



Minutes of the meeting of the Council on Wednesday 17 April 2024

At Clifford Village Hall

Present: Cllrs N Fawcett, T Blackmore, I Bartlett, R Bray, J Lund, S Park, L Softly, and A Wills

In attendance: N Fairbairn (Clerk), one resident and two representatives of the Low Mills Farm Development project team.

Public Participation

- i) The two representatives from the Low Mills Farm Development project team briefly outlined the proposal for an Integrated Retirement Community (IRC) and Care Home at Low Mills Farm in Boston Spa. It was noted there has already been a public consultation in Boston Spa which over 200 residents attended. It will be several months before a planning application is submitted to LCC.

The proposal is for up to 180 retirement homes and a 50-60 bed care home plus a club house and fitness area. Access will be from Boston Spa High Street. Pre-application advice from LCC suggested that there should be secondary access from Green Lane. The developers suggest that the estimated car usage will be less than for a traditional residential development.

Councillors raised the following issues:

- There is concern about the increased pressures on local GP services.
- It is unclear how many of the potential residents will be from the local area given the high price point of the properties.
- There are potential safety issues with the main access being on Boston Spa High Street

24/71 Apologies for absence

Apologies were received from Cllr T Skyes. It was **resolved** to approve the reasons for his absence.

24/72 Crime Report

The following offences were recorded in Clifford in February 2024:

3 x Violent and sexual

1 x Vehicle crime

A slight increase in the reported crimes in Wetherby Ward in March was noted at the April PACT meeting. The figures include several assaults the prisons in the Ward.

24/73 Declarations of Interest and Notifications of changes in the Members' Register of Interests

None

24/74 The minutes of the meeting held on 20 March 2024 were confirmed as a true record and signed by the Chairman.

24/75 Chairman's Business

None

24/76 Clerk's report:

- The clerk has completed the CAHA financial audit.
- Scribe Asset are developing new software for managing assets. The clerk has attended software a briefing and has signed up for the trial of the system.
- The defective kerb on Willow Lane has been reported to Highways. Councillors consider that it needs to be repaired urgently as some of the edging stones are unsupported and may break away. It was also noted that appropriate materials should

be used for the repairs as the kerb is in the conservation area. The clerk will contact Highways again in relation to this.

- Highways have been asked to repaint or replace the road signs by the War Memorial Sign
- Calder Windows have been instructed to undertake repairs at CCSG.
- Quotes are being obtained for the council's insurance which is due for renewal in June.

24/77 Ward Councillor's Business

Apologies were noted from Ward Cllrs Lamb, Harrington and Stables who are attending the Better Wetherby Partnership Meeting.

Cllr Lamb has advised that:

- He has been in contact with the Boston Spa Academy and LCC Planning about the demolition of the caretaker's cottage which was a condition of the Planning Permission.
- He has contacted the Chief Executive of Martin House re damage to Grove Road caused by building work at the site.

24/78 Neighbourhood Plan Community Projects & CIL Funding

- Walking Route to Bramham School. The TMWG have surveyed the hedge on Bramham Road to identify properties with overgrown hedge. LCC may widen the footpath if hedges are cut back to the boundary line. It was agreed that the clerk will contact the properties affected.

24/79 Lead Members & Committee Representatives

- Cllr Fawcett provided an update re the War Memorial improvements. The plans for the crossing will be added to the website as well as the plans for the improvements to the entrance to Bramham Primary School.

24/80 It was **resolved** to approve the changes to the exterior of the CCSG building to include signage above the main entrance, installation of the club crests either side of the door and installation of the club flag at the lower end of the building. This work will be funded by Clifford FC and they will be responsible for checking with LCC Planning whether permission is required.

24/81 Playground Development Working Group. Further quotes are still awaited, and it was agreed to defer making a request to the Ward Councillors for funding.

24/82 Traffic Management Working Group

1. It was **resolved** to approve the cost of installing an assisted crossing by the Clifford War Memorial £6,060.94 to be funded from CIL funds.
2. It is understood that the Northways track is unadopted therefore the council cannot contribute towards the cost of repairs. The council will facilitate to a meeting between the relevant residents to discuss the repairs required.
3. Payment has now been made to LCC for the 4 static SIDS to be installed at:
 - Clifford Moor Road opposite Ferndale lamppost number 2C1005
 - Boston Road opposite bridge Garth/Albion pub lamppost number 2B913
 - Boston Road opposite St John's Road lamppost number 9B913
 - High street opposite St Edwards Wood outside 1 Limestone Court lamppost number 12H817

The clerk was asked to clarify with LCC whether the SIDS are to be turned around so traffic can be monitored from both directions.

24/83 Letters have been sent to several properties on South View asking them to cut back their hedges to the boundary line.

24/84 The lease does not make clear who is responsible for the fence between St Edwards Wood and St Edwards Church ground. The issue will be considered further at the May meeting.

24/85 It was **resolved** to install the dog waste bag dispensers at the following locations:

- Albion Street by the Albion Pub – Pub end

- Junction of Willow Crescent/Lairum Rise
- Northways entrance
- St Edwards Wood entrance

The clerk will order the dispensers and bags once it had been confirmed whether they will be installed on a streetlamp or on the verge.

