



Tickton & Routh
Parish Council
Working and Playing Together

Minutes of the Ordinary Meeting of Tickton & Routh Parish Council held on **Monday, 20 October 2025** at 7:30pm held in Tickton Village Hall, Main Street, Tickton.

Present: Councillors: Sinkler (in the Chair); Caley; Dodds; Hallett; Oliver & Vickers.

In Attendance: Parish Clerk: Michelle Middleton.
Humberside Police: PC Scotter (Minute Ref. 155-160/25).
Ward Councillor Smith (Minute Ref. 157-160/25).

Apologies: Councillors: Dickson.

Absent: Councillors: Cross & Robinson.

Public: None.

155/25 **APOLOGIES** - To receive apologies for absence.
Apologies received from Cllr Dickson.

156/25 **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.
Cllrs Caley and Sinkler declared a pecuniary interest in agenda item 7.3. and 8.1. (Minute Ref. 161/25 and 162/25 1.) due to ownership of land within the proposed development.

157/25 **TO RECEIVE THE EAST RIDING WARD COUNCILLOR(S) REPORT**

1. Weel Bridge/Weel Road Resurfacing

Cllr Smith had met with Officers to discuss matters raised at the Public Meeting including: -

- School Transport / Shuttle Bus
- Weel Household Recycling Centre
- Winter gritting

Any decisions will be reported in due course. It was confirmed that no footbridge would be installed.

The PC raised concerns regarding undulations on Weel Road and requested that ERYC undertake any repairs prior to start of works for safety reasons. Resurfacing works will be completed once the bridge has re-opened. Ward Cllr Smith agreed to: -

ACTION: request that ERYC Highways considered repairing undulations prior to start of bridge works.

2. Routh Wind Farm Community Fund Panel Meeting

Cllr Smith reported he had recently attended RWF meeting, details will be circulated shortly.

158/25 **MINUTES**

To approve the minutes of the Parish Council meeting held on 15 September 2025.

RESOLVED: The minutes of the Parish Council meeting held 15 September 2025 were approved as a true and correct record.

159/25 **COUNCILLOR VACANCIES** - To consider any applications & sign declaration of acceptance of office.
None received.

160/25 **COMMUNITY SAFETY & NEIGHBOURHOOD WATCH**

Humberside Police reported no incidents in the parish.

The Parish Council reported that vehicle tracks had been found on farmland at Routh.

In response to reports of vandalism on the Village Play Area, PC Scotter gave advice on CCTV system requirements to support police investigations and potential funding available through the PCC.

PC Scotter confirmed that Force Control Room had issued a response to the accident/road closure on A1035 earlier in the year (Minute Ref. 027/25 1.2.). In summary, Humberside Police attend any RTC to assess, keep traffic moving or close the road. All emergency services have authority to drive through a

road closure to attend another incident. All traffic diversions are managed by ERYC; full closures would not be manned due to lack of resources.

ACTION: Ward Cllr Smith agreed to enquire if ERYC has a system in place relating to traffic management on Weel Road following road traffic accidents/closures on A1035.

The monthly updates from Humberside Police and Neighbourhood Watch Newsletters were **noted**.

161/25 PLANNING

1. Planning Applications – to note consultee comments submitted under delegated authority in consultation with the PC to meet ERYC's timescale: -

1.1. Link: [25/02608/PLF](#) - 1 And 2 Weel Road, Tickton - Erection of two semi-detached dwellings following demolition of existing, construction of 2 new vehicular accesses and associated landscaping (consultee comments due by 21.10.25)

RESOLVED: No objection. If approved, the PC request the following conditions:

- To undertake sequential test to ensure build complies with Flood zone 3 regulations
- It is the PCs opinion that the exception test is only satisfied if they are built and retained as two individual dwellings
- Serious concerns have been raised by Yorkshire Water, Internal Drainage Board and Land Drainage and these matters should be addressed prior to any commencement of works
- The vehicular access is installed using porous material to support surface water drainage

1.2 Link: [NY/2025/0113/FUL](#) - Land north of Butt Lane, Foxholes - Construction of a temporary wellsite for the exploration of gas, including drilling operation, well testing, the retention of the equipment and site restoration

