

Minutes of the meeting of Bramham cum Oglethorpe Parish Council on 8 October 2025 at the Bramham Parish Centre

Councillors Present: M Corrigan, T Prest, L Richards, A Pumfrey, P Corrigan, M Tozer, and K Huggins

Also Present: Mark Andrews & Andrew Gatenby of Bramham House Development Ltd, Ward Cllr Lamb, Ward Cllr Stables, Ward Cllr Harrington and the Clerk

Public Session

i The representatives from Bramham House Development Ltd provided an update in relation to the current planning application for Bramham House and answered questions from the councillors. They informed the meeting that:

- The application takes account of the issues raised by LCC in the Pre-Application process.
- The application is for 47 properties, including several apartments.
- All the properties will have at least 1 parking space with an EV charging point. There will be additional visitor parking spaces. Cllr Lamb suggested that LCC may consider removing the permitted development rights to develop garages for other uses. The need to ensure that parking on Freely Lane was prevented was noted.
- The roads will be built to an adoptable standard and Highways will consider whether to recommend that the roads are adopted.
- Refuse will be collected by a private company.
- The footpath from Bowcliffe Road to Freely Lane will be reinstated. Councillors noted that pedestrians leaving the site onto Freely Lane will need to cross Freely Lane to access the footpath. The developers will need to work with LCC Highways regarding installing a crossing place.
- During widening of Freely Lane footpath the roots of trees along Freely Lane will need to be protected.
- A Management Company will need to be established for the development.
- There are no plans for any affordable homes to be included in the development due to the cost of developing the site. The developers advised that the project is funded by Homes England who require a certain percentage return as a condition of funding. Cllr Lamb noted that residents are keen for there to be some affordable homes and this is a factor the LCC Plans Panel will consider.
- Environmental Impact – the properties will all have PV panels, EV chargers and air source heat pumps.
- Biodiversity Net Gain [BNG] will be calculated on the figures applicable before the tree clearance work in 2023.
- The development will include a natural play area which will be open to the public.
- Cllr Lamb suggested that the Parish Council defers responding to the application until the District Valuers report is available. This report will inform LCC as to whether there should be a requirement for affordable housing.

ii Cllr Stables advised the meeting that a new peer support group has been set up for those living with chronic pain. The group will meet from 11 -12 30 am on the 4th Tuesday of the month at St James' Church Centre.

1. Apologies

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

2. Declarations of Pecuniary interests or other interests.

None

3. It was **resolved** that the minutes of the meeting on 10 September 2025 be approved and signed by the Chair.

4. Crime Report

The report from the September 2025 PACT meeting was received. Cllr M Corrigan attended the PACT

meeting where it was noted that there has been a significant drop in overall offences, including antisocial behaviour, reported in the Wetherby Ward. Speeding and burglary remain the police priorities. There are now 12 officers, including 6 PCSOs, covering the Wetherby Ward.

5. Co-option. There has been no call for an election to fill the vacancy on the Council. It was **resolved** that the council will co-opt a member. The vacancy will be published immediately with a closing date of 5pm 5 November for applications.
6. The timetable for preparation of the 2026/2027 budget and precept request was noted. The Finance Working Group will meet in November to consider the 2026/2027 budget and precept request. The draft budget and precept request will be considered at the December council meeting and approved at the January 2026 council meeting.
7. It was **resolved** to donate £100 to the Royal British Legion. Cllr Huggins was nominated to lay a wreath on behalf of the council.

8. **Financial Matters RFO**

8.1 The receipts for September 2025 were noted as £692.79

8.2 The following payments were noted:

		Payee	Amount (net)	VAT	Total	Sec 137
1	BACS	Salaries Incl HMRC	836.16	0	836.16	
2	BACS	Team Clean Cleaning (September 2025)	216.00	0	216.00	
3	DD	ID Mobile (October 2025)	4.13	.87	5.00	
4	DD	BT (Parish Centre Broadband October 2025)	28.95	5.79	34.74	
5	DD	YGP (Pavilion electricity 15 08 – 15 09 2025)	77.74	3.89	81.63	
6	DD	YGP (Parish Centre Electricity 01 09 -30 09 2025)	81.18	4.06	85.24	
7	DD	Unity Trust (Bank fees October 2025)	8.40	0	8.40	

8.3 The following payments were approved.

		Payee	Amount (net)	VAT	Total	Sec 137
1	BACS	J Downing (Pavilion Deposit refund)	100.00	0	100.00	
2	BACS	Clear Insurance Management Ltd (Insurance Premium)	1,952.42	0	1,952.42	
3	BACS	Ryman Stationary Ltd (Office supplies)	11.66	2.33	13.99	
4	BACS	Cloud Next Ltd (gov.uk hosting)	99.99	19.99	119.98	
5	BACS	Cloud Next Ltd (gov.uk domain)	50.00	10.00	60.00	
6	BACS	LCC (Temporary Event Licence)	21.00	0	21.00	
7	BACS	Cllr P Corrigan (Bramham Show expenses)	242.81	0	242.81	
8	BACS	Amazon (Pavilion toilet seat)	15.82	3.17	18.99	

8.4 The bank reconciliations as at 30 September 2025 were received.

8.5 The bank balances as at 30 September 2025 were noted as:

Unity Trust Current Account	22,309.29
Unity Trust Deposit Account	47,664.25
Hinkley & Rugby Building Society	61,000.00
Total	130,973.54

8.6 The Reserves Report and the Q2 Budget Report were received.

9. **Planning Matters**

9.1 Decisions received

None

9.2 Applications received

25/05573/FU/NE Demolition of existing building to site with front facade re built; residential development of 47 residential units, comprising of 25 apartments and 22 dwelling houses; alterations to existing site access; formation of new access to Freely Lane; associated highways works to Freely Lane; hard and soft landscaping works at Bramham House Bowcliffe Road, Bramham
It was **resolved** to defer responding to the application until District Valuers report is available. A resident's correspondence about the issue of BNG was noted. The developers have confirmed that the calculations will be based on the position prior to the removal of trees on the site.

9.3 Update regarding ongoing planning matters.

None.

10. Clerk's Report

- BCAG have confirmed that the Bramham Gala will take place on 4 July 2026. BCAG have asked that the Pavilion is available on 3 July to set up the event. The clerk has reminded them of the need to provide an event management plan and proof of insurance prior to the event.

11. Correspondence

1039 Invitation to the Village Hall Open Day 11 January 2026. It was agreed to accept the invitation.

1040 LCC advising of an increase in the fees for uncontested (£169.50) and contested (£474.23) elections. Noted.

1041 Cllrs Stables re traffic calming measures at the junction of Bowcliffe Road and Paradise Way.

1042 Wetherby Methodist Church eco fair – clerk to put a newstop on the website about the event.

1043 LCC re Resilience and Community Emergency plans. It was agreed to consider this at the November meeting.

12. Minor Items

- Marquee. Several of the marquee joints are showing signs of wear/damage. It was agreed to instruct a welder to reweld the joints.
- 15 folding tables to Pavilion have been donated to the Parish Council. These will be stored at the Pavilion and the clerk will add them to the Asset Register.
- A number of the polycarbonate wine glasses, purchased with BCAG, are missing. The clerk will let BCAG know.

13. The date of the next meeting was noted as 12 November 2025. Any agenda items or reports to be sent to the Clerk by 5 pm on the Tuesday prior to the meeting

The meeting concluded at 9.24 pm

Signed.....

Dated.....