



MINUTES OF PARISH COUNCIL

Meeting held on Monday 16th June 2025 at Leeming Village Hall, Leeming

Parish Councillors: Cllr M Curry; Cllr F Stead; Cllr O Robinson; Cllr A Bowes;
Cllr W Withington

County Councillor: Retrospective apology sent

Clerk / Others: S Nicholson (Clerk); Approx. 80 Residents.

Meeting Chaired by: Cllr Curry

Item ref 25/26	Item Details	Issues	Action
12)	Welcome & Apologies	<p>The meeting was opened with the following apologies:</p> <ul style="list-style-type: none"> • Cllr C Capel; • Cllr K Temple; <p>The Chair announced that she was aware that many residents wanted to discuss the Solar Farm and the possible need for an EIA Screening Application. This would be dealt with under Item 19 which she would bring forward as the first item of the agenda to be discussed.</p> <p>Residents were advised that a brief introduction by the Enviromena representative and there would be an appropriate time allowed from residents to ask questions and get answers.</p> <p>The meeting was informed that under the parish Standing Orders no one should obstruct the transaction of business at the meeting or behave offensively or improperly towards anyone else during the meeting. There had been a request in advance to film the meeting and anyone not wishing to be filmed should move to the designated area.</p>	Resolved
13)	Public Session	<p>The Chair requested questions for any item other than Item 2.</p> <p><i>Q1: Speeding in Exelby and the possibility of reducing the 30mph to 20mph due to the following reasons:</i></p> <ul style="list-style-type: none"> • <i>Narrow road</i> • <i>Children playing</i> • <i>Elderly having to use the road and in places no pavement.</i> <p><i>A: This is not on the agenda to discuss and obviously we need to put this on next month's agenda to all stakeholders can be made aware of the parish intention to discuss this matter.</i></p>	Add to next Agenda.

Contact Details:

email: clerk@exelbyleemingandlondonderry-pc.gov.uk

Website- <https://exelbyleemingandlondonderry-pc.gov.uk>

Tel: 07817 367390

19)	Planning	<p>To consider, discuss and respond:</p> <ol style="list-style-type: none"> 1. ZB23/00923/FUL Still Awaiting Decision 2. ZB24/00589/FUL Still Awaiting Decision 3. ZB25/00872/SCR Solar farm screening request Land Adjacent To Lords Lane Bedale North Yorkshire DL8 2ET Solar Farm EIA Screening application <p>Enviromena gave a brief introduction of the Solar Farm project. The parish was advised that an EIA is not normally required because it is considered a temporary project and why the government considered it is a temporary project albeit for 40yrs. They are looking forward to working in the area along side residents.</p> <p><i>Questions from Cllrs:</i></p> <ol style="list-style-type: none"> 1. <i>Due to the time scale of 40 yrs will the nature of the land not change?</i> 2. <i>Where are these solar panels coming from?</i> 3. <i>What happens if they are switched off?</i> <p><i>Answer:</i></p> <ol style="list-style-type: none"> 1. <i>As stated, the 40Yrs is classified as only a temporary change within the use of land and will not change its classification.</i> 2. <i>They are all from China</i> 3. <i>They cannot be switched off</i> <p>A suggestion was made that the Chinese are very clever, and we should not underestimate that possibility. The parish councillors were asked if they supported a request for an EIA Screening Application and there was a unanimous agreement.</p> <p>See Appendix A for all questions and answers.</p>	<p>Clerk to monitor the three O?S Planning items.</p> <p>Clerk to send request for EIA ASAP</p>
14)	Declarations of Interest	None	Resolved
15)	Minutes & Matters Arising	<p>To receive and discuss:</p> <ol style="list-style-type: none"> 1. Minutes from meetings dated 19th May 2025. <ul style="list-style-type: none"> • Proposed by: Cllr WW • Seconded by: Cllr AB 2. Matters Arising There were no matters arising that was not on the agenda. 	<p>Agreed & Signed Resolved</p> <p>Resolved</p>
16)	Parish Matters	<p>To discuss and consider</p> <ol style="list-style-type: none"> 1. <u>Parish Councillor</u> 	

