

Minutes of the Meeting of Bramham cum Oglethorpe Parish Council held on 11th January 2023 at Bramham Pavilion

Councillors Present Mike Corrigan (Chair), Dan Gilpin (Vice Chair), Helena Buck, Pam Corrigan, Scott Jones, Trish Prest, Linda Richards and Mark Tozer

Also present 8 members of the public, including 3 representatives from the Bramham House development and the Clerk

Public Session

Residents raised the following issues:

- i) Can an updated budget for the Bramham Parish Centre (BPC) be added to the website? Cllr M Corrigan confirmed the council will update the Project Plan.
- ii) Were the costs of the tree works at the Bramham Wildlife Area included in the original budget for the BPC? Cllr M Corrigan noted that this was a separate project; the costs had been considered during the 2021/2022 internal audit and the auditor had not raised any concerns
- iii) Were the hard landscaping costs of £17,500, referred to at agenda item 8.2, included in the original BPC budget? Cllr Tozer advised that the original budget for hard landscaping was not sufficient. The original plans included paths and a grassed area but it was now planned to have more hard landscaping.
- iv) Did the council consider inviting residents, rather than a professional, to design the outside space? Cllr Tozer explained that the plans would need approval from Planning so had to be of a professional standard.
- v) Has the anticipated CIL and Sec 106 monies been included in the 2023/2024 budget. Cllr M Corrigan advised that this money would not be received in the 2023/2024 financial year so it was not included in the 2023 /2024 budget. The Bramham House developers present confirmed that they would most probably be submitting new plans and work would probably not start until 2024 at the earliest. Also, if an amended application is approved, new amounts for the S106 and CIL monies would have to be calculated and agreed as the number and type of housing will be different.
- vi) 3 residents raised concerns about the proposal by Harmony Energy to install a 35mw Battery Energy Storage System at Warren Wise Farm, Warren Lane. They had attended the Open session hosted by the company at the Pavilion. They are concerned about the risk of battery fires, land contamination and the visual impact of the development which may be contrary to the Neighbourhood Plan. Cllr M Corrigan advised that, whilst the Council had received a short presentation from Harmony Energy at the November 2022 council meeting, the Council had not formed a view on the application and would not do so until a formal planning application had been submitted to LCC and circulated for comment. The residents asked Councillors to undertake a site visit before considering their response to the planning application. Cllr M Corrigan confirmed that the Planning Working Group usually visited sites under consideration and suggested that the residents compile a list of concerns about the development with the corresponding evidence so that they might make representation to LCC planning at the appropriate stage in the process .

1. Declarations of Pecuniary Interests or other Interests

None

2. Minutes of the Parish Council meetings on the 14th December 2022

It was **resolved** that the minutes of the Council meeting held on the 14th December 2022 be

approved, all in favour

3. **Crime Report**

There was no PACT meeting in January 2023. The police are focused on preventing anti-social behaviour. The number of reported crimes in December 2022 was lower than in November 2022.

4. **Bramham House Development**

It was **resolved** to suspend Standing Order to allow Andrew Windress from ID Planning, and Lee Vincent and Andy Gatenby Bramham House Ltd to address the meeting. They advised the Council that they will be submitting a new planning application for the site. Although their plans have not been finalised, they indicated that the application would be for residential properties only and would not include a care home. They anticipate that any new planning permission will not be granted before the end of 2023 and therefore substantive work on the site will not commence until 2024.

Mr Windress advised that the current tree works and demolition work will be completed within two weeks, with the majority of the stone from the demolition work being left on site. The purpose of the tree works and demolition is to aid in surveying the site further before finalising the new planning application. They have agreed with the LCC Tree Officer that a line of trees will be left along the edge of Freely Lane. Once the tree works and demolition work is completed hoarding will be installed to secure the site. The panels will be painted and contact details for the developers will be displayed. Mr Windress acknowledged that there have been issues with security at the site and they are considering installing CCTV (this will focus on the site and will not cover any neighbouring properties or Freely Lane). There are no plans to undertake work to widen Freely Lane until planning permission has been obtained for an amended scheme.

Councillors emphasised the need to have a robust forum in place for the developers to consult with residents and the council. Whilst the council should be represented on the forum it should also enable residents to raise issues directly with the developers. Councillors noted that the developers have commenced the current tree works and demolition work before advising the Council or the majority of residents. Mr Windress apologised for this oversight and advised that they are committed to consulting with residents on a regular basis.

Standing Orders were resumed

The representatives from the Bramham House Development left the meeting

5. **2023/2024 Budget and Precept**

1. It was **resolved** to approve the budget for 2023/2024, all in favour
2. It was **resolved** to approve the precept request of £29,561 for 2023/2024, all in favour

6. **Bramham Parish Centre (SCC) Redevelopment**

1. The Contractors report (no 5) was received. There have been some delays due to waiting for the Environment Agency to sign off on the scaffolding, adverse weather and a delayed delivery of the roof lights. Completion is predicted by mid-March 2023. A quote is awaited for internal storage and the final specification for the electrics is anticipated to be an additional £500. The Working Group have agreed an off white emulsion paint for the interior walls and a matt white finish for the ceiling. A decision has not been made about the colour of the laminate flooring.
2. It was **resolved** to make a gesture of appreciation, of up to £100.00, to the neighbouring resident who had apparently agreed with ATP to allow the drainage connection on their property.
3. The hard landscaping designs will be considered at the February meeting. The floor level of the building will be 1m higher than the original building. The hard landscaping will ensure that there is disabled access.

