

# BIGGIN PARISH COUNCIL

Biggin, Sherburn in Elmet, North Yorkshire, LS25 6HJ

Minutes of the Ordinary Council Meeting of Biggin Parish Council held at The Cream Room, Eversley Park Centre, Low Street, Sherburn in Elmet, LS25 6BA held on Wednesday 12<sup>th</sup> March 2025.

*The meeting opened at 6.06pm*

Present: Cllr N Kaiper-Holmes (Chairman), Cllr R Anderson, Cllr V Earle, Cllr C Hartley, Cllr J Lamb and Georgina Ashton, Clerk to the Council. 16 members of the public present and a member of the NY Police.

## Minutes of Meeting

25/74 To receive and consider apologies for absence – None received, all members present.

25/75 To receive any Declarations of Interest from Members - None received

25/76 Public Participation Period

Resident 1 – ask a question about a previous suggestion of purchasing 2 trees and associated equipment. Assured from members that this will form part of the S106 bid for funding to NYC.

25/77 County Cllr report – update from Cllr Lee, not present.

25/78 To approve the Minutes of the last meeting held on Wednesday 12<sup>th</sup> February 2025.

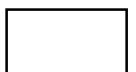
**Resolution: to accept and approve as a true and accurate record the Minutes of the Meeting held on Wednesday 12<sup>th</sup> February 2025. Unanimous.**

25/79 Planning - To consider any live planning applications in the Parish –

- a. ZG2024/1187/FUL – single storey extension to caravan site reception – REFUSED 28 February 2025
- b. Update on Application for Certificate of Lawful Use – Bridge House, Biggin (main site with dwellings and outbuildings)
- c. AP/2025/0004/ENF (ZG2024/1067/FULM)– full planning application for mixed use of land to transit traveller site and ancillary tourism. REFUSED – now at appeal with the Planning Inspectorate AP/2025/0004/ENF
- d. To receive an update on the Enforcement Notice imposed by North Yorkshire Council from 12<sup>th</sup> February 2025

The Clerk provided an update on the appeals process, the current state of the Certificate of Lawful Use application and the fact that both main applications have now been refused.

The planning appeal against the Enforcement notice has commenced and comments on the appeal needs to be submitted to the Planning Inspectorate by the 28<sup>th</sup> March 2025. The Council has received notification that an appeal has been lodged against the refusal of planning permission ref: ZG2024/1067/FULM: However, no start letter has been received from PINS yet. Once a start letter has been received, NYC will inform the Parish Council. Currently the appeals have not been linked so comments should be made against the enforcement notice appeal if that is the PC's intention.



Planning Reference	Description	Status	Date	Appeal Status
ZG2024/1067/FULM	Change of use of land to a mixed use, transit traveller site and ancillary tourism	REFUSED	10 February 2025	Not yet appealed – 6 months from NOD – <b>August 2025</b>
ZG2024/1187/FUL	Single storey extension to caravan site reception	REFUSED	28 February 2025	Not yet appealed – 6 months from NOD – <b>August 2025</b>
Enforcement Notice: 2024/0129/MWCU	Cease use of the land as holiday and residential caravan site, cease use of land for stationing caravans, vehicles and other residential paraphernalia, permanently remove all caravans, amenity buildings, dog kennels, hardstanding, lampposts. Return the land to previous condition of agricultural land.	CURRENT 31 Oct 2024	12 February 2025 lodged with PINs	Current APP/N2739/C/25/3360459  (note that there are 2 other linked cases, due to 3 people “served” the EN)
Certificate of Lawful Use  <i>Last updated on 12 March 2025</i>	This application for a Certificate of Lawful Use remains invalid – although the applicant sent in the application form on the 3 <sup>rd</sup> deadline of 31 January, he did not provide the application fee or an accurate “description” of the application.	NOT YET Validated	10 Jan, 24 Jan, 31 Jan, 26 Feb 2025	

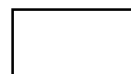
**Resolution: to approve retrospective submission of planning comments by the Clerk on behalf of Parish Council on planning application ZG2024/1322/FULM**

**Resolution: to provide delegated powers to the Clerk for planning comments for the submission to the Planning Inspectorate under appeal reference APP/N2739/C/25/3360459.**

In relation to the certificate of lawful use this remains invalid discussions have taken place between the PPU section, planning enforcement and the planning agent. These resulted in request being made to the planning agent to amend/submit information by the 26<sup>th</sup> February 2025, this information has been received but this has not been reviewed yet.

#### 25/80 RFO Finance Report

- a) Financial update from the Clerk, balance at bank – to 15<sup>th</sup> February 2025  
The balance at the bank on 12 March 2025 is £532.21. The VAT Return has been submitted on 14 February 2025 for £1,448.80 and should be in the bank account before the month end. The precept request of £5,688.15 should be received in the first week of April 2025.



- b) To approve and consider the Bank Reconciliation and any payments – 10<sup>th</sup> March 2025

Walker Morris Solicitors - legal fees no 3190328		£3,090.00
VAT Return	£1,448.80	
North Yorkshire Council - Precept instalment	£5,688.15	
Clerk's salary 01 Oct 24 to 31 Mar 25 (6mths at 4hrs pmth. At SCP5 - £12.21ph)		£293.04
NYC Grass cutting grant	£64.60	
Defib pads		£0.00
1st Loan return to residents: £78.26 x 20		£1,565.20

25/81 Community Safety and village projects

- a) Defibrillator report – defib pads have been renewed last month by Cllr Anderson
- b) Grass cutting – Cllr Hartley has cleared the rubbish from behind the telephone box.
- c) S106 Expenditure – Form 1 has been sent to NYC to apply to draw down the funds, this was approved on 25 February. Form 2 now needs to be completed in order to secure the first 50% of the funds.

25/82 Correspondence received and to note information exchange and representative reports  
Cllr Lamb proposed that an outdoor secure board be purchased to place the Biggin Roll of Honour board onto the land where the noticeboard sits in the parish.

25/83 To note the date of the next meeting – Wednesday 2<sup>nd</sup> April 2025

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*The meeting closed at 7.07pm*

