



Tickton & Routh
Parish Council
Working and Playing Together

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Dear Councillors

You are hereby summoned to the Ordinary meeting of Tickton and Routh Parish Council which will be held in the Small Room, Tickton Village Hall on **Monday, 18 March 2024 at 7:30pm.**

PUBLIC FORUM

Members of the public may make recommendations about matters to be discussed at the meeting or other items of public interest.

AGENDA

1. APOLOGIES

1. To receive apologies for absence – Cllr Dickson.

2. DECLARATION OF INTEREST – The Parish Councils (Model Code of Conduct)

To record any declarations of interest by any Member in respect of items for discussion on this agenda. Members declaring interests should identify the agenda item and type of interest being declared.

3. TO RECEIVE THE EAST RIDING WARD COUNCILLOR(S) REPORT

4. MINUTES

To approve the minutes of the Parish Council meeting held on 19 February 2024.

5. COUNCILLOR VACANCY – To consider any applications for two Cllr. vacancies available by co-option.

6. COMMUNITY SAFETY & NEIGHBOURHOOD WATCH (NHW)

1. To note any incidents/crimes reported.

2. To receive any NHW reports.

7. PLANNING

1. Planning Applications – to consider the Planning Working Group recommendations and agree any additional response to the following application(s) and any that are received after publication of agenda.

2. Planning Decisions – to note any decisions received from ERYC.

3. Planning Appeals & Hearing – to receive any updates and to consider the Planning Working Group recommendations response to the following Appeal:

3.1. Link(s): [APP/E2001/W/23/3335942 - 23/00084/REFUSE](#) - 21/02176/PLF Land East Of The New Inn 31 Main Street – PC to respond by 22 March 2024.

Recommendation: The PC reiterate previous comments.

We would strongly oppose any granting of planning approval on this planning application because it would set a precedent for other developers to build without planning permission especially in a conservation area. The developer applied for planning permission in 2018 for a property larger than the 2016 approval and was refused. A subsequent similar application was withdrawn. The developer was aware that the 2016 approved plans were acceptable as a replacement for the low outbuilding on the site. In full knowledge of this, the developer has gone ahead and ignored the permissions and decisions previously made and now built a bigger property without consent. ERYC advised the developer that any building work was undertaken at their own risk.

The applicant suggests that there is no harm to residential amenity however, the ratio of outdoor space to the property is negligible. In addition, the property is substantially further forward on the plot rather than the 2016 approved application which would have afforded the resident a degree of privacy from the bus stop which is directly outside the property. The parking facility afforded means that only one vehicle can be kept there which is in contravention of planning stipulations for a three bedroomed property. Again, this creates conflict with the adjacent bus stop.

The safety of passengers, particularly school children at the bus stop is of great concern due to the lack of parking facilities at the property. The location of the bus stop results in the vehicle driving over the footpath to vacate the property where children and other passengers are waiting for the bus.

The property has been located so close to the boundary with the former New Inn Public House that it is impossible for maintenance to be carried out on the western side without trespassing.

It is clear that number 11 Main Street was a pre-existing three bedroomed dwelling set back from the road. The alterations approved for that property entailed raising the roof height and an extension to the rear. The only visible element within the conservation area Streetscene was the slight increase in roof height. In contrast, there was no dwelling at the current application site, only a low store building which did not adversely impact the conservation area. This development is overbearing and not in keeping with the surrounding rooflines and the apex is at odds, largely as a result of the height. We would strongly recommend that the Planning Inspectorate inspects the photographs submitted with the planning application.

There is no public benefit and does not pass the sequential test for development in flood zone 3. ERYC Local Plan has a zero allocated due the flood zone risk. Integral to the conservation area are the Alms Houses and the former New Inn when seen in proximity to these important old buildings the development is overbearing, cramped and out of character, dwarfing the former New Inn from whichever angle it is approached.

4. Planning Enforcement - To receive updates and to consider any new matters.

1. Resident: Field West of Red/Green Cottages – building works.

8. **PARISH MATTERS**

1. Butt Lane Ditch

1.1. To receive updates and results of the temporary road closure consultation undertaken by the PC on behalf of ERYC and agree any further actions.

