

AMPLEFORTH PARISH COUNCIL

MINUTES OF A MEETING HELD IN AMPLEFORTH VILLAGE HALL

ON THURSDAY 1 OCTOBER 2026 AT 7.00PM

PRESENT: Councillors: Cllrs Nichola Nichols (Chairman), Antony Straszewski (Vice-Chairman), Ed Carter, Kate Beck

ALSO PRESENT: Nigel Knapton (Clerk)
Philippa Hirst (ELG Planning) & 44 members of the public.

26/108 APOLOGIES & DECLARATIONS OF INTERESTS

There were no apologies. Cllr Ed Carter declared a non-pecuniary interest in item 26/115/a and left the room for that item.

26/109 MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2026

Minutes had been previously circulated, and these were signed by the Chairman as a correct record.

26/110 PUBLIC OPEN FORUM

Matters discussed were parking cones due to the closure of Sutton Bank, the proposed 32 dwelling development adjacent to Field View (questions were asked of Phillipa Hirst of ELG Planning) and the works to the boundary hedge.

26/111 NORTH YORKSHIRE COUNCILLOR REPORT

Cllr Mason was not present. He had been invited to attend to discuss the parking restrictions.

26/112 CLERK'S REPORT

- a. As no information could be obtained from Barclays Bank regarding any existing Millennium Green account a new account would be opened with another bank offering a no fee account.
- b. The new litter bin had been permanently installed.
- c. The works to the laurel boundary hedge has been completed.
- d. The damaged fence had still not been repaired by Yorkshire Housing. The Clerk would chase this up.
- e. The grant of £250 had been paid to Ampleforth & Hovingham Surgery PPG.
- f. A response had been received from NYC Highways regarding the footway. They were chasing Yorkshire Water to undertake the repairs.
- g. NYC had issued a call for land for the identified affordable housing need.

26/113 COUNCILLOR VACANCY

It was agreed to advertise the vacancy on the noticeboard as permission to coopt had now been received from North Yorkshire Council.

Approved Chairman

26/114 SUTTON BANK CLOSURE

The cones put out by NYC Highways had made it difficult for pedestrians as it had narrowed the footway.

There had been a lack of up-front information given to residents. No letter had been issued this year, and the Council needs to receive a traffic management from NYC Highways before next year's closure.

26/115 PLANNING APPLICATIONS CONSIDERED

- a. ZE26/00780/MFUL – Erection of 32 dwellings, together with associated landscaping and external works at Land East of View Close for Alan Goforth.

The Council understands that there is a lack of housing supply under the Ryedale Plan and in the absence of the North Yorkshire Plan a speculative development such as this is likely to end up been decided by an HM Inspector if refused by North Yorkshire Council.

The Council wishes to raise concerns regarding the following issues:

1. Drainage – who will be responsible for the ongoing maintenance
2. The construction traffic will cause major issue down Main Street due to limited width and parking.

The Council recognizes the concerns of residents and recommends the developer hold a public consultation.

- b. FL/2026/00433 - variation of condition 3 of planning approval NYM/2019/0456/FL which permitted the construction of 7 no. additional log cabins for holiday purposes to allow a change to the occupancy wording to align with condition 7 of approval NYM/2007/0338/FL (allowed on appeal) which requires the log cabins to be occupied for holiday purposes only and not as a persons sole or main place of residence and that the owner/operator maintains an up-to-date register at Studford Luxury Lodges, High Street.

There is no compelling evidence for amending the condition.

The proposed alternative of recording occupants' main address does not include any system for verifying the address given eg. council tax bill, driving licence etc.

26/116 NYC - PLANNING DECISIONS AND APPEALS

- a. ZE26/00375/FUL – Erection of a detached office building, partial demolition of a wall and formation of 2 disabled parking spaces at Our Lady & St Benedicts RC Church, Main Street for Mr John Borrett. **Approved**

26/117 FINANCIAL, AUDIT & GOVERNANCE

a. The following payments were agreed:

		<u>£</u>
Nigel Knapton	Salary	447.17
HMRC	PAYE	133.09
Nigel Knapton	Salary	447.17
PFK Littlejohn	External Audit	252.00
Ampleforth & Hovingham PPG	Grant	250.00
MAH Garden Maintenance	Grass cutting	2,400.00
Littlejohn LLP	External Audit	252.00
Gerard Thompson	Litter bin installation	35.00

- b. No other invoices had been received.
- c. The bank reconciliation, receipts and payments, actuals vs. budget and bank balances were noted.

26/118 VILLAGE MAINTENANCE

The gulley on the junction of Station Road and Main Street is blocked with soil etc.

26/119 PARISH COUNCILLORS' REPORTS

Cllr Nicholls, Cllr Straszewski and the Clerk attended the Local Parish Council forum.

26/120 CORRESPONDENCE

None.

26/121 ITEMS FOR THE NEXT AGENDA

Budget
Grass cutting map

26/122 DATE OF NEXT MEETING

The next full council meeting will be held on Thursday 5 November 2026 at 7.00pm

The meeting closed at 8.35pm.

ACTION LIST

NK	a. Chase up fallen fence to Yorkshire Housing. b. Research bank accounts suitable for Millennium Green Trust. c. Submit planning comments. d. Create vacancy poster for noticeboard e. Circulate existing grass cutting map. f. Prepare draft budget.

Approved Chairman