

Bilbrough Parish Council
Minutes for Bilbrough Parish Council to be held on
Tuesday 13th January 2026 At 7.00pm in the Village Hall

51. Apologies and Declarations :

Present: Cllrs Paradine, Davison, Wilkinson
In attendance: Carol Lillingston (Clerk), Cllr Andrew Lee,
Angela Walmsley & Janine Ledger NYCC Rural Housing Team
Apologies: Cllr Noble, Cllr Ellis

52. Public Session

Rural Exception Site (attended by representatives from the North Yorkshire Rural Housing Enabling team)

The public session was attended by many members of the parish.

The representatives from the Rural Housing Team began by pointing out that they were in attendance to try to answer any questions regarding the proposal. Angela briefly outlined the steps that have already been taken – a housing need survey was taken to identify need for affordable housing in the area and any land which may be offered as a rural exception site. This was a cluster survey which did identify a need and land which would be offered. The land was identified and checked out, discussions held with landowner.

Concerns were raised again about many aspects of the consultation.

- why Newton Kyme was included in the cluster survey:
Newton Kyme is not a neighbouring village; they are not linked and should not have been included in the cluster survey.
Response: Angela and Janine are not aware of the reason why Newton Kyme was included as the person who set up the survey is no longer working for the department. Angela said that the new way of doing the cluster survey would be different to how this one was done.
- the survey used leading questions.
- the response to the survey:
only a 3% response, most of the need came from Newton Kyme.
- concerns about statistical significance and robustness of the survey evidence were raised.
RHE responded that this was just part of the evidence they use to demonstrate need, and referred back to their response of the 6th January which details other sources.
- Homechoice: how many people from Bilbrough Parish are on this register?
Response: data is not broken down specifically to Bilbrough.
- the land identified/offered / timeline with the landowner
was the land that has been offered done so at a low rate?
Was any other land offered? There is a new housing development underway in Copmanthorpe which will contain affordable housing - why not use Copmanthorpe to meet the housing need?
Concerns that if the rural exception site goes ahead, the landowner will get the green light for commercial housing.
Response: the cost of the land is not discussed at the time of the offer. Discussions with the landowner are done privately between the landowner and the housing association. There is a national acceptable rate for land that is to be used as Rural Exemption Sites, which is below market value. There was another site offered but on reviewing it, it would not have been accepted as suitable for rural exception site due to the location away from the boundary of that village. In principle, in conversation between RHE and planning, the site in Bilbrough was deemed suitable to progress with. Copmanthorpe is York.
- The infrastructure of Bilbrough
Bilbrough is registered as tier 6 – so why choose this area?
Response: the suitability still needs to be formally considered by planning and highways. Full planning needs to be processed, and all checks will be done at this stage. All evidence will be put to the planning team, and the scheme needs to satisfy the need and be viable, and meet all other planning requirements.

- Traffic concerns raised, safety of pedestrians, gritting etc
Where are the results of the highway consultation? Would it be possible to engage with someone from highways to ask why they believe this is a safe option? Invite them to a meeting in Bilbrough?
Response: the results are not available to view; however, when approached about using this as a potential site, the highways said in principle it would be ok. Angela said she will take the questions back to the highways team. On the request of a meeting, Angela said they may not agree since this has not yet reached the planning application stage.
- the number of houses proposed
why are there to be 12 houses built when the need has been identified as much less?
Response: the Housing Association feels that 12 is a viable number. It is likely that further need will be identified as the process continues.
- What happens next? It was hoped that new information would be brought to the meeting and maybe Freedom of Information is now the only way forward?
Response: Angela will report back to highways and provide them with the concerns and, if a list of questions is sent to her, then the enablers will answer what they can.

