council tax will increase by 4.9% for 2025/26.
 - 6.3. As an example of a forced NYC expense from its limited funds – a recent fly tipping from 2 large trucks had involved a clear up by NYC that cost £102k.
7. The minutes of the Council meeting held on 15 Jan 2025 and Lands & Maintenance committee meeting on 29 Jan 25 were accepted as true records and signed accordingly by the Chairman.

Chairman proposed a procedural motion that the original agenda order be altered to allow items 8 and 16.2 to be interchanged – **resolved**.

8. Future of the Golden Lion
 - 8.1. Chairman briefly outlined what was known concerning the sale of the Golden Lion.
 - 8.1.1. The Golden Lion (GL) was registered by the Parish Council as an Asset of Community Value in 2021. In the event of the GL being put up for sale this gave the local community certain advantages. The sale could be delayed by up to 6 months while the community devised a scheme to bid to purchase the business (The Council has already started the process and an initial 6-week moratorium is in place). Thereafter, if no written request from a valid community interest group to be treated as a potential bidder is received by North Yorkshire Council (NYC) by 27 March 2025, then the owner will be able to sell the asset to whoever they choose. However, if the written request was made by 27 March, then the moratorium on the sale would be extended to 6 months, running to 13 August 2025.
 - 8.2. He asked MoP for their opinions:
 - 8.2.1. The sale flyer failed to mention that the kitchen was closed as no suitable extraction system had been approved, there was shared ownership of the small back yard and the cellars extended under The Fountain House.
 - 8.2.2. The definition of a community interest group was requested. It could be a parish council; an unincorporated body - whose members include at least 21 individuals, and which does not distribute any surplus it makes to its members; a charity; a company limited by guarantee which does not distribute any surplus it makes to its members; an

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industrial and provident society which does not distribute any surplus it makes to its members; or a community interest company.

8.2.3.Regarding fund raising, the purchase price alone would not be sufficient, renovation could add c£150k.

8.2.4.The pub, if purchased, could be a café/shop during the day.

8.2.5.The Plunkett Foundation was a valuable resource.

8.2.6.Locally, there were community pubs and shops running successfully.

8.2.7.Two Helperby village shops had failed through lack of support; perhaps the new and planned new dwellings would provide the necessary customer base for success.

8.2.8.A recently conducted survey produced 130 responses of which 95% said they would use a village shop.

8.2.9.The Golden Ball in York is a successful co-operative pub and can probably offer helpful advice on running a community pub.

8.2.10. A survey of the community about the GL would be needed promptly.

8.3. Chairman brought the comments session to a close with a summary of topics raised:

8.3.1.The consensus was for an attempt to bring the Golden Lion into community ownership. It was noted that the likely cost was in the order of £400k. A survey should be conducted to seek the opinion and support of the local community. Funding and nature of the bid needed to be decided upon. A valid community interest group would need to be formed. The Village Hall was booked for a Public Meeting on 25 Feb at 7pm.

9. Clerk's report:

9.1. The 2 x galvanised streetlamps on Main Street were expected to be painted black by Mid-March.

9.2. N Buchanan had agreed to continue cutting the urban verges as per the contract agreed in 2024 with a 3% cost of living increase. Chairman proposed acceptance of the increased charge – **resolved**.

9.3. There was to be a Public Meeting at 10pm in the Galtres Centre, Easingwold on 18 March 25 to discuss the proposed increased crossing fees at the Aldwark Bridge.

9.4. Clerk had received a suggestion that poo bag dispensers might alleviate the current increase in dog waste being left where it fell. The Council thought it a reasonable idea and asked the clerk to purchase one dispenser to be trialled at the bridleway to the Swale bridge.

10. Financial Matters

11. Clerk's financial report:

11.1. The CIL account was unchanged and the total of Current Account and Savings Account stood at £8,054.50. With further payments predicted by 31 Mar 25, the total reserves at the end of the financial year were likely to be lower than the target of £6.5k (gale damage to trees and fencing caused unbudgeted costs).

11.2. The Financial Working Group confirmed that the quarterly bank reconciliation was in order.

12. Replacement of Council Computer – Clerk reported the Council's computer to be nearing the end of life. Two options were presented and Chairman proposed the Dell Model 5415 A10 at £529.01 be purchased – **resolved**.

13. Purchase of eco plugs – Clerk anticipated that the Council would be faced with some self-help felling of some small trees and recommended purchase of Ecoplugs to complete the removal of the stumps. Chairman proposed purchase of a pack of 100 plugs and an associated drill bit at an estimated cost of c£80 – **resolved**.

14. Clerk's booking of a financial training course was approved.

15. Accounts received were approved for payment:

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| 15.1. | YLCA | Clerk financial course | £35.00 |
| 15.2. | J Rennison | Main Street tree pruning | £1740.00 |