RESOLVED: Tickton & Routh Parish Council object on the following grounds:

- Failure to account for downstream greenhouse gas emissions as required by recent case law
- Unacceptable risk to surface and ground water, including potential contamination of a principal drinking water aquifer
- Potential for saline intrusion, threatening freshwater quality, and long-term water security

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

2.1. Link: [25/02004/CLE](#) - Land East South West And West Of Tickton Bridge Plantations, Main Road, Routh - Certificate of Lawfulness for the confirmation of commencement of works of planning permission link: [22/00824/STPLF](#) (Construction of solar photovoltaic development including solar panels, installation of sub-station, medium voltage power stations, battery energy storage containers, erection of perimeter fence and CCTV poles with associated access and erection of temporary construction compound) – **Approved. Noted.**

3. Planning Inspectorate

3.1 Link: [Proposed Peartree Hill Solar Farm](#): Notice of Hearing 21 - 23 October 2025 at Tickton Grange Hotel, Main St, Tickton, Beverley, HU17 9SH – **Noted.**

3.2 Link: [Proposed Peartree Hill Solar Farm](#): Proposed Provision for the Compulsory Acquisition of Additional Land Consultation (comments by 29 October 2025)

RESOLVED: No comment.

162/25 CONSULTATIONS

1. RWE: Proposed Peartree Hill Solar Farm - Link: [Permissive paths targeted consultation](#) documents **RESOLVED:** No comment.

2. ERYC: East Riding Local Plan Update - Link: [Consultation on draft Planning Obligations SPD](#)

RESOLVED: The PC agreed to submit amendments for consideration as detailed in Appendix 1.

3. ERYC: East Riding Design Code SPD – Link: [Update on the East Riding Design Code SPD](#) – Noted.

4. ERYC: East Riding Local Plan - Call for Sites – Noted.

5. ERYC: Annual Rough Sleeping Estimate 2025 as recorded overnight 6/7 November

RESOLVED: The consultation response was approved.

163/25 ENERGY PROJECTS

1. Proposed Molescroft Solar Farm Community Benefit Fund – To consider projects

The PC consulted local groups and charities to identify projects of benefit and Molescroft PC regarding a joint project, at the developer's request. It was noted that Molescroft PC would prefer to consider projects that would be of greater benefit to their own parishioners.

RESOLVED: The PC agreed to respond to the developer for consideration: -

- proposed projects and initiatives received from local groups and charities within the parish

- A pedestrian Island on the A1035 between the bus stops on Hull Bridge Road and Cherry Lane Garden Centre and a foot/cycle path from the Garden Centre to Swinemoor Roundabout linking to Molescroft foot/cycle path on Grange Way.
- A pedestrian island between bus stops on the A1035 at Routh linking foot/cycle paths from Molescroft, Tickton, Routh through to Leven.
- Any potential community benefit fund should be exclusively for the area impacted by the development with at least a 1/3 split between Molescroft/Tickton to reflect the greater visual impact to our residents due to most of the development being on land within the parish of Tickton.
- East Riding of Yorkshire Council (ERYC) should not be involved in the set up or allocation of any community benefit fund.

2. Proposed Drove Lane Solar Farm and Community Benefit Fund – To receive any updates
No information was available at the meeting.

164/25 **PARISH MATTERS** – To receive any updates and agree any actions: -

1. ERYC: Weel Bridge Works & Weel Road Highways Works/Resurfacing – Est. Jan-April 2026
Discussed under Ward Councillor Report (Minute Ref. 157/25)

2. ERYC: Tickton Highways Improvement Works - 29 October to 3 November
Schedule of planned carriageway patching works - Main Street – 29 and 30 October; St Pauls Way and St Pauls Drive – 31 October; Churchfields, The Orchard and Tickton Meadows – 3 November.

3. ERYC: River Hull - submerged boats and debris (Min Ref. 146/25 5.) – To consider writing to the EA
ERYC advised that the River Hull is designated as a main river, which places it under the permissive powers of the Environment Agency. This means that any enforcement action regarding the removal of these vessels on flood risk or pollution grounds falls within their authority. There is no navigation authority on this stretch of the river, and any enforcement by the Environment Agency would be based on increased flood risk rather than navigation risk.

