

# **WALKINGTON PARISH COUNCIL**

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Minutes of the meeting of Walkington Parish Council held at 7.00pm on Tuesday, 15 July 2025 at the Village Hall.

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Councillors Present: K Hearne, G Holdorf, C Howard and V Swann (in the Chair).

Also in attendance: R Burns, R Field, S Gibb, M Gore, L Hewison, T Harrisson and K Pennock (Observers).

Clerk to the Council – A Thorogood.

## 25.07.1. **APOLOGIES**

An apology for absence was not received from Ward Councillor Stewart.

## 25.07.2. **DECLARATION OF INTERESTS**

- RESOLVED:
- a) that Cllr Hearne declared an interest in the Village Hall Committee and the Sherwood and Waudby Trust;
  - b) that Cllr Howard declared an interest in the Playing Fields Association and the Sherwood and Waudby Trust;
  - c) that Cllr Holdorf declared an interest in the Village Hall Committee;
  - d) that Cllr Swann declared an interest in the Playing Fields Committee.

## 25.07.3. **PUBLIC PARTICIPATION SESSION**

It was raised that the runoff from the Risby Building site was bringing chalky debris and dust into the road which was subsequently blocking the drains. It was requested that a conversation be held with the site manager regarding daily cleaning.

RESOLVED: that the Chair would speak with the Site Manager regarding daily cleaning.

## 25.07.4. **MEMBERSHIP**

It was discussed that the quota for Councillors was 11. The board has had four Councillors for a considerable time and were pleased to appoint new Councillors and welcome of Expressions of Interest.

- RESOLVED:
- a) that the appointment of Rachel Burns as a Councillor be noted;
  - b) that the appointment of Tyrone Harrison as a Councillor be noted;
  - c) that the appointment of Kathryn Pennock as a Councillor be noted;
  - d) that Councillors acknowledged that there were four vacancies on the Council;

- e) that an Expression of Interest form be forwarded to R Field, S Gibb, M Gore and L Hewison.

25.07.5. **MINUTES**

RESOLVED: that the minutes of the meeting held on 10 June 2025 be confirmed and signed by the Chair.

25.07.6. **MATTERS ARISING FROM THE MINUTES**

Minute 25.06.7 – Planning

All planning matters had been responded to on the Planning Portal.

Minute 25.06.9 – Finance

Painless Payroll had been appointed to undertake all payroll tasks. Mrs Ashley Thorogood had been appointed as Clerk and Responsible Financial Officer commencing 1 July 2025.

RESOLVED: that there were no matters arising from the minutes.

25.07.7. **EAST RIDING COUNTY COUNCIL MATTERS**

Due to Ward Councillor Stewart's non-attendance, no matters were raised.

RESOLVED: that no matters were raised.

25.07.8. **PLANNING APPLICATIONS**

- i. 25/01749/TDD - TPO Fell copper tree, 25 North Gate  
A decision had already been made by the local authority (LA) to fell the diseased tree and Councillors agreed this was the best course of action;
- ii. 25/30304/CONDET - UPVC Cladding, 18 Oriel Close  
Councillors wished to view the property at Oriel Close before a decision was made. Cllr. Burns would photograph the property and share with the board;
- iii. 25/01761/TPO - TPO Parklands, Ash disease, fell tree  
Councillors requested that the LA Tree Officer confirm the tree was suffering from Ash Dieback disease. Should this be confirmed, Councillors supported the felling of the tree;
- iv. 25/01537/PLF – Erection of a self/custom build dwelling (revised scheme of 25/00054/PLF) land north of Bramley Cottage 37a East End  
It was agreed that this property required viewing before a decision was made. Further information was required to determine type of dwelling. The Clerk would request plans from the architect;
- v. 25/01974/TPO - Remove branches Kirk Lane  
The Chair had viewed the property and was aware that there was community land at the rear of Kirk Land. Due to this being a conservation area, the planning application was required, however it was felt that these were necessary works. Councillors agreed to the works;
- vi. 25/01977/TPO - Crown lift of Lime Tree on Lawson Close  
Councillors agreed to the works.

