



Minutes of the Ordinary Parish Council Meeting held on Wednesday 26th March
2025 at 7.00pm.

Venue: Church Cottage, Main Street, Wheldrake

Present: Cllr White (Chairman), Cllr Batchelor, Cllr Urwin, Cllr, Surtees, Cllr Reed, Cllr Brown, Cllr Wood, Cllr Southern, Cllr Cranfield, Cllr Nelson, Cllr Myers, Cllr Sneesby and the Clerk.
1 member of the public.

The meeting opened at 7.01pm

MINUTES

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| 167. | Welcome |
| 168. | Apologies To receive apologies and consider accepting the reasons for absence. Apologies were received from Cllr Elsey-Jeffree Resolution: To accept the reasons for absence. |
| 169. | Declarations of interest a. To receive and consider any declarations of interest not already declared under the Council's code of conduct or member's register of disclosable pecuniary interests. Cllr Nelson declared an interest in item 174a, 6 Kitty Garth as a neighbouring property. b. To receive and consider upon any applications for dispensations. None |
| 170. | Minutes To confirm the minutes of the meeting held on the 26 th February 2025 as a true and accurate record. Resolution: To approve the minutes as a true and accurate record. |
| 171. | Public participation Any resident may speak for up to 3 minutes on any matter on the agenda with the session lasting no longer than 20 minutes. A resident raised concerns about the infrequency of the bus service, which was not on the agenda. |
| 172. | Reports To receive reports from the following: a. Proper Officer The proper officer provided an update on actions completed from the last meeting. b. Ward Councillor Cllr Vassie provided a written update about York Local Plan, cycle path, road repairs, bus real time displays and the wildflower verge. (See Appendix 1) c. Community Police Officer, including monthly crime statistics report. None in attendance. The reports for December, January and February were noted which included 1 ASB – personal and 2 vehicle crimes reported. |
| 173. | Groups and Committees To receive and consider for decision reports and recommendations from: a. Playpark The Playpark group provided an update that: <ul style="list-style-type: none">The last three inspections were completed and the paperwork lodged with the Clerk. |

- Ongoing issues reported by residents: human faeces, noise from loud music, anti-social behaviour, bullying, and swearing.
- After-school club: have reported that a child cut their hand on broken glass today; glass was cleared yesterday, but new shards have appeared again.

A discussion took place regarding potential closure during evening hours (only open during daylight); no decision reached.

Resolutions:

- The Parish Clerk to report the anti-social behaviour issue to the police.
- Cllr Myers to post a village social media update.
- Parish Clerk and playpark group to follow up on broken signage.
- The playpark group will consider installing an offset fence entrance at the opposite side.

b. Village Maintenance

The Council received an update that the wildflower turf has been ordered, with 60sqm ready for planting in May. The turf will require watering and a discussion took place about Councillors involvement and possible support from school.

Resolution: Cllr Southern to arrange posts and rope to protect the area.

c. Defibrillators

The group confirmed that the three defibrillators are in good working order. A discussion took place about installing a solar light at the allotment end of the village.

The Council noted that it could be considered at a later stage if funds allow.

d. Community speed watch

The speedwatch is progressing well, with a number of speeders, particularly at the Church Lane end.

The group are currently focusing on Church Lane and North Lane.

Weekly sessions are scheduled until the end of May, but these are dependent on having enough volunteers, which remains a challenge.

Three individuals have expressed interest in participating, and training will be arranged. Anyone else interested should contact Cllr. Batchelor.

Cllr Southern, White, Surtees and Cranfield offered to assist and attend training if they have not already done so.

e. WRA representative

The WRA AGM is scheduled for tomorrow at 7 pm. The last 5 years of financials are available on the CC website.

A discussion was held regarding the original governing document, its contents, and the possibility of the Parish Council assuming responsibility for holding trusteeship on the committee.

Cllr Reed will enquire about how to access the governing document.