RESOLVED: To write to the EA to request removal of the boats and debris to alleviate flood risk.

4. Tree Survey: To consider quote(s) to remove 1 No. Ash tree.

RESOLVED: To appoint Tree Engineers to remove the dead Ash tree @ £120. The contractor to inform ERYC in accordance with planning regulations for tree works in a Conservation Area.

5. Remembrance: To consider displaying Silent Soldiers at W/Memorial and Lamppost Poppies from 3 to 23 Nov and to agree arrangements for laying the wreath at Hull Bridge and the Last Post on 9 Nov.

RESOLVED: To display Soldiers and Poppies from 3 to 23 November.

Cllrs Dickson and Dodds to lay the wreath at the Hull Bridge Memorial accompanied by a volunteer playing The Last Post on Sunday 9 November following the St Pauls Church Service.

165/25 **CORRESPONDENCE** – To consider any response to:

1. ERNLLCA: Newsletter; CCTV & Data Protection, Martyn's Law, HR and H&S Training; Devolution Survey
RESOLVED: Cllr Dodds to attend the CCTV & Data Protection webinar on 2.12.25 from 7-9pm @ £36.50.

2. ERYC: Town and Parish Bulletin & White Ribbon Day Campaign East Riding 2025 – Noted.

3. Wildflowers: To consider request for wildflowers banks on parish verges received from resident.

RESOLVED: The PC welcome wildflower banks in accordance with Biodiversity Policy but do not have the manpower to undertake the maintenance and management of weeds required to ensure success; previous efforts to introduce wildflower banks were unsuccessful.

4. Tickton Village Hall: To consider grant application towards costs of winter gritting.

RESOLVED: To approve a grant of £544.41 to Tickton Village Hall towards the costs of winter gritting.

5. The Church In Tickton: Thank you letter - **Noted.**

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

6.1. Beverley & Holderness Internal Drainage Board: To display Notice of Consultation of Audit – **Noted.**

166/25 **CLERK'S REPORT** – To receive updates

1. Defibrillators (149/25 2.3)

The units and cabinets have now been collected by Defibs4life Recycling Scheme.

2. East Riding Stages Rally 2026 (127/25 4.)

A new position for the 'Finish Line' has been confirmed in accordance with the PC's request.

3. Traffic Accidents (006/25 & 027/25 1.2)

Minute Ref. 027/25 1.2 discussed under Community Safety (Refer to Minute Ref. 160/25).

4. ERYC Parish Council Network Meeting 18.09.26 (151/25)

The Clerk reported on the PC's request that ERYC Road Safety Team undertake a traffic count and observation at the head of Meaux Lane.

The Officer advised that in 2013 ERYC had installed a permanent traffic counter on the A1035 which has recorded traffic flows. The 2025 traffic flow is 21,119, comparable with other A roads in the region. The most recent survey on Meaux Road was undertaken in 2024 and recorded 2,400 which is also comparable with other C roads in the region. No additional surveys will be undertaken at this time.

ERYC reported that safety at the junction has significantly improved following the implementation of the improvement scheme in 2018. The location now maintains a strong road safety record and does not currently meet the criteria for further safety enhancements.

5. RWF Community Benefit Fund Meeting 20.10.25 @ 11am

The Clerk reported that the RWF Panel will hold a meeting on the evening of 20 October 2025.

ACTION: To invite Tickton and Routh representatives to update at the next PC meeting.

6. Neighbouring Trees

It was noted that the branches and vegetation on the Village Field have been removed. The PC may need to consider a replanting scheme should the neighbours leylandii fail to grow back to its original form.

ACTION: To write to remind residents of the need to contact the PC prior to coming onto the Village Field to maintain their own trees and hedgerows for insurance purposes. And, to inform residents that the PC has agreed to trim the hedgerow back to the boundary as part of its ground's maintenance contract.

167/25 DEVELOPMENT 2025-26

1. Playground Development: To receive update and ERYC Active grant offer of £1k, accepted in accordance with Minute Ref. 149/25 1.

The Clerk confirmed that work has now commenced and is expected to be completed by 23 October. The PC thanked ERYC for the Active grant award of £1k.

