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# Tockwith with Wilstrop Parish Council

## North Yorkshire

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**Minutes of the Ordinary Meeting of Tockwith with Wilstrop Parish Council (TWWPC) held at 7pm on Monday 23 June 2025 at Tockwith Village Hall, 1 Marston Road, Tockwith, YO26 7PR.**

**Present:** Cllr Arnold Warneken, Cllr Simon Blake, Cllr Stuart McHenery, Cllr Helen Algar, Cllr Alex Marsh.

**Apologies:** Cllr Debra Cumming, Cllr Kriston Wright, Fiona Vicary, Clerk to the Parish Council.

**Guests:** County Councillor Andy Paraskos.

**In attendance:** None.

Two members of the public were in attendance

### MINUTES

The Chairman suspended Standing Orders. The Chairman invited two representatives from Eden Renewables to speak regarding the solar farm planning application ref agenda item 30i). The following points were noted:

- Overview of the site was presented.
- Five houses in Wilstrop will be close to the solar farm. 3m hedging has been proposed to help with screening. Inverters won't be heard. £5000 per house community benefit payment has been offered as compensation to be used for green initiatives.
- £25,000 per year of community benefits split between affected parishes, majority to go to Moor Monkton (80% of solar farm in parish) and Long Marston (20% of solar farm in parish).
- Administrative board to calculate fair distribution of community benefit payments going forward.
- Positive biodiversity net gain is proposed.
- A number of measures are being undertaken to make sure the site is not part of historic site.

Standing Orders were resumed.

#### **23. Apologies**

- i) To note any apologies received  
Apologies had been received from Cllr Wright and Cllr Cumming.
- ii) To approve any reasons for absence submitted for consideration  
**RESOLVED:** That the reasons for absence submitted by Cllr Wright be accepted.

#### **24. To Note any Declarations of Interest**

- i) To note declarations of interests not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests (DPI) in the business to be transacted at this meeting  
None declared.
- ii) To approve any dispensation requests received  
None received.

**25. To consider the co-option of suitable candidates as Parish Councillors**

To be considered at a future meeting.

**26. Public Open Forum**

No issues raised.

**27. County Councillor Reports**

i) To receive reports from North Yorkshire County Councillors Warneken and Paraskos

County Councillor Paraskos reported that:

- A number of residents have complained about speeding vehicles since the completion of the roadworks. County Councillor Paraskos has asked the Road Safety Team to consider looking at 20mph limits in the village.
- Road patching has been completed, top dressing to follow.

**28. Minutes**

i) To approve the minutes of the Annual Parish Council Meeting held 27 May 2025

**RESOLVED:** That the minutes of the Annual Parish Council meeting held 27 May 2025 be approved as a true and accurate record of that meeting.

**29. Finance**

i) To approve payment of invoices

Payee	Description of goods/services	Total Value
Fiona Vicary	Clerk Salary & WFH Allowance	£1,115.58
Fiona Vicary	Clerk Expenses	£86.85
M.A.H Garden Maintenance Ltd	Grass cutting Westfield Green 2024 - 2025	£1,872.00
J&E Richards Ltd	Village Hall Extension June	£60,141.60
The Yorkshire Green Team	Grass cutting	£480.00
Vision ICT	Website hosting and support	£300.00
HMRC	PAYE+NIC Apr-Jun	£1,444.32
Nest Pension	Employer Pension June	£28.21
O2	Mobile Phone	£16.45
<b>Receipts</b>		
Lloyds Bank	Savings Interest	£115.31
NYC	Commutated Sums - Village Hall Extension	£60,141.60
Allotment Fees	Assorted	£115.99

**RESOLVED:** That the invoices noted above be paid in full with immediate effect.

ii) To approve a bank reconciliation to 31/05/2025 (as evidenced by bank statement and ledger/cashbook)

**RESOLVED:** That the bank reconciliation to 31/05/2025 be approved. The PC's bank balance as at 31/05/2025 is £121,990.34.

- iii) To note receipts and payments against 2025-26 budget

**RESOLVED:** That the receipts and payments against budget for 2024-25 be noted.

- iv) To consider parish grant applications  
To be considered at a future meeting.

### 30. Planning

- i) To consider planning applications received

**Application at:** Manor Farm Oak Road Cowthorpe North Yorkshire LS22 5EY

**For:** Erection of 2no. detached self-build dwellings

**Application Ref No:** 25/01509/FUL

**Tockwith with Wilstrop Parish Council decision: C** The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below: The Parish Council would like to see vehicular access to these properties from Oak Road.