24/86 It was **resolved** to approve a grant of £250 for the Clifford First Brownies

24/87 Community Emergency Plan. Cllr Softly has agreed to that the lead on the issue and provide further details at a subsequent meeting.

24/88 The Annual Health and Safety Report was received. It was noted that;

- The fire hydrant signs by the War Memorial need repositioning as they have fallen over. Yorkshire Water have been contacted.
- The road signs by the War Memorial need repainting or replacing. LCC have been contacted.
- The Northways car park markings for church allocated parking spaces to be resprayed.
- There is a broken slab in front of the Northways club house. It was agreed to replace this.
- A resident has installed a gate from their property on to Northways field. The clerk will advise the resident that they do not have permission to access the field from their property.
- Some repointing is required at the CCSG clubhouse. Quotes will be obtained to repair this.
- The chippings, and some of the edges, on the Woodland Walk need to be replaced as soon as possible. The clerk will obtain quotes for this.
- The litter bin by the playground and St Johns school are rusted and the clerk will contact LCC to request replacements.
- The fence by the entrance to St Edwards Wood is rotten in parts and it was agreed to replace 2 of the rails and a post.
- One bench has graffiti on it and it was agreed to instruct a contractor to clean this.
- Some properties adjacent to St Edwards Wood have installed gates to access the wood and a hedge has been planted on council land. The clerk will advise the residents that they do not have permission to do this.

24/89 It was **resolved** to approval renewal of Parish Online Digital Software.

24/90 The completion of the purchase of land off South View was noted. Insurers notified have been notified of the acquisition. Cllr Bartlet will check the sire to confirm that there are no hazards which require immediate action. The council will consider setting up a Working Group at the May meeting to advise the council on potential uses of the site.

24/91 Planning matters

- a) Decisions known or received:
22/00232/FY Retrospective outbuilding to rear at The Orchards. Lairum Rise, Clifford. Withdrawn.
23/04461/CLE Certificate of Existing Lawful Development for use of land as domestic garden withing the planning unit of Low Farm Barn. Refused.
Appeal ref 104810 Certificate of Existing Lawful Development for use of land as domestic garden withing the planning unit of Low Farm Barn. Appeal dismissed.
Erection of porch to front - 36A Bay Horse Cottage High Street Clifford Approved
Certificate of Existing Lawful Development for occupation of Bramham Croft Farm as a residential dwellinghouse by a person not solely or mainly employed in the business occupying the stables at Bramham Croft or a dependent of such a person residing with him or her (contrary to condition 3 of planning permission 31/205/92/OT) -Bramham Croft Farm, Bramham Road Clifford Approved
- b) To receive an update on Planning Applications considered by the Planning Working Group
24/01646/FU/NE Erection of ground mounted solar panels at The Willows High Street, Clifford
24/01664/FU/NE For: Variation of condition 1 (Approved Plans) to previously approved planning application 21/10248/FU (Alterations including single storey front and two storey side extension; roof lights to front and rear; alterations to fenestration including new

windows to front and rear; Juliet balcony to ground floor rear) for revised schedule of drawings and alterations to garden Site at Low Farm Barn High Street Clifford
24/01314/FU/NE For: Replacement of existing windows and door Site at 3 The Old School Bramham Road Clifford

c) Enforcement

24/92 Financial Matters

a) The following receipts were noted :

i	BACS	Precept	40,635.00
ii	BACS	LCTS grant	622.00
iii	Reinvestment	CCLA Dividend	1,254.87

b) It was **resolved** to approve the following payments for

		Payee	Amount (excl VAT)	VAT	Total	Sec 137
i	BACS	Clerk's Salary	629.20		629.20	
ii	BACS	YLCA (Training Cllr Park)	25.00		25.00	
iii	BACS	YLCA Annual Subscription	605.00		605.00	
iv	BACS	YLCA (Training Clerk)	35.00		35.00	
v	DD	Unity Trust	18.00		18.00	
vi	DD	PWLB	1,887.01		1,887.01	
vii	BACS	Leeds City Council (Static SIDs)	10,500	2,100.00	12,600.00	
viii	BACS	WVGM	360.00		360.00	
ix	BACS	Viking Office Ltd (Office Supplies)	9.72	1.92	11.54	
x	BACS	Hart Law	696.00	139.20	835.20	
x	BACS	Clifford First Brownies	250.00		250.00	250.00
Xi	BACS	Parish Online	120.00	24.00	144.00	
xii	BACS	Postage	6.80		6.80	

c) The bank reconciliations and managements were received and the bank balances as at 31 March 2024 were noted as:

Unity Trust Bank	£	68,297.61
Santander Deposit Account	£	57,377.92
Santander Bond	£	27,304.60
CCLA Public Sector Deposit	£	302,378.54
Total	£	455,358.67

24/93 Correspondence Updates (other than that relating to specific agenda items)

- 2 residents have raised concerns about school buses travelling through Clifford. Cllr Sykes has responded.

24/94 Next Meeting was noted as 15 May 2024 on need to be with the Clerk by Tuesday 7 May 2024. There being no further business, the Chairman declared the meeting closed at 9.17 pm.

Signed.....

Dated.....