



AGENDA

DATE & TIME 18th August 2025

LOCATION: Leeming Village Hall starting at 7pm

To the members of the Council: You are hereby summoned to attend an ordinary meeting of Exelby Leeming and Londonderry Parish Council for the purpose of transacting the following business:

Year
2025 /26

Details

34)

Welcome and Apologies

35)

Public Session

- Residents are reminded that they can only raise questions on items on the agenda and this item has been allocated a max of 15mins.

36)

Declarations of Interest

37)

**Planning - To consider, discuss and respond:
ZB25/01246/FUL**

Installation of ground mounted photovoltaic farm with associated access, infrastructure, engineering works and landscaping Land At Lords Lane Exelby Bedale

Parish Councillors will use the YLCA and NALC Checklist / Protocol in their consideration of this planning application:

Material Planning Considerations:

- The application not fitting with government or county council policies
- Planning history (e.g. if a similar application has recently been refused)
- Design / visual appearance / materials to be used in the building/s
- Layout and density of the proposed building/s
- Loss of light – although this is subject to fixed distances, angles etc and is very difficult to prove
- Noise and disturbance from use of the finished building/s
- Highways issues – road safety, parking etc
- The effect of building/s on the nature / landscape
- The effect of building/s on existing listed buildings and/or conversation areas

The following are NOT usually material planning considerations and will not be considered in our discussion:

- Noise and disturbance *during building works*
- Land ownership
- Competition (e.g. having two newsagents on a street is not grounds to refuse a third)
- Moral objections (e.g. to betting shops / pubs)
- That there “may be a better use of the site”
- Loss of a view from an existing building
- Personal circumstances / hardships of existing residents
- Perceived risk to health (e.g. from telecoms masts)
- The identity, character, or past behaviour of the applicant and/or their ag

- 38) Financial Matters - To Approve:**
1. End of Month Accounts July 2025
 2. Payments for August 2025

- 39) AOB for next meeting**

**Next Meeting is the 17th September 2025 at 7pm
In Leeming Village Hall**

Filming, photographing, and recording is allowed at Parish Council Meetings under the Openness of Local Government Bodies Regulations 2014. This can be carried out in accordance with the rules adopted by the Parish Council which are as follows:

- The Clerk or Chair must be informed prior to the start of the meeting.
- Any recording equipment must be clearly visible to all attending the meeting.
- The recording must not be neither disruptive nor distracting to the meeting.
- Members of the public have the right not to be filmed or recorded.