Cllr Lee: When addressing the meeting, Cllr Lee acknowledged that Angela and Janine had a hard job at the meeting and that they are part of a larger team. He also pointed out that this is happening across the district, and the residents of the parish need to deal with each step at each time. He reminded residents that a lot of the points raised need to be distilled into a robust argument when this gets to the planning stage

53. Reports

- County Councillor – present at the meeting, nothing to report.
- Community Police /Neighbourhood report - nothing to report

54. Minutes of the last meeting: Proposed – Cllr Davison / Seconded – Cllr Wilkinson

55. Matters Arising

- **Second change of use application on the Three Hares**
 - The PC was only officially notified on the 23rd of December with a consultation expiry date of 13 January (ie date of the PC meeting), giving interested parties less than four weeks over the holiday period to comment.
 - The PC has objected and reiterates all previous comments made during the first application, subsequent appeal, and the ACV nomination process.
- **Containers/land off Cat Lane (retrospective)**
 - The LPA's internal target date and decision dates have passed but no decision has yet been made.
- **Redhill House 5-dwelling proposal**
 - LPA's decision date has passed but no decision has been made. LPA's internal target date is 20 January

56. Representative Reports:

- Village Hall (Cllr Noble) - nothing to report
- Playing field – nothing to report

57. For Discussion: all discussions made have been minuted.

58. Information sharing: nothing to share

59. Planning

Cllr Davison attended a very informative planning webinar on 7th January.

- Applications for consideration

- Three Hares Inn Main Street - change of use from sui generis to residential including internal and external alterations and creation of new parking area – **objections raised**
- Spring Cottage Main Street - reduce spread by 1.8 metres to 2 No Cherry trees, reduce canopy height by 1.8 metres and lateral prune to maintain form to 1 No Maple tree, reduce branch work by 2 metres to 1 No Willow Tree, fell 1 No Sycamore tree, crown lift to 3 metres to 1 No Norway Maple tree, remove limb to 1 No dead tree and fell 1 No Plum tree – **no objections**
- Rose Cottage, Main Street - listed building consent for erection of lean-to shed, erection four port bin storage and erection of wood store, removal of upper walls and roof of brick-built garden building, removal of ivy hedge and construction of fencing (retrospective) and proposed erection of rear extension, porch and outbuilding – **no objections**

- Applications Approved

- The Rectory, 2 Back Lane -remedial and corrective pruning to include selective branch removal to 3m to 1No. Oak tree
- Village Farm, Main Street - application for consent to prune 1No Cherry tree

- Applications withdrawn/refused

- Grey Gables, Cat Lane - Outline application (all matters reserved) for erection of a detached house and garage.

Planning Enforcement Updates

Cat Lane – Containers

The land on Cat Lane with containers, is no longer under the remit of the planning enforcement team. Cllr Davison discussed the matter with the planning officer, who confirmed that a meeting took place on 13th January with the enforcement team due to a number of concerns raised regarding the site.

The Old Piggery

Enforcement officers are currently awaiting developments in the planning process. They are unable to serve an enforcement notice while the site is subject to a planning application, as this would allow the applicant to appeal. The assessment of the planning application will inform the next steps before any formal enforcement action is considered.

Redhill Field Lane

Prior to Christmas, Cllr Davison submitted an email concerning issues at Redhill Field Lane, specifically the installation of new fencing around a building, the presence of additional caravans, and security lighting that remains constantly switched on. An acknowledgement of this enquiry was received on 22nd December, confirming that an investigation would be undertaken. Cllr Davison has followed up in the New Year, as no further information has been provided to date. However, it has been observed that the site now appears less crowded, and the lighting is not as bright in the evenings.

The enforcement officer contacted Cllr Davison on the day of the PC meeting (13th Jan) stating that an enforcement officer had spoken to the landowner that morning, this is the outcome:

The enforcement officer investigated the site and noted that a static caravan had been brought onto the site; this was to supplement accommodation for the family. However, this is contrary to a planning condition which was

attached by the planning inspector. The enforcement officer has spoken with the site owner, who agreed to submit a planning application to try and regularise the situation first before the LPA take any action. This is in accordance with the Enforcement Plan procedure.

60. Clerks report, Finance, Income and precept

Precept for 2026 has been applied for.

Payments have been made for Gardening Services, Play Safety, ICO and clerks wages.

Total funds £9,518.06 of which £1,182.03 is set aside for playing field equipment.

61. Agenda items for next meeting

- Parish Council Communication
- Hedges – Action: Clerk to email Mr P Bird

62. Date of next meeting : Tuesday 10th March 2026, 730pm