

HESLINGTON PARISH COUNCIL

MINUTES OF A MEETING HELD IN THE MEETING ROOM

TUESDAY 17 JUNE 2025 AT 7.30PM

Councillors Present: David Blacketer Pauline Bramley
Richard Bramley John Garner
Bev Heap Tom Percy
Caleb Pell Zena Richards

In Attendance: Fiona Hill - Parish Clerk

Public Present: 1

Public session matters raised: None

24/338 a) To receive apologies for absence given in advance of the meeting:

City of York Councillor Kate Ravilious

b) To consider the approval of reasons given for absence: N/A

24/339 To record declarations of interest in items on the agenda: None

24/340 a) To approve the minutes of the Parish Council meetings of 20 May 2025

Resolved / Approved (Unanimous)

b) To approve the minutes of the Annual Parish Council meetings of 20 May 2025

Resolved / Approved (Unanimous)

24/341 To discuss matters arising from previous minutes:

- Meeting Room:

-- Roof works – Project Management

There had been a stakeholders meeting today at 11.30. Present were Hares and their contractors, Parish Councillors Blacketer, Bramley and Garner, five neighbours and Nick Allen from the Meeting Room Committee. Work would commence on 21 July and would take 4-6 weeks. A weekly programme of works would be issued. It was confirmed that no work would interfere with Linden Cottage. The Parish Clerk would contact the insurance company again with an update. A ward funding application had been submitted. Cllr Blacketer would research the Mayoral Community buildings fund.

The Sponsor A Tile fundraiser was launched at the Big Lunch and already some donations had been received.

Resolved / The Parish Council agreed printing costs of £32.50, so Cllr Pell could print leaflets, about the Sponsor A Tile, which would be delivered, as per the newsletter

-- Access Audit – A joint meeting with the Meeting Room Committee had been arranged before the Parish Council meeting on 19 August, when this could be discussed.

-- Terms of Reference – These were adopted April 2015 and the policy stated it would be reviewed annually. This had never been done and the Internal Auditor had recommended this was actioned. Again, this could be discussed at the joint meeting (19 August) and one suggestion was review annually could be amended to review from time to time.

- University of York – Student Buses, Antisocial Behaviour – NTR

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- Village Welcome Signs – Cllr Percy had removed them for safety and the Village Trust would be asked if they had any solutions.

24/342 To receive report from Ward Councillor:

Cllr Ravilious had emailed as follows:

- *Heslington Post Office. I met with staff from Luke Charter's office to see what support they can provide. They have been supporting residents in Haxby facing a similar situation. Currently Heslington Post Office is not advertised on the GPO website – a first step would be for Luke and myself to contact the GPO and ask them to advertise for a postmaster on their website. This will then alert a wider network of potential postmasters. I'm happy to pursue this approach but wanted to first check if there is any update in terms of interest in running the post office. I'll pop in this week for an update.*
- *Funding for Meeting Room repairs. I've received the Parish Council's application for ward funding. The Community officer for Fulford & Heslington is off sick at the moment so I have ensured the application is logged but we won't be considering applications until the autumn, when all applications have been received and we have our community officer back in place. In the meantime I'd recommend making an application to the Mayor's Community buildings programme:
<https://yorknorthyorks-ca.gov.uk/project/community-buildings-programme/>*
- *Quickline – should be called 'slowline'... The digital team at CYC are having fortnightly calls with Quickline and continue to press for progress. With regard to the Heslington scheme they had the following news. "Quickline have reported that they have some outstanding work in the Heslington build area, which involves work within a chamber on the A19. This would require a road closure the A19 and Naburn Lane, so is quite a large task to complete. They are hoping that this work will be completed by the end of next month."*
- *Planning approval for the Hive for student accommodation. Just to note that I recognise this won't have been the outcome you were looking for. I made sure that your concerns were shared with the planning committee in advance and will have been taken into consideration.*
- *Dip in the road outside the Deramore Arms – I have informed Yorkshire Water and sent them a reminder today to ask if anyone has been to inspect.*
- *Next ward drop-in Weds 16th July, 10-11am, St Oswald's Parish Hall.*

24/343 To receive updates on the City of York Council Local Plan 2017-2033:

Resolved / The Parish Council would write to Cllr Ravilious regarding the planning applications for The Hive, as follows (Unanimous) -

After a deeply unsatisfactory Planning Committee on 12 June, the application was approved. Officers seemed determined to deem the site as being part of the University Campus. The decision in the Committee Report states that the application site lies within the University Campus. This is factually incorrect; it does not. The University sold it without conditions in May 2024. The Parish Council considers that on completion of the sale, the site ceased to be part of the University Campus, and it's clear the University retained no interest in it whatsoever.