RESOLVED: a) that Councillors would view the property at Oriel Close before a decision was made. Cllr. Burns would photograph the property and share with the board;

- b) that the LA Tree Officer confirm the tree was suffering from Ash Dieback disease, should this be confirmed, Councillors supported the felling of the tree;
- c) that the Clerk request the architect plans for Bramley Cottage;
- d) that Councillors agreed to the works on Kirk Lane;
- e) that Councillors agreed to the crown lift of the Lime trees on Lawson Close.

25.07.9. **ALLOTMENT LEASE**

The Chair explained that the land belonged to the Sherwood and Waudby Trust, however the Parish Council had a responsibility to provide allotments to the village. The Council rented the land from the Sherwood and Waudby Trust, and this had retrospectively been managed by an Allotment Trust. There had been no legal stipulations to this arrangement prior. The Council had employed Gunner Cooke solicitors to assist with this matter.

Consideration was given to point 3.4 of the valuation statement. A proposal was made to request that the Sherwood and Waudby Trust follow the guidance of the valuation report, in line with Gunner Cooke Solicitors recommendation:

- *That the lease will be for a 30 year term with the capability of each of the Lessor and Lessee to break to the lease on every fifth anniversary of the start date.*
- *That a rent review clause will be capable of being assessed on every fifth anniversary of the start date, the rent to be reviewed to Market Value.*

A vote was held with six Councillors for and one against.

Consideration was given to the use of the term 'Market Value'. A Cllr noted that the Sherwood and Waudby Trust was required to set rent in line with market value, whilst other Councillors were concerned that the rent needed to be achievable and in line with other local allotment prices. It was discussed that consultation had taken place with the Allotment Association and there would still be interest in allotment rental. To accept the current market value would increase allotment charges to £50.00 per annum. This was not felt to be unreasonable.

Councillors unanimously agreed that rent be reviewed to Market Value.

A Councillor commented that they felt the cost had escalated significantly. A Councillor proposed that the fees be negotiated, but that £1,100.00 be placed on account. It was queried whether the fee was inclusive of the preparation of the lease. A Cllr confirmed that the Sherwood and Waudby Trust would prepare the lease. It was also discussed that the solicitors needed to prepare a lease for the subcontract to the allotment society. A Cllr challenged that the land could not be re-leased. The Clerk would determine this. Councillors agreed to place £1,100.00 on account with Gunner Cooke Solicitors.

- RESOLVED:
- a) that it be requested that the lease be created with an ability to break the lease every fifth anniversary of the start date;
  - b) that it be requested that the lease be created with a rent renewal every fifth anniversary of the start date;
  - c) that the rent be set in line with 'Market Value';

- d) that the Clerk determine that the Allotment land could be released to the Allotment Society for management of the individual allotment plots;
- e) that £1,100.00 be placed on account with Gunner Cooke Solicitors.

**25.07.10. TREE INSPECTION – TOWNEND PARK**

The Chair informed Councillors that Wold Trees had undertaken an inspection of Townend Park and advised on required works. This had a cost of £1410.00 including VAT. Councillors unanimously agreed to the works being undertaken.

RESOLVED: that Wold Trees undertake works on Townend Park at a cost of £1410.00.

**25.07.11. FINANCE**

The Clerk requested the Council reimburse the cost of the annual membership to Microsoft Office. Councillors unanimously agreed.

RESOLVED: that the following payments were approved:

1107	LB Landscape Services Ltd Yorkshire	Works at Red Yats Paddock	£1200.00
IN23798	Maintenance	Pest Control - pond	£71.78
19111163	Currys	Laptop and Printer	£731.96
4477	Painless Payroll	1 employee May	£14.00
GN2770	Grant Networks LTD	updates, emails, website access	£120.00
WN	Walkington Newsletter		£1200.00
24620A	HNS Publishing	Driffield & Wolds Weekly Recruitment	£100.80
250633	Woodland Nurseries	Tiered Planter - Pond	£145.00
AT	Ashley Thorogood	Microsoft Office Suite	£84.99

**25.07.12. GRANT APPLICATION**

A Councillor questioned whether the Village Hall required a grant for the whole amount of the estimate or partial support. It was determined that the Village Hall wished for the Parish Council to provide a grant for the entire cost of the electrical works. A Councillor queried whether three quotes had been sourced. The Village Hall stated they had received three quotes but had not produced these to the Parish Council. It was confirmed that three quotes were only required for works costing in excess of £2500.00.

