

# Brafferton & Helperby Parish Council Meeting Minutes

**Wednesday 16 April 2025**  
**Held in the Village Hall at 7.30pm**

**Present:** Cllr Nigel Denison (Chairman), Cllr Peter Mitchell, Cllr Mark Darwin, Cllr Steve Lewis, Cllr Andy Gale, Cllr Deidre Brown, Roger Clements (Clerk) plus members of the public.

1. Apologies for Absence
  - 1.1. Apologies were received from Cllr Angela Horner and Cllr Alyson Baker (North Yorkshire Council).
2. Declarations of Interest not already declared under the Council's Code of Conduct or members Register of Disclosable Pecuniary Interests
  - 2.1. No declarations were made.
3. Public Participation – no topics were raised.
4. Comments from Councillors
  - 4.1. PM summarised a Bridge Street project to improve the road surface at its western end involving 300m<sup>2</sup> of levelled crushed stone. A meeting had been held and there was support from a proportion of street residents for the project which would involve an average commitment of £300 per household if all participated. If it were to go ahead, it would most likely be timed to take place concurrently with the Council's plan to make improvements to the grass area and bank fronting the St Peter's lych gate; this subject to be an agenda item for the Council's June meeting.
  - 4.2. MD described the overgrown appearance of the hedge at the entrance to The Leas: the footpath is partially obstructed. Broadacres to be asked to trim the hedge.
  - 4.3. AG encouraged the Council to urgently establish the position with the Pilmoor Solar Farm developer regarding the payment of promised Community Benefit (CB). Comments by the developer regarding extra costs incurred, because of objections, were spurious as objections to all such projects were normal and to be expected. Chairman to continue to press the developer to commit to the promised financial CB. Topic for next agenda.
5. Chairman's report – all topics to be covered are agenda items.
6. News from North Yorkshire Council (NYC)
  - 6.1. Cllr Baker had forwarded items of interest from NYC - some would be disseminated on Facebook. The proposed move of this Council from its present NYC Raskelf and Hillside Division to the NYC Dishforth and Dalton Division at the end of the year was noted; cllrs were invited to respond to the associated consultation which invites comments prior to 6 June 25. The Allerton Waste Recovery Park invites visits by community groups and organisations – Clerk to sound out interest within local groups.
7. The minutes of the Council meeting held on 19 Mar 2025 were agreed to be a true record and were signed accordingly by the Chairman.
8. Clerk's report and correspondence: all Main Street traditional lamp posts were now painted black; a dog waste bag dispenser from JRB Enterprises at £87 (+VAT) was selected for trialling at the Swale Green bridleway.
  - 8.1. NYC Parish Liaison Climate Change Adaption webinar - no action was proposed
  - 8.2. Letter from Mrs C Merson concerning the Golden Lion Licence. Although the Council may return to this topic when/if the Golden Lion re-opens, it currently does not propose or support any changes to the existing Golden Lion licence or hours, in particular any which may impinge upon the pub's future economic viability.
  - 8.3. Letter from Johnson Mowat regarding planning application ZB25/00126/FUL, a proposed 8-dwelling development beside the Raskelf Road east of Balk Avenue. The letter was a response to the Council's opposition to the development. Some of the points raised were challenged by councillors. Chairman and Clark to draft a reply.

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## 9. Financial Matters

10. Clerk's financial report – all financial documents were with the Local Auditor. Preparations were in hand for a review by the Financial Working Group prior to completion of the Council's Annual Governance and Accounting Return at the Annual Meeting of the Council on 21 May 25.
11. Cllr Steve Lewis was appointed as an additional member to the Financial Working Group
12. Payment Card Purchases (PCP) and accounts received were noted or approved:

12.1.	M Harland	flailing	£72.00 (cheque)
12.2.	YLCA	Subscription	£343.00
12.3.	Amazon	Printer Paper	£23.49
12.4.	RBI	Wreath	£24.49
12.5.	Clerk	Stationary (FY24/25)	£43.58
12.6.	M Harland	Fencing repairs	£1,378.80
12.7.	K Westerman	gardening	£48.00
12.8.	YLCA	Webinar	£10.00

## 13. Matters for Consideration

- 13.1. Future of the Golden Lion – update from Tory Knight (Community Hub & Pub Group (CHPG)). Registration of the CHPG as a Community Benefit Society was still underway with registration expected within a week or two. The ongoing public survey continued to receive positive responses and fund raising through a share issue remained the favoured method of raising capital. Publicity continued, most recently with an interview on Radio York. A public event in Helperby village hall on 10 May will be held to discuss the community Hub & Pub concept. Work continues to find a suitable kitchen venting system as a functioning kitchen is crucial to the project's success.
- 13.2. Village Emergency plan – the plan was nearly complete, and Chairman would seek the outstanding information.
- 13.3. NYC Divisional changes – see 6.1 above.
- 13.4. Community Association plan for spring bulb planting – Cllrs liked the idea and thought the lych gate grassed area and each area at the village entrance signs offered good opportunities.
- 13.5. May Family Picnic Event – event cancelled.
- 13.6. RR11 gate and fence repair – estimates were coming in.
- 13.7. Bridleway fence repairs – completed and well received by cllrs.
- 13.8. Lych gate border
  - 13.8.1. An estimate of £2,850 (+VAT) had been received to reshape and cut back the base of the bank to add some additional space for vehicles to park, while making the turns into The Maltings and the end of Bridge Street more accessible, especially for large vehicles. Work will probably take place in the autumn and may be linked to improvements to the unsurfaced end of Bridge Street (see 4.1 above).

## 14. Ongoing Issues

- 14.1. Cobbles project – the re-cobbling work in Drury Lane will run from 22 April to 2 May 25. Cobbles will be re-laid from the Main Street gully to the lamp at the Coach House and the concrete path will be extended.

## 15. Planning Matters

- 15.1. (Two planning applications had been received after the agenda was published – ZB24/00913/FUL, amended plans for an 8-dwelling development on the Raskelf Road and ZB25/00544/FUL, proposed installation of air source heat pump at St Peter's school. Both will be responded to as soon as possible).

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### 16. Planning Decisions/information

- 16.1. Planning Application ZB24/02089/OUT, outline application to consider access for the construction of 2 x self-build dwellings on land adjacent to the Telephone Exchange, Back Lane, Helperby - awaiting decision by North Yorkshire Council.
- 16.2. Planning Application ZB24/00913/FUL (amended), 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.
- 16.3. Planning Application ZB23/02384/FUL, proposed creation of a locally equipped play area at the Sports Ground, Back Lane, Helperby - **granted** by North Yorkshire Council
- 16.4. Planning Application for works to a tree at the Old Shop, Main Street, Helperby – **granted** by North Yorkshire Council.
- 16.5. 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.
- 16.6. Planning Application ZB25/00126/FUL, construction of 27 dwellings including associated infrastructure, open space and landscaping on land off Broad Ford Drive, Brafferton - awaiting decision from North Yorkshire Council.

### 17. Closing Matters

- 18. Matters for inclusion on the agenda for the next meeting
  - 18.1. Pilmoor solar farm Community Benefit payment.
  - 18.2. Improvements to the St Peter's lych gate grassed area (June meeting).
- 19. The date of the joint Meeting for Parishioners and the Annual Meeting of the Council was confirmed as Wednesday 21 May 25.