16. Matters for Consideration

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- 16.1. Briefing by the Helperby Brafferton Recreation Trust (HBRT):
 - 16.1.1. The HBRT outlined its plans for a recreation area adjacent to the sports field, showing design plans and progress since its planning application had been registered. A final obstacle to planning approval had just been withdrawn and the HBRT hoped for approval from NYC planners in weeks.
 - 16.1.2. Approximate costing had been obtained by the Chairman for a footpath along the York Road between Back Lane and the main entrance to the Sports field. A tarmac path would be c£11.7k and a crushed stone path c£6.6k. Once the HBRT were ready to proceed with construction of the recreation area, the parish council would investigate applying for a grant from North Yorkshire Council's holding of Community Infrastructure Levy money to install the footpath.
- 16.2. Planning Application ZB25/00126/FUL, proposed construction of 27 dwellings including associated infrastructure, open space and landscaping off Broad Ford Drive, Brafferton. Before discussion commenced about this item, Cllr Alyson Baker left the meeting at 8.30pm. The discussion began after she had left. The Chairman opened the floor to the developer's representatives to be followed by comments and questions from MoP:
 - 16.2.1. Developer's comments:
 - 16.2.1.1. Our village is classed as a 'service' village with bus services and local facilities. The proposal is for a Windfall development of 27 dwellings built to high standards with open spaces, a play park and a good proportion of affordable housing all screened by a tree and shrub boundary. Developer had agreed an unspecified financial grant to the Helperby Brafferton Recreation Trust.
 - 16.2.2. Comments by MoP:
 - 16.2.2.1. Will the houses have solar panels? The Developer responded that solar panels were not planned but they noted the high level of support for panels at the construction stage.
 - 16.2.2.2. Bus services are scant with little usable connection to Boroughbridge, Easingwold, Thirsk or York.
 - 16.2.2.3. There is only limited access to medical services in the village.
 - 16.2.2.4. The planned affordable housing (8) is limited and may still be out of reach for families in the village. The definition of what was meant by affordable housing was not fully clarified. It was feared that a significant number of these properties could be bought by a housing association which may 'import' occupants from distant cities and would not house local people.
 - 16.2.2.5. Although the Developer claimed that village school places were available, a St Peter's school governor said this was not the case. Lower years were oversubscribed with children from the village having to be educated elsewhere. The local authority would be unlikely to fund addition classroom space.
 - 16.2.2.6. The village sewage system was already over capacity.
 - 16.2.2.7. There were several comments on the increased risks to road users and pedestrians from additional traffic being added to the Boroughbridge Road, on a stretch close to a hazardous double bend where speeding and incidents were commonplace.
 - 16.2.2.8. The single access to the site exited close to a dangerous bend and the number of dwellings on the whole site would exceed the permitted number of dwellings for a site with a single access.
 - 16.2.2.9. Would the houses have 'swift bricks' to benefit swifts and martins? The Developer stated these would be part of the house design.
 - 16.2.3. Chair closed the public participation period and invited councillors to make their comments:
 - 16.2.3.1. The development was thought to be unnecessary and inappropriate at present. In January 25 there were 33 properties for sale in the village. Safety concerns on the Boroughbridge Road remained an issue, as did those regarding availability of school places, flood risks onto the Raskelf Road and village-wide

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sewage capacity. To plan for the sewage pumping station to be located within metres of an existing dwelling on Townend Drive seemed wrong as did the lack of solar panels on all dwellings. There was also disappointment that the development had an appearance more akin to a New Town than one sympathetic to a rural Conservation Area village. The Chairman invited councillors to indicate their support for, or objection to, the proposal – all objected.

- 16.3. Drains clearance – a report on the blocked stretch of drains and pipework along the Raskelf Road had been submitted to NYC. The response was that additional expenditure on jetting, over and above that in the 18-month cycle, was too expensive to do except in exceptional circumstances; this Council's request was not considered to fit its criteria.
- 16.4. RR11 gate and fence repair – the work was out to tender.
- 16.5. Bridleway fence repairs – Chairman proposed that an estimate of £988 (+VAT) by M Harland be accepted – **resolved**.
- 16.6. Lych gate border and parking on Bridge Street – responses to a flyer on the topic were still coming in so the subject was deferred to the next meeting.

17. Ongoing Issues

- 17.1. Cobbles project – A date for the Drury Lane improvements was expected in April.

18. Planning Matters

- 18.1. Planning Application ZB25/00148/CAT, works to 5 trees in a Conservation Area at St Peter's Church of England school on School Terrace, Brafferton – the Council had no objection.

19. Planning Decisions/information

- 19.1. Planning Application ZB24/02418/FUL, proposed demolition of existing conservatory and replacement with single storey rear extension at Old Manor House, Boroughbridge Road, Brafferton - **permitted** by North Yorkshire Council
- 19.2. Planning Application ZB 24/02411/CAT, work to a tree in a Conservation Area at Toft House, Tofts Lane, Helperby - **permitted** by North Yorkshire Council
- 19.3. Planning Application ZB25/00011/CAT, works to tree at Wesley House, Bridge Street, Helperby - **permitted** by North Yorkshire Council
- 19.4. Planning Application ZB24/02089/OUT, outline application to consider access for the construction of 2 x self-build dwellings on land adjacent Telephone Exchange, Back Lane, Helperby - awaiting decision by North Yorkshire Council
- 19.5. Planning Application ZB24/02113/FUL, proposed small porch extension, side extension and single storey rear extension at High Farm Cottages, Raskelf Road, Helperby - awaiting decision by North Yorkshire Council
- 19.6. Planning Application ZB24/00913/FUL, proposed residential scheme for 8 units on land to the south of Raskelf Road, adjacent to Balk Avenue, Helperby - awaiting decision by North Yorkshire Council
- 19.7. Planning Application ZB23/02384/FUL, proposed creation of a locally equipped play area at the Sports Ground, Back Lane, Helperby - awaiting decision by North Yorkshire Council
- 19.8. Planning Application ZB23/00771/OUT, outline planning application for 1 x dwelling with all matters reserved except access on land at Brafferton Manor, Brafferton – awaiting decision from North Yorkshire Council

20. Closing Matters

21. Matters for inclusion on the agenda for the next meeting – Bridge Street parking and the flower border on the slope above the street.
22. The date of the next meeting of the Council was confirmed as Wednesday 19 Mar 25.