

RYHILL PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 14th October 2025

Present: **Councillors** **B Burnage (Chair) A Atherton, L Booth, G Booth,
T Staves, R Caley, K Fretwell and A Morley**

Clerk **C Greaves**

District Councillors **M Cummings**

MINUTES

2526 66 Apologies for absence

Cllrs C Bashforth and DCllr U Ali sent their apologies.

2526 67 Declarations of interest

- (1) Cllrs G Booth, L Booth and B Burnage in respect of the Caretaker.
- (2) Cllrs A Morley, K Fretwell and L Booth for Rycroft Leisure.
- (3) Planning application Cllrs C Bashforth, A Atherton, G Booth

2526 68 To approve the minutes of the council meeting held on the 9th September 2025

Approved.

2526 69 To receive updates on ongoing issues

(1) Allotment concerns

Noted – No further incident reports have been made.

(2) Northern Power Grid – Tree pruning

Noted – the work has been completed but the contractors have not cleared the cut branches, they have left them by the pylons.

CSB

2526 70 To receive items of correspondence

(1) Fly tipping on Ferry Top Lane

Noted – this has been reported to Wakefield Council for removal.

(2) Reply from MP re HMO property

Noted – The resident forwarded on the reply from the MP who asked to be kept aware of issues and any applications for HMO properties in the area.

(3) Letter of thanks from the Holiday Club

Noted – The Club are looking to submit a grant request for next summer.

(4) SLCC membership renewal

Noted – the clerk has paid the £150 membership renewal fee.

2526 71 District Councillor's comments on local issues (for information only)

DCllr M Cummings reported that the new Cemetery gates were awaiting delivery, that the work at the Church Lane crossroads was planned for Spring 2026 and would include traffic light controls, that the road markings would be refreshed on Ryhill Pit Lane, and that the temporary road signs had been removed and a fixed one repaired as requested. She also commented on two local planning applications – the proposed takeaway and the new housing estate. She is concerned about the hours of operation of the takeaway, the parking impact and its attraction to young people and has raised this with the case officer. She has submitted an objection to the new housing estate due to: concerns over the access and the impact on the highway network and nearby residents, interference with nearby resident's private property rights, the impact on ecology, and local services and to the risk of ASB due to the link to the rear of The Libb.

2526 72 WY Police – Safe Scheme

(1) Monthly Report

Noted – the report has been posted onto the website.

(2) Memorandum of Understanding (MoU) 2025

Noted – the 2026 MoU has been completed with Cllr Bashforth as the point of contact.



2526 73 Planning Application – 25/01591/FUL – 30 dwellings WF4 2AL

Noted – Cllrs A Atherton and G Booth left the room for this item.

Approved – the proposed objection was approved and the Clerk will send it to the case officer by Friday 17th October 2025.

2526 74 Christmas provision

Noted – Cllrs A Atherton and G Booth returned to the room for this item.

Approved – the tree by Nostell Lane is on poor condition and approval was given for a budget up to £100 to buy a replacement bush.

2526 75 Website and email review

Noted - The website has now moved over to www.ryhillparish.gov.uk. Further updating of the website is required to reflect the new website and email address for the Clerk.

Noted – The new email accounts have been set-up but some councillors are struggling to gain access. Use of the new emails will commence once all councillors have been able to access their mailbox.

2526 76 Biodiversity

(1) Allotment holders guide

Noted – the draft is undergoing a final edit.

(2) Planter management

Noted - the new planter arrangements are working well.

(3) Plan

Noted – the update to the plan will be considered at the November meeting.

2526 77 Account Payments (see monthly list)

Approved.

2526 78 Items for the next agenda

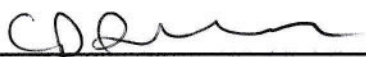
Approved – Website and email review, Christmas provision, the Biodiversity Strategy and Business Continuity Planning would be addressed.

2526 79 Date, Time and Venue for the next meeting of the council (11/11/25)

Approved – Next meeting to be held at St Paul's Methodist Church, Chapel Street, Ryhill on the 11th November 2025 at 6pm

