

Welton Parish Council

Minutes of Meeting held 20th August 2019 at 7:00pm

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

1851. Public Forum

The Chairman welcomed David Johnson and Elizabeth Skinn who had made enquiries about becoming a Welton Parish Councillor.

Memorial Hall Trustees Steve Jibson, Dave Russell were in attendance to provide some background to suggested changes surrounding the Memorial Hall including becoming a CIO (Charitable Incorporated Organisation). The Trustees want to modernise the way the Trust run the memorial hall and have sought legal advice regarding this. Finalising the transfer to a CIO is currently on hold until a decision is made regarding the ownership of the hall. Trustees would like to transfer ownership from the PC to the new CIO. This would make the administration of the running of the hall simpler and more in line with current way of running community halls. The trustees do not want to make a land grab and are aware of the need to set up this properly and in keeping with the needs of the community. There would be a clause written in to ensure the hall is never used as security in terms of property and the CIO is still governed by the Charities Commission in terms of any constitutional changes. Cllr Walker asked what the benefits of transferring ownership would be and Steve suggested the administrative tasks would be made easier to manage and the old constitution is not fit for purpose. Cllr Thane commented that it provides more protection for Trustees. Cllr Gill asked if applying for funding is made easier if ownership is transferred although this didn't seem to be the case although it might be something the Trustees could explore.

Cllr Walker expressed a wish for the hall and club to be used more frequently and be more responsive to the community. The trustees are essentially custodians of the hall and welcome resident input in terms of a more varied range of activity. The Memorial club provide an income for the hall. Clarity was sought on the number of PC trustees remaining at five and this is clarified in the new CIO constitution document so nominated trustees essentially means Parish Council trustees. Five trustees from the Parish Council would have a strong influence over the running of the hall. The change to a CIO for the Trustees would also remove layers of bureaucracy. Steve and Dave left at 7.25pm

1852. Apologies

Cllr Abraham and Cllr Boyle.

1853. Declarations of interest

Cllr Peck, Cllr Fairweather and Cllr Thane expressed a non-pecuniary interest in item 18.43 as trustees of the Memorial Hall. Cllr Thane also expressed an interest in item 1842 a iv.

1854. Dispensation Requests

None had been received.

1855. East Riding of Yorkshire Councillor's report

Cllr Walker reported the following:

Noise levels from Heron Frozen food loaded wagons with diesel generators has been deemed a Public protection nuisance issue following the declaration from the ERYC. This has only just come into force and as such is being closely monitored. The wagons only use Gibson lane during the day.

Transwaste ongoing planning applications – the 24 hour working previously refused was appealed against and they have put in a duplicate application has been submitted. A leaflet may be issued for residents suggesting reporting odour issues to the Environment Agency. Cllr Walker and Cllr Abraham have met with the Environment Agency and it seems that the enforcement powers they have seem only to be used as a last resort. David Davis MP is to speak with the Environment Agency to ensure that enforcement powers are being exercised.

Cllr Gill thanked Cllr Walker and Cllr Abraham for keeping up the pressure.

1856. Approval of the minutes of the previous meeting

Resolved – that the minutes of the meeting held on 16^h July 2019 were agreed as a true record

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

1857. Clerks Report received and matters arising.

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

1858. Finance

a. The following contractual payments listed below were noted:

i.	£	11.00	Mobile Phone (Direct Debit)	EE
ii.	£	450.12	Clerk August Pay	Catherine Law
iii.	£	155.44	Clerk August Pension	ERYC
iv.	£	116.40	Clerk August Tax	HMRC

b. The following payments listed below were approved:

i.	£	136.00	Annual subscription renewal	SLCC
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Resolved – that the payments be approved.

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

To note receipts listed below:

£	9.13	July savings Interest	HSBC
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1859. Planning

a. A response was agreed to the following consultations:

- i. **19/02223/PLF** Siting of security office with associated works and infrastructure (retrospective) | Land To The North Of Units 1 And 2 Gibson Lane South Melton East Riding Of Yorkshire HU14 3DU

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/02223/PLF>

Resolved – to object to the planning application on the grounds that the development needs a change of use prior to this type of application being submitted. Therefore a fuller application is expected in the future following change of use.