	Councillor & Clerk issues	The clerk confirmed with Cllr WW that her emails and Website permission is now working.	Resolved
17)	External Reports	<p>To receive and discuss reports:</p> <p>1. <u>Police Report</u> No report received.</p> <p>2. <u>North Yorkshire Report</u> 1. No report received.</p>	<p>Resolved</p> <p>Resolved</p>
18)	Parish Councillors Concerns	<p>To consider and discuss:</p> <p>1. <u>Facebook Page</u> Cllr FS is still working with Richie Clare to set the page up.</p> <hr/> <p>2. <u>Speeding Leeming</u> The Clerk stated that due to nature of this meeting on the Solar Farm she had requested Jon Hunter if he could attend the July meeting.</p> <p>Cllr AB stated that she had seen the Police Speed vehicles in the area and would it be possible to get the data from them.</p> <p>The Clerk stated she thought that Jon would have that information but would request that as part of the confirmation of his attendance to the next meeting.</p> <hr/> <p>3. <u>Weeds along bridge verge</u> The clerk stated she had request GCH Maintenance to deal with the weeds on the bridge and that the work had started.</p> <p>Cllr AB requested for the weeds along the triangle going into Londonderry are also dealt with.</p> <p>Agreed</p> <hr/> <p>4. <u>The Parish</u> The Chair stated that she had put this on the agenda because she was aware that both Gatenby, Russell Terrace and Green Lane residents are not usually consulted about parish matters or their needs.</p> <p>Agreed that we should try and include where possible.</p>	<p>On going.</p> <p>Clerk to request attendance of JH and Speeding data from police vehicles.</p> <p>Clerk will monitor and get GCH to also start work on the weeds going into Londonderry.</p> <p>Resolved</p>
20)	Highways	<p>To consider and discuss:</p> <p>1. <u>Bus stop lines</u> The clerk stated that this is still under discussion between Highways and Passenger Transport</p>	Clerk to chase Highways and Passenger Transport

21)	Financial Matters	<p>To consider and discuss:</p> <ol style="list-style-type: none"> 1. <u>End of Month account May 2025</u> The clerk stated that the only difference was the payment to Zurich Insurance which was agreed in May meeting that this should go ahead. 2. <u>Opening Account June 2025</u> Clerk advised for payments June. 3. <u>Audit 2024/25</u> <ul style="list-style-type: none"> • The Clerk advised that the new internal Auditor had completed the task and there was nothing to report. <p>The Chair stated that our original internal auditor Alan Gardner was very poorly and suggested that we purchase a card and flowers to say thank you to him for his work in the past. Agreed</p> <p>2025/26</p> <ul style="list-style-type: none"> • Recommend Many Bookkeeping 	<p>Resolved</p> <p>Resolved</p> <p>Resolved</p> <p>Agreed Clerk resolve</p> <p>Agreed</p>
22)	AOB	<ol style="list-style-type: none"> 1. Budget spends for individual villages. 2. Noticeboards on Leeming Park to be turned to face the path. 3. Dog Bin painted. 4. Flood Bridge <ul style="list-style-type: none"> • Concerns about use of vehicles above any weight restrictions • Listed Structure 	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed Clerk to find out information about the bridge for the meeting.</p>

Meeting closed at 8.50pm

**Next meeting is on Monday 28th July 2025
In Leeming Village Hall**

Signed by Chair:

Contact Details:

email: clerk@exelbyleemingandlondonderry-pc.gov.uk

Website- <https://exelbyleemingandlondonderry-pc.gov.uk>

Tel: 07817 367390

Dated:

Appendix A

Question / Residents response	Answers from Enviromena
1. What is an EIA?	<p>1. An EIA Screening Application is as previously stated not usually required for a Solar Farm because they are treated as temporary projects.</p> <p>An EIA would usually have input from stakeholders like NYC Highways, Environment, Paths, and various other agencies.</p> <p>Some local parishes have asked for an EIA in the past, but it has seemed not relevant. However, it does give a full impact and details around the use of the sites.</p>
2. How can 40 years be temporary?	<p>2. This is a national Policy not one we have procured. The only long-term structure would be the small substation.</p> <p>This has also been known to be removed if required on other projects.</p>
3. Can you elaborate on the Carbon Figures?	<p>3. These will be made available on the full planning application.</p>
4. What happens after 40 years?	<p>4. The exact same process is required for us to continue to use the land in question.</p>
5. Won't that be easier for you to get use?	<p>5. We will need to go through the same hoops, and I do not think it will be any easier.</p>
6. Can you advise if the Substation will need foundations / size/ etc?	<p>6. Yes, we anticipate this will need foundations as we are planning a brick building on the site.</p> <p>However, that may change, and it may be like one of those metal containers like the energy companies use. This is still under consideration.</p> <p>The structure will be a max of 2mtrs high.</p>
7. You stated when we talked earlier about 30MHz output on site with use for 14K homes? Will this be local homes?	<p>7. We cannot guarantee the electricity will be used locally. It will go into the national grid. The calculations are a national formula provided by government agency sites.</p>