C R Greaves

**Charles Greaves
Clerk to the Council
Ryhill Parish Council**



Signed as a true record

11.11.25

Date

RYHILL PARISH COUNCIL

Account payments for 14th October 2025

Payee	Description	Date	Amount £	VAT	A/C	Approver	Submitter	
Pro Logic	Email accounts	29/09/25	574.56	95.76	UT	C Bashforth	C Greaves	
Unity Trust Bank	Account Service Charge	30/09/25	6.00		UT			Auto
Cheryle Bashforth	Planters x 16	17/10/25	56.00		UT	L Booth	C Greaves	
Angela Morley	Planters x 8	17/10/25	67.75		UT	L Booth	C Greaves	
St Pauls Church	Room hire for 2026	17/10/25	750.00		UT	L Booth	C Greaves	
Charles Greaves	Clerk Salary & Expenses	17/10/25	536.68		UT	L Booth	C Greaves	
WYPF	Pension	17/10/25	152.84		UT	L Booth	C Greaves	
HMRC PAYE	Income Tax	17/10/25	126.80		UT	L Booth	C Greaves	
HMRC NIC	Employers NICs	17/10/25	38.00		UT	L Booth	C Greaves	
Brian Burnage	RBL Wreath & Donation	17/10/25	50.00		UT	L Booth	C Greaves	
John Hope	Paint for stencils	17/10/25	51.60		UT	L Booth	C Greaves	
John Hope	Caretaker work	17/10/25	540.00		UT	L Booth	C Greaves	
Charles Greaves	SLCC Membership renewal	17/10/25	150.00		UT	L Booth	C Greaves	
Wakefield Website	Website move to gov.uk costs	17/10/25	156.00	26.00	UT	L Booth	C Greaves	
Cheryle Bashforth	Expenses	17/10/25	240.00		UT	L Booth	C Greaves	
Brian Burnage	Expenses	17/10/25	140.00		UT	L Booth	C Greaves	
Karen Fretwell	Expenses	17/10/25	40.00		UT	L Booth	C Greaves	
Angela Morley	Expenses	17/10/25	40.00		UT	L Booth	C Greaves	

Continued:

CAB

Lisa Booth	Expenses	17/10/25	40.00		UT	C Bashforth	C Greaves	
Richard Caley	Expenses	17/10/25	40.00		UT	L Booth	C Greaves	
Trasi Staves	Expenses	17/10/25	40.00		UT	L Booth	C Greaves	
Andrew Atherton	Expenses	17/10/25	40.00		UT	L Booth	C Greaves	
Gloria Booth	Expenses	17/10/25	40.00		UT	L Booth	C Greaves	

CAB

11.11.25

RYHILL PARISH COUNCIL

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www.ryhillparish.gov.uk

Sarah Edson
Planning
Wakefield Council

16th October 2025

Dear Sarah,

OBJECTION - Planning Application 25/01591/FUL

The parish council shares the access route and a boundary with the development site and is keen to prevent any impact on its land or activities on its land, so as to ensure that all local residents can have full unrestricted enjoyment of the Park and Stray.

A number of parish councillors have declared an interest in this application as it directly affects them. For clarity – none of the affected councillors have spoken or voted on this submission.

Ryhill Parish Council wishes to register its objection to this application and asks that Wakefield Council refuse the application on the following grounds:

(1) Additional parking for occupiers and visitors is needed within the development so as to prevent car parking overspilling onto the access road and interfering with public and maintenance work access onto the Stray and Park. On road public parking in the neighbouring streets is limited due to permit zone restrictions, and the access road is the only street in the immediate area that enables non-resident drivers to park. The few places that are provided are essential and need to be maintained otherwise the adherence to the permit zone restrictions could be compromised.

(2) The access road into the development site is a key entry point into the council's Park and Stray. There is a footway access into the Park and Stray at this location that traffic entering and exiting the development would need to cross over. This introduces a new risk to pedestrian park users and the development proposal does not adequately address this nor does it make any specific provision for the safety of pedestrians across the development site entrance.

CPS

(3) A 2m high boundary fence needs to be erected between the houses and the Park / Stray hedge so as to prevent occupiers from damaging the hedge, and from doing anything that interferes with the council's biodiversity strategy for the hedge. There have been historic issues with this and we are keen to ensure the full protection of this important landscape and habitat feature.

(4) The proposal is for 30 houses which is an over intensification of this site and setting, and would result in a substantial number of occupiers and their vehicles impacting on the amenity of neighbours. A reduction in the total number of houses, and a greater mix of house type would be of benefit to the community and would create more space on site for occupier's vehicles.

(5) The impact on local services ability to cope with additional people is unclear. The capacity of our GP, Dental and School places is a concern and it is not clear how the development will help with this.

(6) There is concern over the condition of the drains and sewers in this area and it is unclear what investigations have been undertaken to demonstrate that the development's waste and run-off can comfortably be met by the existing arrangements.

(7) The Park and Stray area forms a key location for the council's Biodiversity work. We are concerned about the impact of waste, light and noise pollution from the development on the local habitat and species, and about the urbanisation of the areas around the Park and Stray that currently allow for species movement.

For these reasons we ask that the application is rejected, however if you decide to allow the application please would you provide us with the detailed wording for the proposed development conditions and construction management so that we may comment further.

Yours faithfully

C R Greaves

Charles Greaves
Clerk / RFO
Ryhill Parish Council


11.11.28