



Minutes of the Ordinary Meeting of Tickton & Routh Parish Council held on **Monday, 16 March 2026** at 7.30pm in Tickton Village Hall, Main Street, Tickton.

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

In Attendance: Parish Clerk: Michelle Middleton.
Ward Councillor: Paul Smith.

Apologies: Councillors: Dodds.

Absent: None.

Public: None.

038/26 **APOLOGIES** - To receive apologies for absence.
Apologies were received from Councillor Dodds.

039/26 **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 16.1. (Minute Ref. 052/26 1.) due to ownership of land within the proposed development.

040/26 **MINUTES**
To approve the minutes of the Parish Council meeting held on 16 February 2026.
RESOLVED: The minutes of the Parish Council meeting held 16 February 2026 were approved as a true and correct record.

041/26 **COUNCILLOR VACANCIES** - To consider any applications & sign declaration of acceptance of office.
None received.

042/26 **TO RECEIVE THE EAST RIDING WARD COUNCILLOR(S) REPORT**
The Ward Councillor Report was received.
A road closure at Leconfield and diversion route commencing Monday 4 May 2026 was noted.
In response to the Boundary Review the Ward Councillor requested the PC to consider any recommendations to put forward to the RWF Committee meeting due to be held in May 2026.

043/26 **COMMUNITY SAFETY & NEIGHBOURHOOD WATCH**
1. Humberside Police: Monthly Updates – report noted.
2. NHW: Newsletters and Fraud Reports – noted.

044/26 **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.
1.1. Link: [25/02013/PLF](#) – Land North West Of Red Cottage, 1 Weel Road, Tickton – Construction of hardstanding and installation of foul and surface water drainage (Retrospective) and change of use of land to use as a holiday caravan site for four static holiday caravans and four touring caravans and erection of an amenity building (consultee comments due by 16 March 2026 – extension granted).
RESOLVED: The application should be REFUSED and call into committee for consideration for the following reasons:
1. An eviction order was made which the applicant has failed to comply with. The caravans subject to the eviction order are still on site and should be removed before any new application can be dealt with.
2. NPPF para 164 states that new development should be planned for in ways that:
a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that

risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems;

This development fails to avoid vulnerable use as caravans are a 'more vulnerable' class of accommodation. The potential impact on properties within Tickton if drainage is not properly maintained on an annual basis makes the development unsustainable.

3. Policy S4 of the ERLP SD states that new development in the countryside should respect the intrinsic character of the site's surroundings. Policy ENV1 of the ERLP SD states that all new developments should have regard to the specific characteristics of the site's wider context and the character of the surrounding area and incorporate hard and/or soft landscaping alongside boundary treatments of an appropriate scale, to enhance the setting of buildings and views. Policy ENV2 of the ERLP SD states that development proposals should be sensitively integrated into the existing landscape. Part 12 of the NPPF seeks to achieve well-designed places and paragraph 130 states that permission should be refused for development of a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The site is highly visible from the A1035 which is at a higher ground level than the application site. The character of the surrounding area is an open semi-rural landscape and the proposal is out of character with this, harmful to the visual amenities of the area and the intrinsic character of the site's surroundings. The submitted landscaping scheme is not sufficient to provide adequate screening of the site and help it to integrate into the surrounding landscape. The proposal therefore fails to comply with Policy ENV1 and ENV2 of the ERLP SD and the NPPF.

4. Only less vulnerable development can be considered in Flood Zone 3. Caravan parks are considered 'highly vulnerable'.
5. There is no demonstrable need for additional caravan parks within Beverley and its Hinterlands. The 2016 tourism report suggested that the shortage of hotels and B+B's in Beverley were the main issue. There is ample static and touring space at both High Farm, Routh and Heron Lakes, Routh with further developments already planning approved.

If approve, the Parish Council recommend the following conditions:

