

**SHERIFF HUTTON PARISH COUNCIL**

**MINUTES OF THE MEETING OF THE COUNCIL HELD IN THE MISS WARD ROOM, METHODIST CHURCH, SHERIFF HUTTON ON THURSDAY 9<sup>th</sup> APRIL 2026 AT 7.30PM**

**PRESENT:** Councillors: Penny Bean (Chairman), Marcus Oxendale, Sally Wright, Ed Stephenson, Dave Smith, Sam Warriner & Philip Lazenby.

**ALSO PRESENT** Louise Pink – Clerk. 7 members of the public (some part meeting only).

**1. APOLOGIES OF ABSENCE**

None.

**2. DECLARATION OF INTERESTS**

Planning Application ZE25/01393/MFUL, Land North Of North Garth Lane Sheriff Hutton - Erection of 12no. dwellings with associated works and infrastructure:-

Cllr Stephenson declared an interest in the above planning application. Cllr Stephenson advised that he works for the company acting on behalf of the applicant and knows both the agents present at the meeting on a professional basis. However, he stated that he does not personally act for agent nor has he been involved with the planning application. Due to the length of time of the discussions, a dispensation was given to Cllr Stephenson to allow him to remain in the room, but he did not join in the discussions or voting process relating to this planning application.

Cllr Oxendale advised that he is a neighbour of the above planning application. However, as this was not a disclosable pecuniary interest, Cllr Oxendale was able to take part in discussions and voting process relating to this planning application.

**3. MINUTES**

The council resolved that the minutes of the meeting held on Thursday 12<sup>th</sup> March 2026 were agreed and as such, were signed by the Chairman.

**4. PUBLIC FORUM**

One member of the public spoke of the planned village fete to be held on the Village Green in August. The resident provided an update on the planned events and enquired as to whether the parish council would be in a position to make a financial contribution. The clerk advised that all requests for donations need to be made to the parish council via the donation's request scheme. Clerk to send the resident a copy of the donations request application form for completion. Once received, the completed application form will be added to the next available agenda for discussion.

Two members of the public spoke of the neighbourhood plan and asked for the reason as to why the parish council have taken the decision to not currently take the neighbourhood plan any further. The parish council advised that due to the quotations received for the creation of a housing needs assessment, it is not current financially feasible to take the project any further, especially given that no grants are currently available from NYC.

Planning application ZE25/01393/MFUL, Land North Of North Garth Lane Sheriff Hutton - Erection of 12no. dwellings with associated works and infrastructure:-

Approved ..... Chairman

Three members of the public present at the meeting spoke against the planning application and raised the following concerns:-

- Advised approx 18 objections have already been logged on the planning portal.
- Would create a break in the Northern and Eastern village boundary.
- They believe that there are other areas within the village that would be more suitable for extending the village if further housing is needed. These have been identified in the NYC call for sites scheme. The Chairman advised that the call for sites scheme is still under consideration by NYC and as such, the parish council have not been sent any details for consideration/consultation yet.
- The proposed site is in a raised area, which would be seen from far away.
- The current drainage and road infrastructure is not currently adequate and should be looked at before any additional housing is built which would only add to the current issues.

Two agents acting on behalf of the agent were present at the meeting and provided an update on the planning application and answered any questions raised.

#### **4A. EXCLUSION OF THE PUBLIC**

Not Required.

#### **5. MATTERS ARISING FROM THE MINUTES**

Nothing noted.

#### **6. CLERK'S REPORT**

Nothing noted.

#### **7. MATTERS ARISING**

a) The recent site visit and wayleaves agreement in relation to the proposed telecoms work by Quickline on the Village Green was discussed. It was discussed that schedule 1 on the wayleaves agreement that has been provided to the parish council is blank and does not contain any plan and specification. As such, the parish council are unable to sign the agreement. The clerk to enquire as to whether any wayleaves payment would be made available.

b) The requested telecoms works on the access road to the Castle, between the Pinfold and the gate to the Castle was discussed. After discussion, these works were approved.

#### **8. PLANNING**

##### **a. The following new planning applications were received this month:-**

ZE26/00031/GPCOU Cavenagh House The Square Sheriff Hutton

Change of use to one dwelling house.

Decision - The parish council OBJECT to the above planning application, on the same grounds as the previous application.

Loss of a vital village asset, which, under previous management, was a very well used, thriving business.

Loss of employment opportunities within the village.

Change of use would have a negative impact on the village.

ZE25/01393/MFUL Land North Of North Garth Lane Sheriff Hutton.

Erection of 12no. dwellings with associated works and infrastructure.

Approved ..... Chairman

A voting process took place, with 4 councillors in favour of the application and 2 councillors against the application. Note - 1 councillor did not take part in the vote due to declaring an interest in the application.

Decision - No objection, subject to NYC carrying out a site visit.

ZE26/00163/HOUSE The Nook Finkle Street Sheriff Hutton

Erection of a second storey side extension to existing property, replacement of current pitched roof to flat roof with 1no. roof lantern above kitchen, alterations to fenestration including installation of bi-fold doors to rear and erection of a detached garage.

Decision – The parish council OBJECT to the above application, on the following grounds:-

Over development of the site.

Concerns over the parking facilities on an already bad corner.

**b. The following result was received of applications decided - None.**

**c. Any other planning matters**

Various planning condition issues were raised at Daskett Hill. Clerk to raise with NYC Planning Enforcement.

## 9. VILLAGE REPAIRS

Clerk to report again the pothole on the Farlington Road as this is now a significant health and safety concern.

## 10. FINANCAL MATTERS

a. The Clerk submitted the following accounts for payment by BACS:-

L Pink	Clerks Salary (Net)	£680.20
L Pink	Expenses	£41.10
HMRC	Tax & NI	£231.37
Glasdon	Bench	£805.70
Yorkshire Local Councils Association	Membership Subscription 2026/2027	£470.00

The accounts listed for payment were accepted. Clerk to make the payments via BACS using the online banking process.

b. No payments submitted by cheque.

c. No income was received.

d. The following invoice was received after the production of the agenda and after discussion was agreed for payment:-

NPower	Festive Lighting 2025/26	£578.77	BACS
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e. The bank balances were noted from March 2026.

f. The actual vs. budget figures were noted.

g. Any other urgent request submitted to the meeting:-

(i) The future use of Unity Bank was discussed. After discussion, it was agreed for the clerk to proceed with the opening of the 32-day notice account.

Approved ..... Chairman

(ii) Clerks annual pay review - After discussion, it was agreed for the clerk's salary to be increased by 1 SCP from SCP26 to SCP27.

**11. CORRESPONDENCE**

A list of correspondence since the last meeting was issued to all Councillors.

a) The email received from a local resident regarding road repairs throughout the village, including Main Street/East End and West End was noted.

**12. REPORT FROM COUNTY COUNCILLOR**

Cllr Goodrick was not present at the meeting.

**13. REPORTS FROM PARISH COUNCILLORS**

A councillor reported a car parking dangerous near the Square. Councillor to provide further details to the clerk for reporting to the enforcement officer.

**14. MATTERS FOR INCLUSION IN THE VILLAGE NEWS**

An update on the future of the neighbourhood plan.

**15. MATTERS FOR INCLUSION ON THE NEXT AGENDA**

Nothing noted.

**16. DATE AND TIME OF NEXT MEETING**

The next parish council meeting is to be held on Thursday 14<sup>th</sup> May 2026 in the Miss Ward Room at the Methodist Church @ 7.00pm. This meeting will begin with the Annual Parish Meeting and be followed by the Annual Meeting of the Council.

**The meeting closed at 9.15pm.**