

Flaxton Parish Council

Minutes of the Parish Council Meeting held on Thursday 18th September 2025 at 7.30pm in Flaxton Village Hall

Parish Councillors Present: Steve Axford (SA)
Ian Craven (IC) Chair
David Hudson (DH)
Derek Leetham (DL)
Grace Mook (GM)

North Yorkshire Councillor Present: Caroline Goodrick

In Attendance: Anna Jackson (AJ) – Parish Clerk

Public Present: 5

127/25 To receive apologies for absence and approve reasons given

None

128/25 To receive declarations of interest and dispensations

- To receive declarations of interest from councillors on items on the agenda

GM declared a potential family interest in one of the planning applications

- To receive written requests for dispensations for disclosable pecuniary interests

None

- To grant any requests for dispensation as appropriate

SA and GM declared interest in common land and Green Gait.

129/25 To confirm the minutes of the Parish Council meeting held on 21st August 2025

RESOLVED: The minutes for the Parish Council meeting on 21st August 2025, having been prepared and circulated, were agreed to be a true and fair record.

130/25 To allow the prospective owners of The Blacksmiths Arms to introduce themselves to the Council and to share their preliminary plans

The Chair welcomed the prospective new owners of The Blacksmith's Arms introduced themselves and shared their preliminary plans for the business. The Chair wished them well and encouraged the potential owners to contact the council if they needed further information about the village etc. No specific planning matters were discussed.

131/25 To receive information about the following ongoing initiatives and decide further action where necessary:

- Village Maintenance activity progress:
 - Benches – New pegs made, and preservative applied. Bench at entrance to Back Lane due to be put back in place tomorrow.
 - Gateway painting – Awaiting dry weather.
 - Little picking – Postponed due to weather; new date pending. Risk assessment underway. Awaiting contact from NYC regarding loan of equipment and supply and disposal of rubbish sacks.
- Speeding – IC provided Caroline with an update on his quest to obtain feedback from NYC on the recent installation of speed tubes. IC to send email to CG who will follow this up.
- Village emergency plan – Work ongoing to assess village properties for vulnerability, age, and children. Update at next meeting.

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- Tree Survey – Report received by Green Gait, including need for ultrasound survey on certain trees. SA and IC are summarising findings for public communication.
- Policy updates
 - DL to be sent Word versions of relevant documents by AJ.
 - SA reviewing **Privacy Notice** (query raised on declarations of interests).
 - SA to draft an updated **Biodiversity Policy**.

132/25 Public Session – The Parish Council will, time permitting, adjourn the council meeting for a short time to allow for public comment and questions

No matters raised

133/25 To receive an update from North Yorkshire Councillor Goodrick if appropriate

Councillor Goodrick reported that there had been high staff turnover within the planning department. She confirmed that the scheme to improve Scotchman Lane had been approved, with design work completed. While the works will not provide a full resurfacing, large sections will be addressed, and surface dressing is scheduled for the following year. She also advised that government budget cuts have been delayed until Christmas, with £15 million in reductions now expected, and noted that the locality budget may be withdrawn.

134/25 To consider and decide upon any planning applications received:

Applications:

[ZE25/00927/CLEUD | Certificate of Lawfulness in respect of the occupation of the dwelling known as Moor Farm in breach of the agricultural occupancy condition of approval 761 A dated 27.03.69 for a period greater than 10 years before the date of this application | Moor Farm Cross Lane Flaxton North Yorkshire YO60 7QZ](#)

Flaxton parish council met on the 18th September 2025 and decided: There are several working farms and agricultural contractors in the Flaxton area that provide employment for local residents; however, North Yorkshire and Ryedale face a shortage of housing for such workers. The original intention of the Agricultural Occupancy Condition (AOC) established in 1969 was to ensure that homes built under this condition would remain occupied by agricultural workers.

The applicant's circumstances suggest that the property is no longer required. Moor Farm was briefly marketed on Rightmove before being withdrawn at a time when sales of four other properties in Flaxton (not subject to AOCs) had similarly stalled.

It appears that the current circumstances do not comply with the AOC, though there has been no enforcement action taken by North Yorkshire Council or the former Ryedale District Council.

Flaxton Parish Council notes that approval of the Certificate of Lawful Existing Use or Development (CLEUD) could potentially be followed by an application to have the AOC lifted, which may result in the property being used for non-agricultural purposes.

The council aims to maintain the village's agricultural character and therefore does not support the granting of the CLEUD.

Decisions:

APPROVED: ZE25/00818/CAT | Remove 2no. Conifers, 1no. Spruce, 1no. Oak, 1no. White Poplar, 1no. Cherry. Reduce height by approx. 3-4metres of 1no Yew | Westfield House Main Street Flaxton North Yorkshire YO60 7RJ

APPROVED: ZE25/00859/CAT | Fell 1 No. Ash Tree (T1) due to ash die back, Crown reduce 1 No Beech Tree (T2) by 1.5 metres away from the gutter | Orchard House Main Street Flaxton North Yorkshire YO60 7RT

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Updates:

None

135/25 To discuss matters raised by the Parish Clerk/Responsible Financial Officer

- AJ had circulated a bookkeeping spreadsheet to 1st September 2025, which showed the Bank Account balance together with the income and expenditure report including variances to budget. The bank statement was duly signed by the Chair and will be fully checked during the next internal audit. The balance of the current account is £ 9,906.48
- To note/approve payments as follows:
- APPROVED: Salary payment (August 2025) for the Parish Clerk and HMRC contribution
- APPROVED: Payment to the Flaxton Community Hall Trust for village hall hire for Hire (£20)
- NOTED: Payment has been made to Peter Rolfe for painting the defibrillator box (£340)

136/25 To consider and decide further action, if any, on Electrical service alteration at The Nook, Flaxton

Permission is normally required from the Planning Inspectorate before any work can proceed on common land. AJ to inform the applicant that SA will contact him to discuss specific re-instatement requirements.

137/25 To receive matters raised by members

- SA raised concerns about recent highways work (tarmac near the village hall and coated road stone). SA to follow up as Green Gait related issues.

138/25 To note agenda items for the next meeting

- Next Audit

139/25 To confirm the dates of the future meeting(s) of Flaxton Parish Council to be held in the Village Hall starting at 7.30 p.m.

16th October 2025, 20th November 2025, 11th December 2025.

The meeting closed at 21:15pm