Contact Details:

email: clerk@exelbyleemingandlondonderry-pc.gov.uk

Website- <https://exelbyleemingandlondonderry-pc.gov.uk>

Tel: 07817 367390

How do you get your calculations for the future use?	
8. The electricity usage details provided are not correct and the usage for the future will far outreach any figures provided by the government. So how can a nett zero timescale be meet?	8. I can only refer you to the figures provided in the documentation.
9. What is a Power Purchase Agreement and is this the same as an energy PPA?	9. A solar PPA is different from the utility companies PPA.
10. Which areas within Ropner Estate where you informed to look at or were you advised to look at this site?	10. We were advised that 70% of the estate was B3 Graded agricultural land and of that land we could decide which was the best option. We know that you can grow on B3 land, but it is not the best for farming.
11. What about the farmhouse in the middle of the development?	11. We have had a number of discussions with the owners of the property to ensure everything possible is being done to provide the least impact on their home.
12. Your communications are incorrect because I have had only one conversation on the phone to you in January. You are telling lies. Your communication system is non-existent.	12. We have talked and visited on numerous occasions.
13. Can we have English not abbreviations? What are those red shapes on the plans?	13. Sorry. Yes, we are so used to using acronyms. Those are the expected sites of the substations.
14. You stipulated that the land is grade B3 but as you can see the land is used to produce tons of wheat on the photos we provided?	14. Grade B3 is land that can be used to farm but it is not the best grade land.
15. Has Sir Henry thought about the Solar Farm outside his own house? There are acres of Brown land around the area that can be used rather than this area?	15. I cannot answer that first question. Sir Henry provided the list of areas that as stated were Grade B3 and of those areas we had the opportunity to decide which was the most suitable.
16. Why did you select the land that surrounds this family home?	16. This was the best area for us. We have as stated tried to communicate with the owners and have adjusted our plans to try and modify the plans, so they are not inconvenienced.

Contact Details:

email: clerk@exelbyleemingandlondonderry-pc.gov.uk

Website- <https://exelbyleemingandlondonderry-pc.gov.uk>

Tel: 07817 367390

17. There has been no consultation, and you know that.	17. We have spoken on more than one occasion.
18. Can you advise if the Thorpe Perrow landowners are present?	18. I do not think they are.
19. Have you really considered the detrimental issues to the wildlife – bees etc?	19. Enviromena has always considered a very high base line for the consideration of all plant and bird life in any of our projects. The nett change is usually less than 10% but no higher than 50%. All the work we do will ensure where possible the wildlife is protected as much as possible.
20. What about the deer in the area? You cannot push them into a small, corralled area, these are wild animals.	20. There is plenty of other farmland in the area for deer and other animals to use. No response
21. Why agricultural land and not Brown land	21. We are dictated by which land we can use by the landowners who are willing to allow Solar on their land.
22. Can I ask about the access route for the site shown on your maps. I understand the construction trucks are 38Ton and will go from the A6055 over Flood Bridge which is not able to take that weight and is already a single line traffic passing area that is a black spot for accidents? Then put the solar panels on rooftops and not areas that is not suitable to get equipment to or maintain.	22. We have put that as the initial route but will obviously be guided by Highways on the Full Planning Application and change the route if required. We want to ensure we comply with all road regulations.
23. Will we see all the maps and how you choose this particular piece of land?	23. No.
24. Were you directed to this area by the Landowner?	24. As previously stated, we were provided with certain areas to which we could choose the best option for us.
25. What are the orange dots on the maps?	25. These are the substations as advised, previously.
26. How big are these and how many pylons?	26. There are no pylons as everything is underground. The panel themselves are about the size of a single storey building.

Contact Details:

email: clerk@exelbyleemingandlondonderry-pc.gov.uk

Website- <https://exelbyleemingandlondonderry-pc.gov.uk>

Tel: 07817 367390

27. Access on roads that are regular used by wheelchair users from Mowbray School.	27. They will have the right to object and provide reasons why they do not wish the project to go forward.
28. Local use as paths	28. The same as just stated.

DRAFT