2. Email and Website: To consider PC owned gov.uk domain (or retain org.uk), a WCAG2.2AA compliant website and draft an IT Policy to meet AGAR Assertion 10 2025/26.

RESOLVED: To draft an IT Policy and to obtain quotes for a council owned WCAG2.2AA compliant website, including the transfer of documents with a) existing org.uk domain and b) new .gov.uk domain; council email account for use by the Clerk; plus, optional costings for email accounts for Councillors and Handyman for consideration.

3. Trees:

3.1. To consider requesting permission from the RGT to plant 6no woodland trees on the Village Field and the PC to undertake management and maintenance of such trees going forward.

RESOLVED: Approved.

3.2. To consider planting 6no. fruit trees on The Kirkwood Community Orchard owned by the PC.

RESOLVED: Approved.

3.3 To consider tree varieties, quotes, and planting scheme (subject to approval from the RGT)

RESOLVED: To purchase 1no Hornbeam, 2no Crab apples, 2no Birch, 1no Alder, 2no Apples, Pears, and Plums and 12no. 1.5m Stakes, ties & spirals to include delivery at a cost of £328.80 + VAT from Henleys.

RESOLVED: To accept a generous offer of a donation towards the costs of 2no trees from a local group.

4. Town/Parish Council Owned Bus Shelter Replacement Programme:

4.1. To consider grant conditions to take responsibility for the ownership, maintenance, and cleaning of any new or replacement bus shelters. Installation to be undertaken by 31 March 2026.

RESOLVED: Approved.

4.2. To consider the responses to the public consultation and approve final location of 2no. shelters

RESOLVED: The PC considered the public consultation and based on replies approved the final location of the 2no. proposed new bus shelters a) A1035 east bound at Routh and b) Main Street between the junction with Weel Road and the A1035 at Tickton, subject to receipt of grant funding and final sign off by ERYC Highways.

RESOLVED: To ask ERYC to strongly consider installing a pedestrian island between the bus stops at Routh for safety reasons.

4.3. To consider the preferred specification, any final changes and approve submission of grant application no later than 31 October 2025.

RESOLVED: The PC appointed ACE Shelters as the contractor to install the 2no. shelters in the approved location, subject to final sign off by ERYC Highways and agreed that the specification includes full length polycarbonate panels for visibility and the frame painted Moss Green (RAL 6005). The Clerk to submit documentation to the ERYC Flexigrant portal and request grant funding prior to commencement of works to assist with cash flow.

168/25 MOTIONS PROPOSED BY COUNCILLORS

1. Cllr Oliver proposes that the PC corresponds with the Department for Science, Innovation and Technology (DSIT) regarding the over-supply of broadband to our village and under-supply to surrounding hamlets and communities. There are disparities in the services provided to small communities and potentially wasteful over-supply within Tickton in particular.

RESOLVED: Approved.

169/25 PC REPRESENTATIVES – To receive any reports.

1. Safeguarding – Cllr Vickers

Cllr Vickers reported on a meeting held with the Clerk and East Riding Safeguarding Children Partnership (ERSCP) following the Section 11 audit. ERSCP can offer the PC support with training, advice, and policy documentation.

RESOLVED: The PC agreed to Cllr Vickers and the Clerk attending meetings with ERSCP and to agenda any recommendations for consideration.

170/25 GOVERNANCE

1. Financial Regulations: To approve updates

RESOLVED: Approved.

2. Standing Orders: To approve 2025 Model

RESOLVED: Deferred.

3. Grant Policy: To review and approve amendments

RESOLVED: Approved.

4. Volunteer Policy, Application Form & Advert: To consider adopting.

RESOLVED: Approved.

ACTION: To add agenda item to consider appointing a Councillor as 'Volunteer Lead'

171/25 FINANCE

1. Financial Controls: To receive PC Audit Representative Report Q2.

No concerns raised.

2. Bank Accounts: To receive update and agree any transfer of funds.

Current: £33,139.29; Reserve: £3,988.29; Liquidity 35-Day: £30,526.69 & Liquidity 95-Day: £20,735.85

RESOLVED: To transfer £3,500 from Reserve Account to Current Account; £17,000 from Liquidity 35-Day to Current Account and £8,000 from Liquidity 35-Day to Reserve Account.