It was proposed that the Parish Council cover the cost of electrics, but as such would not be billed for the hire of the hall for Council meetings. The Parish Council was not responsible for the fabric of the hall.

A Councillor queried the cost of the room. It was determined that the Parish Council was charged £11.00 per hour. It was not felt that this was an excessive

amount and was in reality a contribution to the electricity and heating used, as well as the secure storage facility provided.

A Councillor proposed that the Parish Council pay the invoice for the electrical works at the Village Hall, with an estimated cost of £1914.00 including VAT.

RESOLVED: that the Parish Council would pay for the Village Hall electrical works.

### 25.07.13. **DELEGATIONS**

#### Playing Fields

A Councillor stated that the Playing Field Committee had not moved forwards with their work on the children's playground. The Playing Field Committee had been made aware of the Parish Council's feelings on this matter. The Playing Field Committee were looking to purchase additional land from Alban Wise, which neighboured the playing field. The playing field was a village asset. It was discussed that community funds from building works went direct to the local authority, into a central fund. The multi-use games area (MUGA) and tennis courts had been cleaned. Councillors discussed that now the council was of a larger size it would be beneficial to increase delegations or create sub committees.

RESOLVED: that the Playing Fields update be received.

### 25.07.14. **ASSET REGISTER**

Councillors were informed that a Lenovo Laptop and a colour printer had been purchased for use by the Clerk.

RESOLVED: that the Asset Register had been updated to reflect the purchase of a laptop and a printer.

### 25.07.15. **CORRESPONDENCE**

Correspondence regarding the presence of a tree on Middlehowe Road, planted as part of the Millennium Trees initiative, had been received.

RESOLVED: that the Correspondence be received.

### 25.07.16. **VILLAGE MATTERS**

#### Public Nuisance

A parishioner had reported a barking dog within the village. Councillors suggested they report the dog to the Dog Warden.

#### Church Walk

It was reported that the hedges and trees on Church Walk were overgrown and restricting access. These were the responsibility of the neighbouring properties. Maintenance could be enforced by the LA. Cllr Burns would forward photographs of the access route and the Clerk would raise this with the LA.

#### Rouge Traders

Councillors were informed that rouge traders had been charging elderly parishioners for works that were not being completed.

#### Footpath alongside Dog and Duck Public House – Northgate

The fence belonging to Dog and Duck was stated as being deteriorated and becoming unsafe. Councillors requested that the Clerk contact The Dog and Duck to discuss.

### Campers – Friars Copse

It was reported that the posts required replacement to prevent access. It was felt that site would benefit from a larger sign stating 'No Camping or BBQs' being erected. The Village Handyman would investigate this matter.

### Dogger Bank

Information regarding the works relating to Dogger Bank Wind Farm was shared with Councillors. It had been requested that the Parish Council submit their response to the questionnaire. The Clerk would collate feedback and respond on behalf of the Parish Council. Councillors would provide feedback to the Clerk by Monday, 21 July 2025.

- RESOLVED:
- a) that the Clerk contact The Dog and Duck public house regarding the fence neighbouring Northgate;
  - b) that the Handyman investigate the suitability of the posts at Friars Copse to prevent vehicular access;
  - c) that Councillors would provide feedback regarding the works at Dogger Bank Wind Farm to the Clerk by 21 July 2025;
  - d) that the Clerk would complete the questionnaire on behalf of the Parish Council.

#### 25.07.17. **REVIEW OF ACTIONS**

RESOLVED: that the Review of Actions be confirmed and circulated to governors following the meeting.

#### 25.07.18. **FUTURE MEETINGS**

RESOLVED: that the next meeting be held on Tuesday, 9 September 2025 at 7.00pm.

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Chair's Signature – 9 September 2025.