| 174. | <p>Planning</p> <p>a. To consider and decide upon the following planning applications:</p> <table border="1" data-bbox="204 203 1386 371"> <thead> <tr> <th>Status</th> <th>Reference</th> <th>Location</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>NEW</td> <td>25/00544/TCA</td> <td>6 Kitty Garth Wheldrake York YO19 6DX</td> <td>Fell 1no. Leylandii tree in a Conservation Area</td> </tr> <tr> <td>NEW</td> <td>25/00439/FUL Received after agenda issue</td> <td>The Hawthornes Church Lane Wheldrake York YO19 6AW</td> <td>Ground and first floor rear extensions</td> </tr> </tbody> </table> <p>Resolution: The Council had no comments to submit.</p> <p>b. To note the following planning decisions:</p> <table border="1" data-bbox="204 439 1386 748"> <thead> <tr> <th>Status</th> <th>Reference</th> <th>Location</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>APPROVED</td> <td>24/01734/FUL</td> <td>Stone Connections Units 2 And 3 Millfield Industrial Estate Wheldrake</td> <td>Single storey extension to workshops 2 and 3 with associated installation of a gantry crane, compressor/generator enclosure and gas bottle enclosure in the service yard</td> </tr> <tr> <td>REFUSED</td> <td>24/01719/OUT</td> <td>The Birches Main Street Wheldrake York YO19 6AH</td> <td>Outline application for 1no. dwelling (use class C3) with details of access included</td> </tr> <tr> <td>REFUSED</td> <td>24/01938/FUL</td> <td>Field To The North Of Warren House Farm New Road Deighton York</td> <td>Erection of 1no. general purpose agricultural building (polytunnel) and associated siting of 1no. temporary rural workers' dwelling</td> </tr> </tbody> </table> <p>The Council noted the planning decisions</p> <p>c. To consider the following planning enforcement matters:</p> <table border="1" data-bbox="204 815 1386 902"> <thead> <tr> <th>Status</th> <th>Reference</th> <th>Location</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>APPROVED</td> <td>21/02283/FUL</td> <td>Land To The East Of Millfield Industrial Estate Main Street</td> <td>Erection of 139no. dwellings – Construction traffic management plan</td> </tr> </tbody> </table> <p>No comments were noted.</p> | Status | Reference | Location | Description | NEW | 25/00544/TCA | 6 Kitty Garth Wheldrake York YO19 6DX | Fell 1no. Leylandii tree in a Conservation Area | NEW | 25/00439/FUL Received after agenda issue | The Hawthornes Church Lane Wheldrake York YO19 6AW | Ground and first floor rear extensions | Status | Reference | Location | Description | APPROVED | 24/01734/FUL | Stone Connections Units 2 And 3 Millfield Industrial Estate Wheldrake | Single storey extension to workshops 2 and 3 with associated installation of a gantry crane, compressor/generator enclosure and gas bottle enclosure in the service yard | REFUSED | 24/01719/OUT | The Birches Main Street Wheldrake York YO19 6AH | Outline application for 1no. dwelling (use class C3) with details of access included | REFUSED | 24/01938/FUL | Field To The North Of Warren House Farm New Road Deighton York | Erection of 1no. general purpose agricultural building (polytunnel) and associated siting of 1no. temporary rural workers' dwelling | Status | Reference | Location | Description | APPROVED | 21/02283/FUL | Land To The East Of Millfield Industrial Estate Main Street | Erection of 139no. dwellings – Construction traffic management plan |
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| 175. | <p>Policy & Procedure</p> <p>a. To review the following:</p> <ul style="list-style-type: none"> • Staffing committee terms of reference Resolution: To approve the terms of reference. • Asset register Resolution: The Parish Clerk will update the register to include purchases from the 22/23, 23/24, and 24/25 financial years, noting that the beehives were funded through a grant. Additionally, the Christmas lights and fogger will be disposed of due to damage. • National update to the financial regulations Resolution: To approve the financial regulations. <p>b. To consider insurance quotations for 2025/26 The Council reviewed two quotations at £990.55 and £1342.46, although three quotations had been requested. Resolution: To renew the insurance with Zurich at a cost of £990.55.</p> <p>c. To note an update to the village lengthsmen contract. Resolution: To approve an increase in the contract to £14.00 per hour.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 176. | <p>Community Matters</p> <p>a. To receive an update on VE Day 2025 VJ Day was noted. The Clerk informed the Council that contact with the WI had not been established. Resolution: Cllr Southern to speak to the WI representative.</p> <p>b. To consider the mole problem in the village. Cllr. Surtees confirmed that the moles appeared to have moved off Parish Council land.</p> <p>c. To consider repairs or replacement options for the village noticeboards. A discussion took place which included:</p> <ul style="list-style-type: none"> • Review of three separate quotations with various styles. • The old items need to be cleared from the school noticeboard. <p>Resolution: It was agreed to replace the church noticeboard, with a quote of £815 for a green one-sided board, with one side locked (magnetic) and the</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | other unlocked (pinboard). The Clerk will investigate if fitting can be included. Cllr Southern will inform the guides. | | | | | | | | | | | | | | | | | | | | |
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| 177. | <p>Financial Matters</p> <p>a. To receive and note the bank reconciliation for February 2025 and current bank balances. The Council noted the February 2025 reconciliation and the net balance of £51,073.21 on the 23rd February 2025.</p> <p>b. To receive an update on the bank account transfer and financial year end. The Clerk confirmed that the application for the new bank account has been submitted. Preparatory end-of-year figures have been compiled, pending the final bank statements. An appointment for the internal audit has been requested.</p> <p>c. To approve the payments presented for authorisation up to the 20th February 2025 and any other invoices that come in prior to the meeting:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Expenditure</th> </tr> </thead> <tbody> <tr> <td>Salaries</td> <td>629.20</td> </tr> <tr> <td>HMRC</td> <td>161.12</td> </tr> <tr> <td>Postage</td> <td>8.25</td> </tr> <tr> <td>SLCC Membership</td> <td>124.92</td> </tr> <tr> <td>Grant payment</td> <td>200.00</td> </tr> <tr> <td>Village Lengthsman</td> <td>307.80</td> </tr> <tr> <td>Room Hire</td> <td>280.00</td> </tr> <tr> <td>Insurance</td> <td>990.55</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>1431.29</td> </tr> </tbody> </table> <p>Resolution: To approve the payments presented.</p> | Description | Expenditure | Salaries | 629.20 | HMRC | 161.12 | Postage | 8.25 | SLCC Membership | 124.92 | Grant payment | 200.00 | Village Lengthsman | 307.80 | Room Hire | 280.00 | Insurance | 990.55 | Total | 1431.29 |
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| Total | 1431.29 | | | | | | | | | | | | | | | | | | | | |
| 178. | <p>Correspondence</p> <p>To consider correspondence received and decide upon any necessary actions. The Council received correspondence in relation to:</p> <ul style="list-style-type: none"> • Daffodil bulbs. • Litter picking. • Pavement parking near the construction site. • Grants from the FCC Communities Foundation (Parish Council not eligible) • Parking on Main Street | | | | | | | | | | | | | | | | | | | | |
| 179. | <p>To note any agenda items for the next meeting.</p> <ul style="list-style-type: none"> • Pavement parking around the village: Cllr. Nelson confirmed that if a photograph is taken of the vehicle, including the number plate, date, and time, and reported to the police, they have advised that action will be taken. • Repainting of the telephone box/book exchange. Cllr Surtees to obtain a quote for the shelves and outside. (Village maintenance) | | | | | | | | | | | | | | | | | | | | |
| 180. | <p>Date of the next meeting 30th April 2025 at 7.00pm</p> | | | | | | | | | | | | | | | | | | | | |