2. Clerks SLCC/ERNLLCA Training: To approved @ £25

RESOLVED: Approved.

3. 2026/27 Budget: To notify members to forward any projects to the Clerk before the Nov PC mtg – Noted.

ACTION: The Clerk to arrange a Development Working Group meeting.

4. Printer: To note purchase by delegated authority in consultation with Chair to meet needs of service.

RESOLVED: The PC ratified the decision to purchase a printer.

5. Asset Register: To approve disposal of printer @ £166.66 and addition of new Epson EcoTank ET-2850 Inkjet Printer @ £208.33 + VAT

RESOLVED: Approved.

6. Virement: To consider approving the virement of £200 from EMR IT Equipment to Office Costs Budget Line to cover the costs of the printer.

RESOLVED: Approved

7. Financial Report/Payments: To approve report, payments and any presented after publication of agenda.

Payments	Net (£)	VAT (£)	Gross (£)
The Open Spaces Society - Membership	45.00	-	45.00
Wicksteed Leisure Ltd - Zipwire Service/Maintenance	1,707.14	341.43	2,048.57
The Church In Tickton - Room Hire - Public Meeting Weel	30.00	-	30.00
Mrs M Middleton - Office Printer + Wreaths (S137)	268.51	53.70	322.21
Employment costs - Handyman Reimb - Planter Soil + Working Gloves	1,497.09	5.32	1,502.41
Tickton Village Hall - Grant	544.41	-	544.41
ERYC - Hull Bridge Light SLA	48.34	9.67	58.01
Income – September	Net (£)	VAT (£)	Gross (£)
Bank Interest Reserve			3.67
Bank Interest Liquidity 35 Day			59.57
Bank Interest Liquidity 95 Day			58.01
ERYC - Final 50% Precept			19,125.00

RESOLVED: The PC approved payments presented and the financial reports.

172/25 **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.

173/25 **DATE OF NEXT MEETING(s):** The Ordinary Council Meeting will be held at 7:30pm, Monday 17 November 2025 in Tickton Village Hall.

The Minutes were approved and signed at the meeting held on the 17 November 2025.

APPENDIX 1

162/25 CONSULTATIONS

2. East Riding Local Plan Update - Link: [Consultation on draft Planning Obligations SPD](#)

The PC recommend the following amendments are taken into consideration: -

4.12 When the Council agrees with an applicant's demonstration that a scheme is unviable and planning obligations are reduced on viability grounds as a result, the Council ~~may~~ will seek the inclusion of a viability review mechanism and overage clause in the s106 agreement.

The reason for the above change is to ensure that action is taken and eliminates ambiguity.

6.1 According to chapter 5 of the NPPF29, local housing need assessments should be conducted to establish the need, size, type and tenure of housing needed by different groups in the community. These groups include those who require affordable housing. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site, unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to creating mixed and balanced communities.

The PC believe that there should be no provision for off site provision if the appropriate financial assessment has been carried out in the first place. Developers are fully aware of the requirement to provide affordable housing and it is critical that developments provide a good range of housing including size, price and tenure.

11.9 Policy S2 of the Local Plan Update sets out the expectations for development proposals in mitigating the impacts of climate change. The policy will be used in combination with a range of other Local Plan Update policies to support national objectives. The expectations of the policy include (but are not limited to), enhancing habitat networks to allow biodiversity to adapt to climate change, including renewable and low carbon energy generation, and promoting sustainable modes of transport.

The PC believe that Policy S2 should be strengthened regarding new developments in order that providers are required to fit heat pumps and solar and to avoid gas.

Appendix 2: Information required to review financial viability

1. The Council is not prescriptive about the format or methodology of a viability assessment, as this may depend on the circumstances of the proposed development. For small schemes, a relatively simple residual appraisal using current costs and values may be sufficient. Whatever format is adopted, the information submitted should be presented in a transparent manner with the key revenue, cost and timing and phasing variables set out below clearly stated.

The PC would prefer to see a prescriptive approach the format and methodology of a viability assessment. This would ensure that all developments are given the same consideration and outcome benefits regardless of developers' constraints.

[End]