Whilst it can be seen that the Policies map accompanying the adopted Local Plan shows the site as being within the Campus, that map was drawn up before the sale in May 2024, which

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legally removed it from the Campus. When Officers chose to deem the site as being part of the Campus then Policy ED1 was applied, which effectively meant that student housing was a 'permitted development'. But, the site is NOT within Campus. Therefore, Policy EC2 (conversion of a commercial property to residential) should apply and the property should be properly marketed as such.

What is key here, is that it is the Local Plan policies that determine an application, not an outdated map, which is inevitably subject to change, as is the case here. Officers suggested this decision was acceptable because it is consistent with the recently adopted Local Plan Policies Map. Using an outdated map to drive planning decisions is blatantly wrong and avoids the additional scrutiny that conversion of a commercial property to residential attracts.

It is not clear to the Parish Council that there is any right of challenge at this point. However, the Council would ask you to raise this matter with officers and seek an explanation or remedy.

24/344 To receive updates on the Neighbourhood Plan:

Resolved / The Parish Council agreed to incorporate comments/amendments circulated by Cllr Blacketer regarding the Neighbourhood Plan, and the supplementary documents HRA and SEA SCREENING. (Unanimous)

24/345 To report and make relevant recommendations on new planning applications:

- 25/00936/LBC - Internal and external works including removal and construction of stud partitions, replacement doors, redecoration and replacement floor coverings and new WCs and tea points, accessible toilet and construction of ramp to the ground floor; french drain to the West Elevation and drainage connections @ University Of York

Resolved / No Objection (Unanimous)

- 25/01061/TCA - Crown reduce 2no. Silver Birch up to 1.5m - trees in a conservation area @ Field House, 9A School Lane

Resolved / No Objection, subject to guidance from the City of York Council Tree Officer (Unanimous)

24/346 To note planning decisions received:

- 25/00167/TCA - Fell 1no. Apple tree in a Conservation Area @ The Pinfold, 28 Main Street
- Consented

- 25/00249/TCA - Fell 1no. Hazel tree; Crown Reduce 2no. Walnut trees in a Conservation Area @ Little Hall, Main Street – Consented

- 25/00251/TCA - Fell 1no. Plum tree and 1no. Cherry; Shape canopy of 1no. Cherry and 1no. Elder; Crown reduce and shape canopy of 1no. Crab Apple - tree works in a Conservation Area @ Lowfield House, Main Street – Consented

- 25/00713/TPO - Fell 2no. Beech trees protected by Tree Preservation Order no. 15/1986 @ University Of York – No Objections

24/347 To discuss financial matters:

- Bookkeeping for current year to date -

A bank reconciliation totalling £62388.78, along with an income and expenditure report was circulated around Cllrs.

- Financial Management:

-- Banking –Unity Trust Bank – The application is ongoing

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To be able to use the power for receipt of monetary Crowd Funding, the council has to link the work to be done to one of its functions, ie legislation that allows it, in this case, to provide a community building. Section 133 of the Local Government Act is the function to link it to as this allows a local council to provide, acquire or furnish a community building.

The law is nothing but quirky, and working with 50 year old legislation can be difficult. You can hopefully see why it was sensible to discuss this with the solicitor. We hope that the Crowd Funding is successful and if it is, please could you do us an article for the White Rose Briefing, explaining what the Council has done, as it may encourage others to do the same”.

- North Yorkshire Police report (May 2025) forwarded to Cllrs
- Good Neighbours Geothermal Report forwarded to Cllrs

24/349 To receive matters raised by members:

The Big Lunch was very successful and enjoyed by all who attended.

24/350 To confirm the details of the future meetings:

2025 – 15 July, 19 August, 16 September, 21 October, 18 November, 16 December
Resolved / The start time would move from 7.30 p.m. to 7.00 p.m.

Important Dates:

Asset of Community Value, The Deramore Arms Public House, Renewed 12 October 2023, Expires 11 October 2028

Chairman’s Signature

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