The meeting closed at 8.pm

Signed

Cllr J White, Chairman
30th April 2025

Appendix 1

Wheldrake Mar 2025 - City Councillor's report

Local Plan

The Local Plan was adopted last month. The Planning Advisory Service confirmed that once adopted the Local Plan applies straightaway. I have therefore asked the Head of Planning how that impacts on the proposed development of 64 homes on North Lane since the official maps show very clearly that the proposed development site is in the Green Belt. The assumption that the site must remain undeveloped must surely be stronger now that the local plan is officially adopted.

I have also asked her about the regulations relating to Biodiversity Net Gain. Since April last year all developments have to demonstrate 10% biodiversity net gain. If this cannot be achieved on site then the applicant, if successful must make a contribution to another, preferably nearby project where biodiversity can be enhanced. I have asked whether, if the application goes ahead and is approved, the applicant might be required to contribute to the maintenance of the Wheldrake Wildflower Verge or to the Lower Derwent Valley SSSI.

Also on the Local Plan, now it is adopted, I am pushing for Special Planning Documents (SPDs) to be developed as a matter of priority. SPDs attached to a local plan are how the details of delivery are set out. These can relate to biodiversity, construction, renewable energy, transport, community assets, and much more. They can, for example, force developers to deliver carbon reductions targets for new developments. If the developer fails to deliver on, say, insulation and renewable energy production to the level required in the local plan, the local authority can use SPDs to require S106 payments for every tonne of carbon dioxide over the required amount in the local plan and then use that money to invest in retrofitting council homes. This is done in a number of other local authorities where it helps to raise the environmental construction standards of new buildings.

Cycle Path

As you will know we have both the regional mayor and the local MP living with us in Wheldrake. I had a productive meeting with the MP over Christmas and set out to him our determination to advance our cycle path. I believe he understands and supports this. I have unfortunately failed to get any form of response from the mayor despite repeated attempts. Given his support for the cycle path before he was elected and given that transport is a key part of his role, this is disappointing. I continue to meet with the executive member at the city council to encourage her to advance the scheme by investing in the necessary land agreements / acquisitions. I have raised the same issues with the mayor, to no avail.

Road repairs

Over the few months I have been trying to get the council to tackle the collapsing road surface on Wheldrake Lane, close to the Raker Lake entrance. I am glad to report that the work was finally done, though I am not sure whether any work was done to strengthen the road to prevent the collapse from continuing

Buses - real time displays

I am annoyed that the city council has still not delivered any real time displays to bus stops across the ward. The council received millions in Government BSIP (Bus Service Improvement Plan) funding and, to my knowledge, has failed to spend all the money. Their initial plan failed to make any mention of rural bus services and even though this was tweaked they have still not delivered. I have voiced my frustration as I know residents would appreciate better timetabling information. Some people argue that you can set this information on apps but we all know that there are people who do not have access to such things.

Wildflower Verge

I continue to work with Natural England, Ad Astra and the city council to manage our wildflower verge. The verge has inspired other parts of York to follow our example, which is great. We were looking to remove some of the topsoil in January but officer delays prevented that. I believe we will be ready for managing topsoil removal later in the year; the intention is to reduce the richness of the soil, to the benefit of wildflowers.

Another thing that can help us going forwards would be to reduce the speed of the road from 60mph to 40mph along that stretch. In doing so we would be addressing the concerns from a farmer about the speed of traffic and simultaneously

reducing the size of swathes cut into the verge for sightlines, and making it easier to maintain the wildflower verge. I would welcome the parish council's views on this.

Cllr. Christian Vassie
Wheldrake Ward
March 2025