**Application at:** Land Comprising Field At 450299 453859 Green Lane Moor Monkton North Yorkshire

**For:** Solar Farm with up to 49.9MW of export capacity, comprising the installation of solar photovoltaic panels and associated infrastructure including customer substation, DNO substation, inverter and transformer substations, customer cabin, spare parts container, associated battery energy storage system, maintenance tracks, fencing, security cameras, landscape planting, swales and associated works.

**Application Ref No:** 6.115.156.EIAMAJ 25/01378/EIAMAJ

Cllr McHenery proposed to support the planning application. Cllr Blake seconded. All in favour.

**Tockwith with Wilstrop Parish Council decision: D** The Parish Council supports the application due to improving biodiversity net gain, local energy generation and sustainability. The Parish Council support local employment opportunities that the solar farm will generate.

- ii) To note all planning decisions received  
None received.

- iii) To consider any planning enforcement related matters  
None raised.

- iv) To consider any other planning related matters  
None raised.

- v) To consider making a submission on behalf of TWWPC to NYC in response to the first consultation of the County Development Plan  
Chairman suspended Standing Orders. Tockwith Together and TWWPC to agree on a response. Standing Orders were resumed.

**RESOLVED:** To work with Tockwith Together to agree a response to the first consultation of the County Development Plan.

### 31. Neighbourhood Development Plan

- i) To consider funding options to write a Neighbourhood Development Plan  
The Ministry of Housing, Communities and Local Government (MHCLG) has confirmed there is no new NDP planning support services from 2025 onwards. If TWWPC want to write a Neighbourhood Development Plan then alternative funding needs to be sourced.  
**RESOLVED:** Cllr McHenery to investigate funding streams for a Neighbourhood Development Plan.
- ii) To consider writing a Neighbourhood Development Plan

**RESOLVED:** TWWPC wants to write a Neighbourhood Development Plan, but this is subject to funding. To be confirmed after funding streams have been identified.

- iii) To consider the designation of Tockwith, Wilstrop and Cowthorpe as a Neighbourhood Area  
**RESOLVED:** To designate Tockwith, Wilstrop and Cowthorpe as a Neighbourhood Area

- iv) To consider the selection of a Neighbourhood Development Plan Consultant  
To be considered at a future meeting.

**32. To elect Councillors to the following responsibilities**

- i) Planning –Wilstrop (1)  
To be considered at a future meeting.
- ii) Communications & Social Media  
Clerk to investigate if TWWPC can subcontract role, potentially to students. To be considered at a future meeting.

**33. Tockwith Together**

- i) To receive an update from Tockwith Together  
Cllr McHenery circulated a report in advance of the meeting (see Appendix 1)

**34. Tockwith Sportsfield Trust**

- i) To receive a report from the TWWPC representative on the Sportsfield Trust  
Cllr Algar noted there was nothing to report for the Sportsfield Trust as a meeting has not been held this month. Next meeting is 9<sup>th</sup> July. Cllr Algar will discuss the outcome of their carbon reduction report and update them on community energy with respect to their building.

**35. Tockwith Village Hall**

- i) To receive a report from the TWWPC representative on the Village Hall Management Committee  
Cllr Blake circulated a report in advance of the meeting (see Appendix 2)

Cllr Blake reported that the builders are aiming to complete the works by the end of August 2025. Cllr Blake to check if EV chargers can be installed whilst builders are on site. Parish Councillors were in favour of the new drain pipe position and new plumbing.

**36. Highways and Transport Matters**

- i) To receive an update on the village gateways  
Waiting for agreement from Highways regarding design and location.

**37. Public Open Spaces**

- i) To receive reports on play and gym equipment inspections and consider any issues including dealing with the bird droppings at the Marston Road play area  
Cllr McHenery reported that at Marston Road there are less bird droppings as someone has cleaned the affected area. Someone has also put pins and wire in the beam across the swings to deter birds from landing. Clerk to ask NYC planning for permission to cut the tree branch back on health and safety grounds.
- ii) To receive a recommendation from the TWWPC Public Open Spaces, Allotments & Playgrounds Committee for a contractor for the refurbishment of Marston Road play area.  
The TWWPC Public Open Spaces, Allotments & Playgrounds Committee met, reviewed and scored all the received play area designs against agreed selection criteria and proposed a recommended contractor to undertake the refurbishment work at Marston Road play area.  
**RESOLVED:** To accept the recommendation from the TWWPC Public Open Spaces, Allotments & Playgrounds Committee. Quote was accepted with agreed changes to the position of the split panels and addition of sheep and cow sculptures.

