



Yapham cum Meltonby Parish Council www.yaphamcummeltonby.co.uk
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Minutes of Meeting 03/22 of Yapham cum Meltonby Parish Council
on Tuesday 8th March 2022 in Yapham Village Hall

31/22 Present: Cllr Arnold, Cllr Bradley (in the chair), Cllr Hammond, Cllr Moverley, clerk. Two members of the public. Apologies were received from Cllr Jefferson-Hallett and Cllr Gray. Cllr Bradley welcomed everyone to the meeting.

32/22 Code of Conduct

a) Declarations of Interest: Cllr Hammond declared his abstention from voting on planning items due to his position as ERYC Chair of Planning Committee.

b) Granting of Dispensations: None

33/22 Public Participation: A member of the public is about to embark on their Duke of Edinburgh Bronze award and is seeking the opportunity to take part in volunteer work within the parish. Council welcomed his enthusiasm and numerous opportunities were discussed. **Agreed: A schedule of tasks can be agreed and arranged.**

34/22 The Minutes of the meeting held on Tuesday 8th February 2022 were approved as a true record. *Proposed by Cllr Moverley and seconded by Cllr Arnold*

35/22 Matters arising: Cllr Hammond will request an extension for the community grant for the community project. There was an oversight with cost of the village Hall and Cllr Hammond would like the council to pay the fee. **Agreed:** Add request to finance on April agenda when cost is confirmed by Village Hall Committee.
ACTION: Cllr Hammond and Cllr Moverley to agree cost and relay to clerk.

36/22 Planning: To receive:

a) Planning Consultation for 21/04694/PLF Yapham Common Feoffee Lane Yapham / Change of use of land to holiday use with siting of 6 timber glamping pods, a toilet block, storage unit and associated landscaping, access and parking / Sophie Metcalf-Breary / **Agreed** - Object due to safety hazards for future occupiers. Council agrees with submitted HSE advice: 'HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case'

b) Planning Consultation for 22/00171/PLF Rowland Hill Fangfoss Road Yapham Mill YO42 1PE / Erection of extension to agricultural store and change of use into event space, installation of additional glazing and doorways and application of external cladding together with associated parking and landscaping and creation of new vehicle access from Feoffee Lane / **Agreed** - Support. Asset to area – benefit local economy

c) Planning Consultation for 22/00222/PLF Field View Meltonby Road Meltonby East Riding of Yorkshire YO42 1PP/ Erection of a dwelling and attached garage following part demolition of existing dwelling / **Agreed** - Object: overdevelopment of the plot and out of character for the area with a negative impact on rural environment. Doesn't

meet criteria for development in the open countryside in accordance with paragraph 79 of the NPPF in that it is not outstanding or innovative in design. Though we accept there is an existing dwelling, on the site, we believe this is the same as building a new dwelling in the open countryside, due to its significant scale, which is far greater than the existing dwelling. If officers recommend approval, we request the application be sent to Committee.

d) Notice of decision for: 21/04623/PLF / Yapham Cricket Club/ Erection of a single storey extension and c: 21/04331/PLF / 1 High Biels, Yapham / Erection of single storey extension / **Permission granted for both.**

37/22 Finance & Accounts: Bank balance – £3,931.81: Noted

The following payments were approved:

- a) Clerk's salary & PAYE for March: £122.43
- b) Clerk's Work from Home Allowance for March: £26.00

38/22 Water on village green / Meltonby Lane: Water is running across Meltonby Lane and causing damage to the road surface. As it is coming from the village green it remains the responsibility of the Parish Council to resolve the situation. Cllr Hammond has arranged for ERYC to repair the road but a longer-term solution needs to be addressed. Cllr Arnold believes there was a ditch running along that stretch and wonders if it might be reinstated. This solution has the potential to be financially heavy and Cllr Hamond is now seeking advice from ERYC with regard to other possible solutions and funding.

39/22 Councillors reports: None

40/22 Correspondence: Noted

41/22: Date of next meeting: Provisionally Tuesday 12th April 2022