

KIRKBY OVERBLOW PARISH COUNCIL
Minutes of the Meeting of the Parish Council
held on Monday 21 July 2025 at All Saints Church

Present: Councillors D Yeadon, J Cross, P Perry, and S Jacobs.

In attendance: NYC Cllr. A Paraskos and Mr M Richards (Clerk), plus 2 residents and the architect for item 6(b).

1. **Apologies for Absence** – Apologies for absence were received and accepted from Cllrs S Snowden and A Whiteley.

2. **Members' Declaration of Interest**

There were no declarations of interest for the meeting.

3. **To receive and if thought fit, approve the minutes of the Annual Meetings held on 19 May 2025**

Resolved: That the minutes of both meetings be approved as a correct record.

Proposed by Cllr Cross, seconded by Cllr Jacobs, signed by the Chairman.

4. **Matters arising from the previous Minutes**

Dealt with as part of the agenda, as appropriate.

5. **Questions from the Public**

None.

6. **To report on or consider Planning Applications/TPOs received**
Applications

(a) 25/01960/FUL - New site entrance and erection of tractor shed following demolition of existing outbuildings. Former Kirkby Chase, Barrowby Lane.

Councillors briefly discussed and agreed that the new entrance provided much better sight lines, and as a "No objection" response had been submitted to the original application, the same response would be made.

(b) 25/01721/FUL - Demolition of existing dwelling and erection of replacement dwelling. The Fold, Barrowby Lane.

The architect for this revised application (who is also a local resident) went through the revisions, explaining the reasons for them and how they improved the physical appearance of the proposed development and how it better fitted in with the overall village environment. Councillors queried the overall size of the development, particularly how the NPPF requirement for such developments to be "not materially larger" than the original, could be met? The architect accepted this point but felt this was a consideration for the Planning Officer.

The architect left the meeting at this point – 8.25pm.

Councillors then made various observations about the application, principally that although the development is much bigger, it looks much better than the original.

The Chairman agreed that the frontal view was acceptable but whilst the development is much bigger at the rear, this is acceptable as it is not overlooked.

Councillors agreed with the Chairman's suggestion that the Council's response would be "to not support or object but make appropriate comments" He will draft and forward to the clerk.

Decisions

(c) 25/01387/FUL - Demolition of existing single storey garden room extension.

Proposed part single, part 2 storey rear extension. Alterations to fenestration.
Cherchebi House, Follifoot Lane.

GRANTED

(d) 25/01261/FUL - Erection of new farm building. Dunkeswick Lodge, Dunkeswick Lane,
Weeton.

GRANTED

Councillors noted the above two decisions without comment.

Other

(e) Juniper Solar Farm.

The Chairman confirmed again that the site is outside the Parish boundary and there would seem to be minimal impact on residents, although there is a suggestion that additional pylons may be constructed for power lines from the site to the Dunkeswick sub-station. In any event no formal planning application has as yet been received although it is expected any time now. The Chairman asked the clerk to inform him when the planning application was received. He will also consider attending the Weeton Parish Council meeting when the application is considered.

(f) Enforcement. Field Adjacent to High Snape Farm, Follifoot Lane to High Snape, Kirkby Overblow. ALLEGED BREACH: Formation of café and shop. PLANNING REF: HGT21/02568/REM. The NYC Enforcement Officer is investigating the possible breach.

The Chairman explained that, at the moment, the Parish Council has no role to play in this matter. In fact this will be entirely the responsibility of NYC to pursue the possible breach and then act accordingly. The two residents accepted this assertion but wanted to make councillors aware of the position as they understood it. They maintain that there is no breach of planning regulations as this activity (involving the sale of afternoon tea, the picking of wildflowers and petting sheep) is not a permanent activity and is covered by the "28 day rule"; this enables landowners to "use their land (other than a building or land within the curtilage of a building) for any purpose, except as a caravan site or an open-air market, on not more than 28 days in total in any calendar year, and the erection or placing of moveable structures on the land for the purposes of that use". Councillors asked a number of questions about the activities, car parking and access arrangements etc but were content that the undertaking complies with the planning regulation as described.

The 2 residents left the meeting at this point

7. Finance

(a) Approval of Receipts & Payments since the 19th May meeting and bank reconciliation. Councillors noted the bank reconciliation and approved the 11 payments below, totalling £1998.46

Payments				
Since	<u>19/05/2025</u>			
S Bush - grasscutting			£	335.00
HMRC - PAYE			£	116.74
HMRC - PAYE			£	116.74
M Richards May Salary			£	201.11
M Richards June Salary			£	201.11
Bank charges			£	10.00
YLCA annual subs			£	234.00
Zurich Insurance premium			£	349.76
S Bush - grasscutting			£	335.00
R Chambers - audit fee			£	50.00
NYC - tennis court rental			£	49.00
				<u>£1,998.46</u>

(b) Budget. The clerk had circulated the Budget Workbook previously. He explained that the 3 statements showed 1) payments/receipts in the two monthly period, with 2) a summary of the year so far and 3) the ongoing position compared with the annual budget figures. Councillors noted.

(c) Dunkeswick defibrillator. The clerk confirmed that Cllr Snowden has now identified a location for the defibrillator and cabinet, with the necessary power supply. He will now arrange purchase.

8. Parish matters

(a) Footpaths off Walton Head Lane through to Follifoot Lane. The Chairman had been informed that attention was needed with regard to vegetation obstructing signage. On the far path he had spoken to the local farmer who was going to attend to this. On the path closer to the village the hedge and vegetation had again been cut back by Shaun Cann though hedging was still blocking signage at the top of the pole at the Walton Head Lane end and this would be sorted. Cllr Cross mentioned that the middle stile is in need of repair but responsibility for this wasn't clear. Cllr Jacobs also mentioned the wall on the left towards the Church had a large crack in it. Councillors agreed to monitor.

(b) Flooding – the Chairman confirmed that the problem on Main Street has been resolved but there is still an issue with Swindon Lane. This occurs after periods of heavy rain so currently there is no problem. It is more likely to occur in winter and steps can then be taken to identify the source of the problem. Cllr Paraskos agreed to take the matter up again with NYC Highways when relevant.

(c) Tennis courts maintenance. The clerk had finally made contact with the relevant department and an officer had agreed to follow up to determine actual responsibility for arranging the necessary maintenance and repairs. Unfortunately however, no further contact has been made. The clerk will follow up again.

(d) Wharfe View salt bin – the Chairman had arranged for the damaged bin to be collected and disposed of.

9. Dunkeswick Matters

Cllr Snowden had responded to the clerk with the details for the location of the

defibrillator (see item 7(c) above) No other matters to report.

10. School

Cllr Whiteley had no issues to report other than there were still issues with improper parking on the “zig-zag” lines, although this is not currently a major issue.

11. AGAR 2025-26 – new Assertion 10 – requirement for .GOV email addresses etc

The clerk explained the requirements of this new Assertion in the 2025-26 AGAR. If councils do not ensure all councillors and employees have official .GOV email addresses, they will incur a negative comment in the external or internal audit report. This is not classed as a “qualified” external audit report and therefore there is currently no material impact. It is however regarded as good practice and complies with GDPR. Councillors discussed pros and cons and it was asserted that any communication between councillors and to and from the clerk did not contain confidential matters and was in the public domain anyway. It was concluded therefore, that there was no real benefit and councillors elected to remain with their current email arrangements.

12. Village events

Nothing to report as yet.

There being no other business, **the meeting closed at 9.20 pm**

Date of the next meeting - Monday 15 September 2025, 8.00pm at All Saints Church.