

Welton Parish Council

Minutes of Meeting held 21st August 2018 at 7:00pm

Present were Councillors Peck (chair), Banks, Gill, Thane & Rockett
Also in attendance was the Clerk

1627. Public Forum

None

1628. To elect a chair for the meeting

Cllr Peck was elected to chair the meeting

1629. Apologies

Cllr Wilde, Cllr Boyle Cllr Fairweather, & Cllr Walker

1630. Declarations of interest

No pecuniary interests were declared.

Cllr Peck declared a non-pecuniary interest in agenda item 1636 (iv) & item 1368

1631. Dispensation Requests

None had been received.

1632. East Riding of Yorkshire Councillor's report

No ward Councillors in attendance. Cllr Banks reported notices given to residents at the top end of Park Road in regard to a lorry with 4.5 metres wide load delivering a mobile classroom to St Anne's school 23rd August between 10am and 12pm.

1633. Approval of the minutes of the previous meeting

Resolved – that the minutes of the meeting held on 17th July 2018 were a true record.

The resolution was proposed by Cllr Thane and seconded by Cllr Banks

1634. Clerks Report received and matters arising.

The clerk report was received and all items were noted and accepted.

1635. Finance

a. The following contractual payments were noted:

i.£ 12.42 Mobile Phone (Direct Debit) Orange

ii. £ 435.39	Clerk Pay August salary	Catherine Law
iii. £ 203.35	Clerk August Pension	ERYC
iv. £ 112.00	Clerk August Tax	HMRC

b. The following payments were approved:

i. 511.20	Pond and Beck Clearance	Clearway
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Resolved – that the payments be approved.

The resolution was proposed by Cllr Gill and seconded by Cllr Thane

c. The following banking issues were deferred until the next meeting

- i. HSBC form regarding signatories was signed by all Councillors present in order to update the signatory mandate
- ii. To agree transfer of funds from the current account to the savings account

1636. Planning

a. A response was agreed to the following consultations:

- i. 18/02380/TCA WELTON CONSERVATION AREA: T1 and T2
Cypressx2: Fell because of excessive shading to garden,
6 Beckside Welton East Riding of Yorkshire HU15 1PF

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02380/TCA>

Resolved – to agree to the planning application with ‘No Comment’

The resolution was proposed by Cllr Thane and seconded by Cllr Rockett

- ii. 18/02426/PLF Erection of a ground floor extension to kitchen extend 1st floor bedrooms into a rear dormer, create 2 attic style dormers to the front and reposition main door to the front. 21 Welton Old Road Welton East Riding Of Yorkshire HU15 1NU

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02426/PLF>

Resolved - to agree to the planning with ‘No Comment’

The resolution was proposed by Cllr Gill and seconded by Cllr Thane

- iii. 18/02137/PLF Proposed alterations to increase height of existing roof, single storey and two storey extension to the rear, conversion of existing garage to provide additional ground floor living accommodation,

alterations to the existing dormer/balcony to the front and installation of roof light and first floor extension to the Northwest section of the dwelling including balcony to rear elevation (AMENDED PLANS AND DESCRIPTION)

8 Temple Close Welton East Riding of Yorkshire HU15 1NX

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02137/PLF>

Resolved – to agree to the amended planning application with ‘No Comment’

The resolution was proposed by Cllr Thane and seconded by Cllr Banks

- iv. 18/02661/TCA WELTON CONSERVATION AREA: T1 and T2 Conifers x2: fell as poor quality trees, T3 and T4 Holly x2: reduce as illustrated to improve form. Crake House 2 Church Street Welton East Riding of Yorkshire HU15 1NH

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02661/TCA>

Resolved – to approve the planning application

The resolution was proposed by Cllr Thane and seconded by Cllr Rockett

The following planning application was considered as part of correspondence

- v. 18/02184/PLF – Alterations and extensions including erection of two storey extension to side and single storey extension to front and side Keepers Lodge Wauldby Road Welton

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/18/02184/PLF>

Resolved – to agree to the amended planning application with ‘No Comment’

The resolution was proposed by Cllr Gill and seconded by Cllr Rockett

a. The following decisions were noted:

