

Brafferton & Helperby Parish Council Meeting Minutes

Wednesday 11 June 2025
Held in the Village Hall at 7.30pm

Present: Cllr Nigel Denison (Chairman), Cllr Peter Mitchell, Cllr Mark Darwin, Cllr Andy Gale, Roger Clements (Clerk) and Cllr Alyson Baker (North Yorkshire Council (NYC)) plus members of the public.

1. Apologies for Absence
 - 1.1. Apologies were received from Cllrs Deidre Brown and Steve Lewis.
2. Declarations of Interest not already declared under the Council's Code of Conduct or members Register of Disclosable Pecuniary Interests
 - 2.1. None were declared.
3. Public Participation – no comments were made.
4. Comments from Councillors:
 - 4.1. AG suggested that the Council approach NYC again and attempt to gain access to the 85% of Community Infrastructure Levy which is retained by NYC for use around the County. Chairman to draft a letter to NYC to be passed via Cllr Baker to the correct officer.
 - 4.2. MD reported that another solar farm was planned to the east of Raskelf and cllrs suggested that Council contact Raskelf PC and advise of our poor experience regarding the 'Community Benefit' promised by Lighthouse Development Consultancy.
 - 4.3. PM commented on the poor condition of the Helperbees banner displayed on the hedge around the Brafferton Pinfold – Clerk to approach St Peter's school to seek removal.
 - 4.4. MD reported that visibility at Thornton Bridge is deteriorating as verges grow in height – Clerk to request action from NYC.
5. Chairman's report:
 - 5.1. He was disappointed to read some social media comments on parking on the unadopted part of Bridge Street. This section of the road is beyond the Highway and the Council has no specific powers regarding parking. Parking is limited and it works as well as it can through neighbourliness.
 - 5.2. Thanks to Tom Spilman for Swale Green grass cutting.
 - 5.3. A small team will be recruited to manage the Vehicle Activated Sign.
 - 5.4. Letters have been sent to the relevant solar farm companies seeking information on the promised but unpaid Community Benefit. YLCA and SLCC to be asked whether either have evidence from town and parish councils on their experience of solar farm developers reneging on promises to pay Community Benefit.
6. News from North Yorkshire Council (NYC) – the requested dropped kerbs along Raskelf Road are not funded this Financial Year (FY) but are planned for FY 26/27. However, road re-lining and '30 roundels' are expected in this FY. Cllr Baker surgery planned on 27 June 10am to midday in Easingwold Galtres Centre.
7. The minutes of the Council meeting held on 21 May 2025 was accepted as a true record and signed accordingly by the Chairman.
8. Clerk's report – Dog poo bag dispenser is now sited at the bridleway path to Swale bridge.
9. **Financial Matters**
10. Clerk's financial report
 - 10.1. VAT recovery submitted and £1,347.18 received.
 - 10.2. Annual Governance & Accountability return submitted for FY 2024/25.
11. Grant application from Boroughbridge library – the expected application had not been received.
12. No Payment Card Purchases (PCP) were made or invoices received:

13. Matters for Consideration

- 13.1. Future of the Golden Lion – update from the Community Pub & Hub Group: the share scheme was active with over 80 investors; a door knock & flyer distribution would be undertaken in the near future along with additional advertising (including a table at the village Feast); the Group was exploring additional uses of the building beyond a pub and, as the vendor had removed some of the pub infrastructure (including the oil tank), a lower

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opening bid would be calculated. Chairman explained the mechanism for requesting a loan from the Council and outlined likely costs and commitments.

- 13.2. New Clerk recruitment – six application packs had been requested and three had been returned completed. Interviews were likely to take place in the second week of July.

- 13.3. Health & Safety policy for Council allotments – a small fire at a Back Lane allotment and the collapse of a small wall at RR11 had prompted a review of the allotments tenancy agreement. Chairman proposed that the Tenancy Agreement be re-drafted to include additional Risk Assessments and actions required – **resolved**. A working party to be assembled to make the wall safe.

- 13.4. Allotment fencing - Chairman proposed that Council continue to fund materials for boundary fencing improvements using a self-help work force and Clerk to arrange for purchase of materials for up to two allotment fence sections, at an expected cost in the order of £150 each – **resolved**.

- 13.5. Lych gate border – The target time for the lych gate bank reshaping work is September 25 with resident-funded resurfacing of the unadopted portion of Bridge Street being completed concurrently. YLCA have confirmed that the work to the lych gate bank would be a proper use of Council funds. PM confirmed that residents have pledged almost £5k towards the re-surfacing work and a bank account is to be opened for payment of pledges.

14. Ongoing Issues

- 14.1. Cobbles project – residents of Main Street will be encouraged to clear ‘their’ cobbles in the autumn by advertising a target weekend, or period, in the parish Magazine.

15. Planning Matters

- 15.1. Planning Application ZB25/00954/FUL, proposed change of use of land for the siting of 24 x holiday cabins (phase 2) at Brafferton Manor Farm, Brafferton Manor Station, Brafferton – the Council had no objections to the proposal but noted that waste water should be dealt with as recommended by Yorkshire Water.

16. Planning Decisions/information

- 16.1. Planning Application ZB25/00828/CAT, to remove 2 lower limbs on Cherry Tree at Toft House, Tofts Lane, Helperby – awaiting decision by North Yorkshire Council.
- 16.2. Planning Application ZB24/00913/FUL, amended plans for an 8-dwelling development on the Raskelf Road, Helperby - awaiting decision by North Yorkshire Council.
- 16.3. Planning Application ZB25/00544/FUL, proposed installation of air source heat pump at St Peter’s school, Brafferton - **granted** by North Yorkshire Council.
- 16.4. 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.
- 16.5. 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.
- 16.6. 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.
- 16.7. 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 – none were proposed.
19. The date of the next meeting of the Council was confirmed as Wednesday 16 July 25.