- i) the accommodation is occupied for holiday purposes only
- ii) the accommodation shall not be occupied as a person's sole or main place of residence, and
- iii) the operator to maintain a register of the occupants' main place of residence, which should be available for inspection
- iv) Transport Planning - Comments suggest that an upgrade to surfacing would be required at the entrance if permission is granted. As the site is located in Flood Zone 3, careful consideration should be given to this entrance route being either permeable surfacing or suitable drainage gullies being included as the entrance is higher than the site
- v) Annual clearance of the entirety of the riparian owned ditch leading from Main Street, Tickton to Turf Gutter Drain should be mandatory. Not only do poorly maintained drains impact the immediate vicinity of the site, but failure to maintain water flows could impact St Pauls Way and St Pauls Drive in Tickton. Without this commitment the Exception Test on the flood risk assessment would fail as it would cause a direct threat of flooding to the aforementioned areas of Tickton.
- vi) The amenity block should be retained as such and not be considered for living accommodation in the future. If the site ceases to be a holiday location, then the amenity block should be demolished, and the land returned to its original use of open countryside.
- vii) All drainage approved by the IDB should be installed prior to any occupation of the site
- viii) Any permission should be deemed temporary until such time the site ceases to be used as a holiday site.
- ix) Facility for disposal of cassette waste from touring pitches
- x) Fire Points to be identified on the site plan
- xi) Site telephone point to be included
- xii) Site lighting to be included in the plans – a pre-requisite of caravan parks
- xiii) The amenity block should have a first-floor refuge, along with male and female toilets and shower facilities
- xiv) Fencing bounding the ditch to the south must be 3m behind the watercourse.

1.2. Link: [25/02363/PLF](#) - Park Farm, Main Road, Routh - Erection of an office building following demolition of existing, change of use of joinery and fabrication workshop for

fabrication/refurbishment/storage of modular buildings, external storage of modular buildings/containers, and construction of a bund (retrospective), and construction of a vehicular access and internal access road with automatic gates and brick pillars (**Consultee comments by 25 March 2026**).
RESOLVED: The PC object and call into committee for consideration due to industrialisation of open countryside, visual amenity of Meaux Lane and A1035 and volume of traffic on the A1035 and proximity at the junctions of the Nags Head and High Farm neither the entrance nor the A1035 are conducive to heavy goods vehicles in this manner.

If approved, the Parish Council recommend the following conditions:

- i) That the entrance is altered to facilitate traffic entering and leaving the site safely onto the A1035
- ii) Screening is planted at the back of the site to mitigate negative visual amenity of Meaux Lane
- iii) High fencing to the rear should be retained until the screen planting is mature
- iv) That the hard standing is permeable to reduce flood risk in flood zone 2
- v) suitable water attenuation plans to mitigate the impact of surface water run-off.

1.3. Link: [26/00138/PLF](#) - Environment Agency, Tickton Depot, Main Street, Tickton - Erection of a two-storey modular building with offices, staff welfare facilities and car parking following removal of existing single storey office building (**Consultee comments by 25 March 2026**.)

RESOLVED: No objection. The Parish Council recommends that ERYC follow the Tree Officers Report.

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

None received.

3. Local Plan – to receive update following ERYC Local Plan webinar; interested parties can view the map of all sites submitted under ERYC's 'call for sites' is available at [Local Plan Map](#) – Cllr Oliver – Noted.

ACTION: To send report to Ward Cllr Smith.

045/26 **CONSULTATIONS** – To consider a response to consultations received.

The Dogger Bank South Offshore Wind Farms Community Fund Consultation Survey was circulated.

046/26 **ENERGY PROJECTS** – To agree any actions and note updates.

None received.

047/26 **PARISH MATTERS** – To receive any updates and agree any actions.

1. ERYC: Weel Bridge Works & Weel Road Highways Works/Resurfacing

ERYC Project Briefing Note No. 6 was noted. In summary, the proposed start date is 23 March 2026 with a confirmed closure start date of 13 April 2026 with a 12-week closure period, end of July.

The HWRC at Weel will be closed for the duration of the bridge closure to coincide with maintenance and monitoring and additionally to ensure safer traffic routes for residents of Weel Village utilising the diversion route via the A1174, A164, and A1035.

2. River Hull: Embankments/Sunken Boats

The Environment Agency confirmed that the banks, walls and embankments along the River Hull from the Crown and Anchor pub at Tickton to Beverley Beck at Weel are maintained by the Environment Agency, except for a short stretch of natural high ground directly upstream of Beverley Beck, which is maintained by the riparian (riverside) owner. The River Hull at Tickton is rated a medium-risk system (areas with smaller communities, minor infrastructure, and may have some important habitats or historic sites).

A representative from the Environment Agency to attend the Annual Residents' meeting on 20 April 2026.

RESOLVED: To request that the Environment Agency consider reviewing the rating along the River Hull at Tickton to high-risk system due to significant infrastructure because of approved solar farms.

3. St Pauls Estate: Vulnerability to Flooding.

ERYC to investigate potential flood risk.

4. Annual Parish Meeting 20 April 2026: To consider format.

RESOLVED: The meeting to commence at 7pm 20 April 2026 in the Main Hall followed by an ordinary meeting of the Parish Council. The Environment Agency to present on the River Hull. The Chairman to invite Community Groups to present matters of interest and advertise the meeting to the community.