- 1368.** 18/00885/STPLF Erection of a timber treatment works building, a materials storage building and siting of 5 galvanised steel water tanks SCA Timber Supply Limited Units 1 And 2 Gibson Lane South Melton

ERYC Decision: Granted planning

PC Decision: Approve Planning permission

- 1369.** To update legal advice from solicitor regarding Memorial Hall Trust becoming Charitable Incorporated Organisation and transfer options related to ownership

The clerk updated the PC on legal advice being sought from solicitors regarding Memorial Hall Trust becoming Charitable Incorporated Organisation and transfer options related to ownership. Further to Cllr Boyle's research Andrew Jackson's solicitors was recommended as having experience in these matters and quotation for work has been received with an estimate cost for work at £1500 and as such the Clerk has instructed Andrew Jackson's to commence work as per July's resolution for minute number 1617. The following information will be considered to investigate the leasehold estate affecting the land and advising on the consequences of transferring the land subject to lease including

- reviewing the charity's Scheme;
- investigating the property's legal title;
- advising on the procedure for and consequences of, transferring land held by custodian trustee;
- advising on entries in the property's title that may affect the transfer (e.g. restrictions on dispositions) and how such restrictions can be overcome;

Time scales for the work have not been received as yet.

1637. To update on Parish Council funding for Churches and consider grant application

The PC considered the National Association of Local Clerks (NALC) advice related to Financial Assistance to Churches briefing note issued January 2018 in addition to comments related to this from David Johnson from St Helen's Church.

Resolved – to agree to the grant application and payment of £750

The resolution was proposed by Cllr Thane and seconded by Cllr Banks

1638. To consider land at Gibson Lane North and agree next steps in relation to Value being negotiated for sale terms with Parish Council

PC felt that it needed their own valuation to be done in order to negotiate. Clerk to contact Asset Strategy in regard to valuation and possible quote for negotiating on behalf of the PC. Mr Dunn from Highways England to be contacted with update by Clerk.

1368. To consider estimate of installing a Trod with ERYC and agree costs

An estimate for works to install a Trod (path) approximately 688 metres long and 4 feet wide was discussed. Residents have previously indicated that they were in favour of the Trod being introduced at Melton Bottom which Councillors felt would benefit residents and the wider community. Concern was raised in regard to the number of walkers but it was felt that the installation of a Trod would provide a safe walking space. Maintenance of the Trod would need to be incorporated into existing budgets but the cost of installation would be from the Wind farm allocation already received. The estimated cost is 20K per kilometre.

Resolved – to agree to go ahead with the work up to the value of 20K.

The resolution was proposed by Cllr Peck and seconded by Cllr Gill

1639. To consider estimate and options for pond maintenance and resolving algae issue received from Environments for the People

The ideas for more planting, sonic device were discussed and Cllr Gill has corresponded with resident Dr Martyn Pedley who has offered help of advice on planting and maintenance. Fish in the pond have reduced and it was suggested that these should be put back in. The exceptional heat this summer has also exacerbated the issue. Cllr Gill suggested to hold a site visit to discuss a way forward between Cllr Wilde, Cllr Gill, Hugh Roberts and Dr Martyn Pedley in order. Clerk to liaise with all.

1640. To note correspondence received and agree any action required

Correspondence received was noted.

Cllr Gill commented in relation to Cllr Walker's previous comment on the tree pruning that has taken place at No.3 Welton Old Road. Cllr Gill suggested of no interest in terms of the conservation area.

The planting of memorial trees was discussed as a request had been received. As with previous requests it was agreed that no memorial plaque should be installed and to ask a professional opinion regarding any further planting on the green or other areas. Cllr Thane to speak with family to explore further.

Flooding that occurred on Church Street and Cowgate during heavy rain was noted and contact with Yorkshire Water had been made. Concern over future flooding was discussed and Clerk to write to Yorkshire Water on behalf of PC. Cllr Thane to pass on letter already sent.

The Memorial Hall Trustees AGM and General Meeting is 11th September, 7pm with all welcome.

1641. Items for note or future agendas

Memorial Hall

Gibson Lane North

Pond Maintenance

Funding

Invite to Headteacher of South Hunsley later on in the year

Community Led Plan printed copies

1642. Date of next full Council meeting September 18th 2018 at 7pm.

The Chairman declared the meeting closed at 8.36pm.