4. Wi-fi. The clerk was instructed to apply to LCC for a building postcode and, once this is obtained, to instruct BT to install broadband.
7. **Community Fund Grants**
 1. The outstanding grants from the Community Fund. It was **resolved** request that the outstanding grants to the Tenter Hill Allotments (security £152.00 Portakabin £3,250.40) be carried over, all in favour. The clerk will remind the Allotment Committee of the outstanding grants.
 2. It was **resolved to** submit the following grant applications to the Community Fund
 - a) Hard landscaping works to the BPC up to a max value of £17,000
 - b) Soft landscaping works to the BPC up to a max value of £5000
 - c) New BPC signage and Council noticeboard up to a max value of £2500
 Cllr P Corrigan will take the lead on preparing the applications.
8. **Assets & Amenities Committee**
 1. The approved minutes of the A & A meeting on 1st September 2022 were received
 2. The Pavilion and playing field hire charges will be considered at the February meeting once Cllr P Corrigan has reviewed the utility and maintenance costs of the Pavilion.
 3. It is proposed to hold an afternoon tea at the Pavilion on Sunday 7th May 2023 to mark the coronation of King Charles III
 4. It is proposed to hold the Bramham Show on Saturday 9th September 2023.
9. **Village shop and Post Office** It was noted that the council has arrange an open meeting at the Pavilion at 7 pm on 18th January 2023 to discuss the options for securing the future of the shop and Post Office. Councillor M Corrigan reported that the PO believed they had a credible applicant, who was about to submit a Business Plan, to manage the PO and a convenience store from the current location later this year.
10. **Traffic Management working Group MC**
 1. The data from the fixed SID for December 2022 was received. There has been no significant change in average speeds from previous months.
 2. A update is awaited from LCC about delivery and commissioning dates for the 3 additional fixed SIDs. Cllr M Corrigan had written to LCC Highways.
11. **War Memorial** It was noted that a vehicle has damaged one of the stone pillars by the War Memorial. The driver has provided their insurance details and a quote has been obtained for the repairs.
12. **Defibrillator** A defibrillator training session have been arranged at the Pavilion on 13th April 2023 at 6.00 pm. The session will be open to all residents and village groups and the Clerk will specifically invite representatives from the football clubs to attend. Cllr M Corrigan will ensure that the session is advertised in the Parish Magazine.
13. **Financial Matters RFO**
 1. The receipts for December 2022 were noted as £5,346.20
 2. It was **resolved** to approve the following payments, all in favour :

		Payee	Amount (net)	VAT	Total	Sec 137
1	BACS	Salaries Incl HMRC	2019.75		2019.75	
2	BACS	Team Clean Cleaning	90.00		90.00	
3	BACS	Robinson CLA	650.00		650.00	
4	BACS	APT (Valuation 7)	8,458.80	1,691.76	10,150.56	
5	BACS	Cllr M Corrigan (defibrillator pads)	79.90	15.98	95.88	
6	DD	BT (Pavilion broad band)	15.00	3.00	18.00	
7	DD	Unity Trust Bank (bank charges	18.00		18.00	
8	DD	EON	74.00		74.00	
9	DD	ID Mobile	4.17	.83	5.00	

10	BACS	John Gardner (Bat Survey – Parish centre/SCC)	180.00		180.00	
11	BACS	Cllr M Corrigan (Pavilion Padlocks)	9.99		9.99	

3. The bank reconciliations as at 31 December 2022 were received

4. The bank balances as at 31 December were noted as:

Unity Trust	74,158.47
Skipton BS 992755645	9,619.74
Total	83,778.41

14. Planning Matters

- a) Decisions received
22/07237/FU single storey front and side extension a 2 Cropstones, Bramham. Refused
21/02681 Change of use of land to agricultural use including construction of agricultural building at land east of Meadow Lane, Bramham. Refused
- b) Applications received
None
- c) Update regarding ongoing planning matters

15. Clerk's Report

- LCC have advised that the Jubilee grant of £800 will be paid on the 19th January 2023.
- The FWG are meeting on the 19th January 2023. The meeting will consider any outstanding actions in preparation of the 2022/2023 audit.
- BCAG have been asked to provide an invoice before payment of £600 is made towards the cost of hiring the Christmas lights in 2022.

16. Correspondence

870 & 871 Re Bramham House Development. Clerk will advise the resident of the information presented to the council by the developers

872 Copy letter from Ousebank Consultancy re tree works at Bramham House. No response required

873 Resident querying the BPC expenditure detailed in the response to an FOI request. The clerk has confirmed that all payments to APT were included in the response

874 National Grid – update about proposed works to overhead power cables in West and North Yorkshire

17. Minor Items

Cllr Buck has resigned from the FWG. It was **resolved** to appoint Cllr Prest to the FWG.

18. The date of the next Council meeting was noted as Wednesday, 8th February 2023 at 7.00 pm at the Bramham Pavilion. Any agenda items or reports to be sent to the clerk by 5pm on Tuesday 31st January 2023

19. It was **resolved** to exclude the public and press from item 21 of the agenda on the grounds of confidentiality, all in favour.

20. A confidential operational issue was discussed. Cllrs Gilpin and P Corrigan will progress the issue in conjunction with the Clerk.

The meeting concluded at 9.51 pm

Signed.....

Dated