- iii) To consider whether the Pinfold stone circle on Warfield Lane in Cowthorpe is a PC Asset, and if so whether we can arrange to tidy the area around it and then erect a fence around it.

**RESOLVED:** Pinfold stone circle is a TWWPC asset and will be included on the asset register.

County Councillor Paraskos to send location to planning enforcement. Clerk to arrange for the area to be tidied up.

### **38. Allotments**

- i) To consider any findings from the May allotment inspections (Cllrs Algar & Wright)  
Cllr Wright sent a report confirming that the Church Row allotments are in good condition. Cllr Algar confirmed that the Bridlepath allotments are in good condition.
- ii) To receive an update regarding the request for new sheds at Church Row allotments  
To be discussed at the next TWWPC Public Open Spaces, Allotments & Playgrounds Committee meeting.

### **39. Future Footprints**

- i) To receive a report from delegated Councillors Warneken, Marsh and Algar on the activities of the Climate Emergency Working Group (Future Footprints)
- ii) To receive an update on the Community Green Energy Project (Cllr Algar)  
Cllr Algar circulated a report in advance of the meeting (see Appendix 3)
- iii) To receive an update on the EV Chargers (Cllr Marsh)  
Cllr Marsh circulated a report in advance of the meeting (see Appendix 4). Thanks were given to Cllr Marsh for her tenacity and work on this project over the last four years.
- iv) To receive an update on the proposed community open space and to consider legal costs  
Cllr McHenery has asked Tockwith Together for suggestions for uses of the proposed open space. Legal quotes and suggestions are to be brought to the next meeting.

### **40. Media/Press releases**

- i) To consider any matters for press release or community news.  
To update the website, school and the under 5s with the new play area scheme. Cllr Marsh to provide communication on new EV chargers.

### **41. Correspondence**

- i) To note list of correspondence received and circulated  
Noted.
- ii) To consider a response to the school, via Future Footprints regarding litter and bins  
Clerk to respond to school. It was noted that Nest Lane is a private road and bins cannot be placed here without approval of the owners.

### **42. Next Meeting**

- i) To confirm the date for the next Parish Council meeting  
**RESOLVED:** That the Ordinary Meeting of the Parish Council will be on Monday 28 July 2025.

The Chairman closed the meeting at 20:35

## **Appendix 1 – Tockwith Together**

Last meeting 14 Jun 2025. Key items discussed were:

- Community Plan to Neighbourhood Plan 2. Continued TT support and undertaking to research funding opportunities now the Govt funding has been withdrawn.
- Updates to Community Plan
- Information Boards - Content still being worked on. precise locations to be identified along with land ownership.
- Signpost
- Future Footprints
- Community Garden - request for other ideas for use of plot at top of PRD and details of location circulated (previous PC work).
- Energy Woodland and wildlife
- PC Marston Road Playground Roads – update on upgrade progress.
- Cafe - Seems the Spotted Ox/Forge option now very much in limbo at best as ownership of Spotted has changed.
- Newsletter - request for content. Next version due soon.
- Skewkirk Bridge - The debate continues, basically yes NYC do have this in process, no the landowners involved do not want to see this progressed, no, there are no allocated funds at this time and unlikely to be so in the near term.

## **Appendix 2 - Tockwith Village Hall**

Main update is that the build is progressing really well.

There is one change to the plans that I would like to bring to your attention, this relates to the rainwater flow on the new roof.

The builder met with the building control inspector from North Yorkshire earlier this week. After further investigation and inspections with building control we believe the existing flat roof over the toilets is better to remain with its existing fall and connect into the existing drain outlet. This won't affect any of the new extension at all and the existing roof covering itself seems to be in good condition, it will just create a boxing in of the drain pipe in the existing toilet corridor adjacent to the WCs. We have also checked with the DDA compliance as there is a disabled toilet in that corridor and the requirement is for 1200mm of width and with the boxing in of the pipe there will be 1240mm of space.

The upside of this is reduction in the effort around the existing toilet roof and whilst that has been going on, we have been discussing the possibility of adding plumbing and a sink in the back of the new extension. This will give more flexibility to different user groups using the hall. The builders are prepared to do this in respect of the reduced work to the roofing as mentioned above.