048/26 **CORRESPONDENCE** – To note and/or consider any response to:

1. ERNLLCA: Newsletter, Home Office Martyn's Law, training and play inspection training – noted.

RESOLVED: The PC grant approval for the Handyman to attend the Play Inspection Training on 7 July 2026 at a cost of £113.

2. Planning Inspectorate: Request for Mandatory Précis Information for All NSIP Applications – to note response.

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 govern which documents applicants must provide to accompany an application including the Non-Technical Summary of the Environmental Statement or the Planning Statement which is now considered required by pre-application guidance.

3. Tickton Village Hall: To consider request for temporary use of container storage on Village Field. It was noted that the request to use was withdrawn.

4. ERYC: Joint Local Access Forum - Town and Parish Councils - 18.3.26 @ 2pm – noted.

5. ERYC: Community Flood Wardens – to consider advertising for volunteers.

RESOLVED: To advertise for ERYC Community Flood Wardens on AAT.

6. Resident: Weel Road - subsidence of the road near the old access to New Holland farm – to note report to ERYC Reference Number 2357150 – noted.

7. Resident: Fish & Chip van and road safety concerns – noted.

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

049/26 CLERK'S REPORT

1. PROW/Footpath 14: ERYC have recently appointed a contractor who has begun working through that backlog so missing or broken signposts and intend to add PROW 14 along Turf Gutter to the grass cutting schedule for the coming financial year.

2. Gov.uk website/emails: Ongoing.

3. Development project 2025/26: The Clerk is in receipt of resident and school feedback forms to complete end of grant reports.

3. Bus shelter (Main Street)/Bike Shelter: Ace Shelters to repair the solar light which does not appear to be working and to install the bike shelter roof as agreed.

5. Meaux Lane: Litter pick requested prior to grass cutting

6. Green Lane/Carr Lane: ERYC have replaced 1no wooden post.

050/26 DEVELOPMENT PROJECTS 2026/27 – To receive updates and agree any actions

1. Community Library

A grant application has been submitted to Dogger Bank Community Fund for £1k.

2. Benches, tree guards and noticeboards

A grant application has been submitted to the under £10k Routh Wind Farm Community Fund.

3. Accessible roundabout and car park improvements

The Clerk outlined project costs and confirmed that grant applications will be submitted shortly.

051/26 MOTIONS PROPOSED BY COUNCILLORS

None received.

052/26 PC REPRESENTATIVES – To receive any reports.

1. Dogger Bank D/South Liaison Groups: Cllr Oliver - Refer to Minute Ref. 045/26.

2. Tickton Village Hall: Cllr Dodds - No report was received.

3. Development Working Group: Cllrs Dickson, Oliver & Vickers - No report was received.

053/26 GOVERNANCE: To review and approve.

1. Safeguarding Policy

RESOLVED: Approved.

2. Biodiversity Policy

RESOLVED: Approved.

3. GDPR Data Audit, Third Party Data Processing Agreement, and training

RESOLVED: The GDPR Data Audit, Third Party Data Processing Agreement relating to Payroll/Pension, Audit and Website/Email suppliers were approved and Councillors received the GDPR training report.

054/26 FINANCE

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

Current: £6,366.29; Reserve: £8,511.49; Liquidity 35-Day: £5,643.17& Liquidity 95-Day: £20,986.57.

RESOLVED: To consider transfer of funds in April.

2. Financial Report/Payments: To approve report, payments including any payments presented after publication of the agenda.

Payments	Description	Net (£)	VAT (£)	Gross (£)
JRB Enterprise Ltd	Dispenser Dog Bags	412.40	82.48	494.88
DL Wilkinson Motor Engineer	Sandblast/prime tennis posts and basketball hoops	120.00	24.00	144.00
Employment costs incl. HMRC + reimbursement.	Employment costs + reimbursement	1783.31	1.17	1784.48
Income – January		Net (£)	VAT (£)	Gross (£)
East Riding of Yorkshire Council	Active Grant – Play Area			1000.00
NatWest	Bank Interest Reserve			6.20
NatWest	Bank Interest Liquidity 35 Day			8.77
NatWest	Bank Interest Liquidity 95 Day			43.70

RESOLVED: The PC approved the financial report and payments represented.

055/26 **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.

1. Staffing matters
None considered.

056/26 **DATE OF NEXT MEETING(s):** The Annual Parish Meeting will be held at 7:00pm, Monday 20 April 2026 in Tickton Village Hall followed by an Ordinary Meeting of the Parish Council at 8:00pm.

The Minutes were approved and signed at the meeting held on the 20 April 2026.