1.2. Foul Water discharging into Butt Lane Ditch - To consider contacting ERYC schools' buildings team in the first instance, with a view to a report to the Environment Agency if nothing is forthcoming.

1.3. Resident(s): Ownership of Butt Lane – To consider requesting Ward Cllrs. to contact ERYC PROW.

2. Highways/Traffic Management

2.1. A1035 – To receive updates and to agree to any actions.

2.2. Cycle Path (Beverley to Leven) – To receive updates and to agree any actions.

2.3. Main Street Speed Survey – To receive updates and to consider appointing PC representative(s) to attend with ERYC to undertake ad hoc 'speed gun' exercises.

2.4. ERYC: Weel Road, Tickton – Notification of Highway Works commencing March 11th for 2-weeks

2.5. Resident: Carriageway Improvement Works, Weel Road – Condition of road from HWRS to Weel, verges and riverbank.

3. Flood Risk Concerns – To receive updates and to agree to any actions.

4. Tickton Village Hall

4.1. Improvement proposals – To consider supporting the Village Hall proposals.

4.2. Official Opening of Heritage Mural – To consider timetable to cover PC table at this event.

5. Village Field Storage Container (Community Asset) – To approve draft Agreement.

6. Annual Parish Meeting 15 April 2024 – To note date and agree format.

7. Peartree Hill Solar Farm – To note Representative to update at the PC Mtg on 20 May @ 7pm.

9. **CONSULTATIONS** – None received.

10. **CORRESPONDENCE**

1. Graham Stuart MP: Proposed £168m transport fund – To note.

2. ERYC: Crime and Community Safety Event - Thursday 11th April 2024 – To consider attendance.

3. ERYC: Notification of change to Salt bins maintenance – To note.

4. ERNLLCA: NALC Legal Update, ERNLLCA Newsletter, East Riding of Yorkshire Rural Partnership 25th year special event, Playground Operation Inspection and Allotment Training – To consider any actions.

5. Any other correspondence received after publication of agenda (*to note only*)

11. **MOTIONS PROPOSED BY COUNCILLORS** – None received.

12. **DEVELOPMENT PROJECTS** – To receive updates and agree any actions: -

1. Replacement & Restoration of the Play Area 2023-24

2. Pétanque Project

3. Accessible Pathway

4. The Orchard Stage II

5. Gas Beacon - To consider appointing two competent people to set up, light and dismantle the beacon.

6. Replacement of Tom Thumb Multi Play Unit 2024-25 – To consider quotations in preparation for submitting applications for funding.

13. PC REPRESENTATIVE REPORTS

1. RWE Dogger Bank South Local Liaison Committee – To note draft Minutes and receive any updates.

2. ERYC TC/PC Liaison Meetings – To receive any updates.

3. Tickton Defibrillator Campaign Group – To receive any updates.

14. CLERK'S REPORT

1. To receive any other updates including:

2. To dispose of resolutions.

15. FINANCE & GOVERNANCE

1. Financial Report and Payments – to receive, consider and approve.

Payments	Net (£)	VAT (£)	Gross (£)
MKM BS (Beverley) Ltd – Fencing Repairs	60.18	12.04	72.22
Tickton Village Hall – Room Hire (Jan)	10.00	0.00	10.00
Phoenix A/C & Bus. Consult. Ltd – Payroll/pension processing	47.00	9.40	56.40
Employment costs (incl. PAYE) & reimbursements	1506.40	8.22	1514.62
Income			
Nat West Bank Interest			11.33
Smile Foundation – Play Equipment replacement/refurbishment			1500.00

16. PRIVATE SESSION (PART II) - To consider resolving to exclude the public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) for the next item(s) on the agenda as it relates to confidential or staffing matters.

17. EMPLOYMENT COSTS - To approve costs presented in the Financial Report.

18. DATE OF NEXT MEETING(s): The Annual Parish Meeting will be held at 7:00pm, Monday, 15 April 2024 in Tickton Village Hall followed by an Ordinary Meeting of the Parish Council at 8:00pm.

Michelle Middleton

Michelle Middleton (Clerk to the Council)

Dated: 11 March 2024