I think this would be great and would like your support in agreeing to the changes mentioned.

Other things to note are that the VHMC will be choosing flooring and wall colours on Monday evening. We are meeting at 6,30pm before the PC meeting, so if anyone wants to come along and have a view, please do.

I have had confirmation from Dave Hardman that the caravan will be removed by the end of the month and I will chase him up on this next week to ensure it is removed.

I've also accepted the quote for the smartlock installation, so I'll hopefully hear back soon as to when that it likely to be installed.

## **Appendix 3 - Future Footprints Local Energy Generation update**

1. Energy Oasis have come back to us to say that they do not think that we need to complete a feasibility study as all the work we as a committee have done so far has covered everything that that study would ascertain.

So far we have:-

(i)Had Carbon reduction Reports done by NYCC on both the village Hall and Sportsfield buildings both of these reports suggested a number of ways that we could reduce our footprint but both showed substantial reductions in Carbon by putting solar panels on each building. (I will send a copy of the reports to councillors).

(ii) Got quotations from contractors for annual power estimations for the solar panels at the sports field (average cost to generate 14.5KW hrs is 16.5K )

(iii) Got quotations from contractors for annual power estimations for the solar panels at the village hall (average cost to generate 10.5KW Hrs 12K)

(iv) We have also forged links with other organisations for advice such as Community Energy England and the Plunkett Foundation. Alongside this we are creating a network with others who are looking at or providing community energy such as Ferriby and Whixley groups.

(v) We have created a substantial committee and are working on a clear identity via creating a new logo and website so we are ready to extend and communicate what we wish to achieve.

(vi) We have also begun community engagement (survey) and intend to follow this up by providing modules of study for University of York students who can help us improve our links and marketing in the community moving forward.

(vii) We have also researched what type of company we want to become. A Community Benefit society - would enable us to be able to apply for more funding with respect to other areas of the scheme and give the flexibility to extend the scheme and even be able to create share options further down the line.

As we have looked at all of these areas, Energy Oasis deem that we have completed our feasibility study.

The money that we paid them to submit an application for feasibility funding is therefore not required and they are more than happy to use these funds to prepare and submit an application for the development phase of the scheme. In light of this:

I would like to add to the agenda for the next Parish Council meeting that we assess the outcome of our feasibility work so far and propose we move forward with the project to the Development stage. This means the money already paid to Energy Oasis would be used for them to apply for Development funding for the project.

There is a round of Great British Energy community Funding available which closes in November this year. We would apply for this if the PC approves us moving to the next stage at the July meeting.

## 2. Information about the Development Phase

Just for some background information for you as to what the funding for this phase includes :-

- (i) Planning costs
- (ii) Connectivity to the grid costs
- (iii) Company set up costs
- (iv) Expected admin costs
- (v) Marketing costs

## 3. We have a meeting with the full committee on Friday night and we are going to be looking at:-

- (i) Getting the information found so far in the feasibility study into an easy to read format that shows the headlines of the benefits for both the village hall and the sportsfield.
- (ii) Start researching funding streams for Capital construction costs of project
- (iii) Calculate total construction / installation costs including contingency
- (iv) Calculate development costs for both village hall and sportsfield for Energy Oasis application
- (v) Evaluate constitution and model rules of Community Benefit Society
- (vi) Set up distinct email addresses for Tockwith Community Energy
- (vii) Look at battery storage to see if this has any legs in the schemes based on usage or whether the payback is too long.
- (viii) Talk to village hall and sportsfield about their NYCC carbon reduction reports and see if they want us to apply for capital funding for any schemes that they wish to go ahead with.
- (viii) Identify tasks in detail for York University students for community engagement and marketing and meet with them in late September for October start.

#### **Appendix 4 To receive an update on the EV Chargers**

The total cost for the EV charge points will be £14264.48, of which 60% will be funded by ORCS being £8558.69, £1000 by Andy Paraskos from his Locality Fund, and £2780 by Arnold Warneken from his Locality Fund, and the remaining £2000 by this Parish Council, leaving a surplus of £74.21!

Oval are planning to install the charge points on 21 & 22 July. Please can I check that there will be no issues with builders or other tradespeople which might conflict?

The deposit payable on acceptance of contract is £3566.12.

The deposit payable on commencement of works is £3566.12.

The final payment on completion is £7132.24.

[We already have over £31k from ORCS in our bank account, and will need to return the unspent portion to ORCS on completion of the contract.]