The resolution was proposed by Cllr Walker and seconded by Cllr Fairweather

- ii. **19/02332/PLF** Erection of single storey extensions and raising of existing flat roof to rear | Memorial Hall 33 Cowgate Welton East Riding Of Yorkshire HU15 1ND
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/02332/PLF>

Resolved – to agree to planning application

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

- iii. **19/02333/PLB** Erection of single storey extensions and raising of existing flat roof to rear and internal alterations to upgrade toilets and formation of new kitchen | Memorial Hall 33 Cowgate Welton East Riding Of Yorkshire HU15 1ND
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/02333/PLB>

Resolved – to agree to planning application

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

- iv. **19/02358/PLF** Installation of a powder coated steel flue to roof (retrospective application) | Birch Tree Cottage 1A Danegeld Garth Welton East Riding Of Yorkshire HU15 1AX
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/19/02358/PLF>

Resolved – to object to this application on the grounds the development will cause distress to residents and have a detrimental effect on the look of the building.

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

- b. To note the following decisions:

- i. 19/01373/PLF, Welton Beauty Therapy 9 Parliament Street Welton East Riding Of Yorkshire HU15 1PA, Change of use from nail salon and treatment room to domestic hobbies room/workshop/gym

ERYC Decision: Planning permission granted

PC response: No Objection to Planning Application

- ii. 19/01405/PLF, 16 Park Road Welton East Riding Of Yorkshire HU15 1NN, Erection of two storey extension to side following the demolition of existing garage and shed, construction of dormer extension to rear and installation of roof light to front

ERYC Decision: Planning permission granted

PC response: No Comment

- iii 19/01073/PLF, 75 Kingscroft Drive Welton East Riding Of Yorkshire HU15 1FH,
Erection of a single storey extension to side

ERYC Decision: Planning permission granted
PC response: No Objection to planning

1860. To consider papers received and request from the Memorial Hall Trustees to consider the transfer of the freehold of the Hall and agree any further action.

The PC discussed the information provided by the Trustees in both report form and through the public forum. Councillors felt that the benefit of transfer of ownership was not highlighted well enough to warrant relinquishing ownership by the PC. In addition the some members of the PC felt that the solicitor's advice and recommendations to keep the status quo provided previously should still be considered in terms of risk to the PC. Others felt that the PC have a stronger weighting than trustees from a CIO which could fold but the PC will always be a statutory body. Given the transient nature of a board of trustees it was felt that there was no reason to change the ownership.

The PC are not often asked by the Trustees to agree certain matters so in terms of slowing things down this issue very rarely happens. The PC didn't see any reason not to become a CIO. The merits of transferring ownership was also discussed but overall the PC considered it to be a risk.

Resolved – to keep the freehold of the Memorial Hall in the ownership of the Parish Council.
The resolution was proposed by Cllr Fairweather and seconded by Cllr Rockett.

The resolution was voted on by all with all in favour, except Cllr Walker who abstained and Cllr Thane who voted against. Cllr Thane to write to the Trustees to report back regarding the decision.

1861. To consider request for charity bin and agree any further action.

The PC felt that it was a good idea but that there was no suitable land available in the parish to accommodate this. The school was mentioned as a possible alternative but they may already have something similar.

1862. To receive update on Trod Path and consider future action required

Deferred to future meeting once additional costs are estimated.

1863. To discuss Welton Mill Dam and suggestions made from residents and agree any further actions

Cllr Gill provided some background to the correspondence received by residents in regard to a solution to the Mill Dam issues with Algae. It was agreed that a working party would be set up Cllr Gill and Cllr Rockett would attend with resident and take forward ideas on a scheme that will be beneficial to the village.

1864. To agree the signing and witnessing of the Deed of transfer to purchase land at Gibson Lane

Deferred to next meeting due to late arrival of documentation from Solicitors

1865. To note correspondence received and agree any action required

Correspondence received was noted. A suggestion for an old sink to be placed near pond for pond dipping was discussed and despite wanting to encourage participation by young people the PC felt that the sink would not be appropriate for the village.

1866. Items for note or future agendas

Dog waste bins
Gibson Lane
Cllr Peck gave her apologies for the next meeting.

1867. The future meeting dates were noted as follows:

Next full Council 17th September 2019, 7pm

The Chairman declared the meeting closed at 8.50pm.