

BIGGIN PARISH COUNCIL

Biggin, Sherburn in Elmet, North Yorkshire, LS25 6HJ

Minutes of the Ordinary Council Meeting of Biggin Parish Council held at
Barkston Ash Village Hall, Church Street, Barkston Ash on Wednesday 21st January 2026

Present: Cllr V Earle, Cllr N Kaiper-Holmes, Cllr JC Lamb and Georgina Ashton, Parish Clerk.
In addition: 13 members of the press and public present.

Minutes of meeting

Meeting opened at 6.32pm

26/69 To receive Apologies for absence
None received

26/70 To receive any Declarations of Interest from Members
Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by Biggin Parish Council for Members and by the Localism Act 2011.
None received

26/71 Public Participation Period

The Chairman opened the public participation and provided the results from the Community Project and precept increase for 2026/2027. These are shared later in the minutes under 26/74.

Resident 1 – questionnaire was heavily weighted against negativity. You estimate and you over inflate and you scare people. You scared people with what you said at the last meeting.

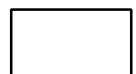
The Vice-Chairman explained that the survey was based on truth and a revision of the figures following on from the receipt of the valuation, of which had been conducted by a reputable firm in the field. Furthermore, the Chairman responded with, 'the purpose of the survey was to highlight potential risk and hence why it may have appeared this way, but that it was only right to inform the community for their consideration of the revised figures'. The resident went on to say that "it was written in red which turned out not to be true and suggested it was pre-determined" to which the Chairman, informed him that the Parish Council were impartial and were carrying out decisions made by majority response.

Resident 2 – So how do we move on from this? do we tell the landlady the results. The Chairman confirmed that the Parish Council will tell them that they will not be proceeding with a bid.

Resident 3 – the Clerk spoke and explained that the survey was written by her and that specifically Q3 and Q4 were strongly recommended and required to put forward these two specific questions in order to support a successful PWLB loan board application to The Treasury. The guidance specifically requires that the PC ask if residents are in favour of the project and more specifically to list the actual and % increase impact on the precept. Now that the Parish Precept Calculator has been shared by NYC Finance Dept, it was possible for these figures to be accurately shared in the survey. This was not possible with the first precept increase survey consultation. In addition, Question 1 was added as there was no interest in the room at the meeting last week to take the project forward so the Parish Council had no option but to go out to public consultation to request interest from anyone resident in the parish. As it was, the results, only demonstrated a return of 4 interested people (one of those did not want to play a key role) and this was from an electorate of over 100 residents. This does not demonstrate a "significant" level of interest in moving the community project forward. The Plunkett Foundation require the PC to demonstrate that there is a significant level of interest and unfortunately these results do not evidence this.

Resident 4 – I personally don't think we should buy it. Concerns raised about the Parish Council progressing a purchase in the current circumstances.

Resident 5 – I think the Parish Council have done as much as they can with this. The last representative from NYC that came to one of our meetings was Cllr Andrew Lee back in October 2024.



Resident 6 – Fly tipping has taken place again in the village and over the road in the woods. Cllr Earle agreed to report and requested the photographs to forward to NYC Enforcement / Fly tipping. Allegedly, there is evidence of home address on the fly tipped materials.

Resident 7 – When the valuation came in at £400,000, if we did have to dispose of it, we would incur additional costs to dispose of the asset. With another set of failing books, we would have to dispose of it in a different climate. The Parish Council must consider and look at the longer-term financial risks to the parish.

Resident 8 – I would love a pub in the village, but we can't continue with a closed pub that is not profitable for someone else to potentially take on.

Resident 9 –The resident started with: if and when someone does take over the pub, as a community we must support whoever takes it on. The resident went on to talk about the current owner and said that they ought to be more favourable against a community who are trying their best to save the asset rather than over-inflate the price and suggest that there are other local bidders: the resident went on to see that if they were in the room he would say "shame on you". As a resident, he felt he had done a 180 degree turn, in that the village are now in a position for buying a pub over and above the asking price which we may have to sell it on if it doesn't become a success.

Resident 10 – the resident stated that this would be a repayment of £1.8m over 50 years with a village with 57 properties and this is not right.

Resident 11 – the Caravan site was supposed to be vacant for February. The Public Hearing (under the Planning Inspector) gave the landowner 12 months to 13th August 2026 to return the site to its previous existence. The Statement of Truth for the new Planning Public Inquiry on 10th February 2026 with comments made by the landowner, states that *"I am nor would I ever be the sort of person to flout planning rules, where planning consent is required, I will apply for it"*.

Resident 12 – Cllr Earle contacted NYC LHA, they were requested to do this by National Highways – a request has been made by the Local Highways Authority to establish the rationale for the traffic survey strips. This explanation has not yet been received.

26/72 To consider the co-option of two residents into the two vacant positions to represent Biggin Parish Council until the next election cycle of North Yorkshire Council (May 2027).

Mr Tony Bowey was proposed by Cllr Kaiper-Holmes and seconded by Cllr Earle. There were no other expressions of interest or nominations in the room.

Resolution: to approve the co-option of Cllr Bowey to Biggin Parish Council until the next election of the Parish Council in May 2027.

26/73 To approve the Minutes of the last meeting held on Wednesday 14th January 2026
The Council agreed that the minutes were correct and a true reflection of what was said.

Resolution: to approve the Minutes of the last meeting held on Wednesday 14th January 2026 as a true and accurate record with the following amendments.

26/74 To consider the precept increase survey results

Results based upon: 57 properties in the parish (2x vacant)
Number of responses: 44
Number of households who did not respond:11
Number of vacant properties: 2

44 respondents		Q1	Q2	Q3	Q4
36%	YES Answers	4	11	19	18
57%	NO Answers	39	30	25	26
	Maybe	1	3	0	0
	Totals	44	44	44	44



1. Precept Increase Summary – responses to Q4, voting for precept increase to support pub purchase

Based on the NUMBER OF all HOUSEHOLDS in the parish (not including vacant properties)

18/55	YES	33% of all properties
26/55	NO	47% of all properties
11/55		20% did not respond

Based on the number of responses to the survey

18/44	YES	41% of respondents
26/44	NO	59% of respondents

2. In response to Q1 - ONLY **4 people** wish to be part of the Community Project Group, HOWEVER, 1 of those is not prepared to take on a specific officer role. In addition, a further individual who does not support the project is prepared to be part of the group to provide some balance to the discussions. This is **less than 4% of the parish population. This would not be seen as a significant public support and commitment to lead the project going forwards.**
3. In response to Q2, 11/44 are prepared to support the PC for cashflow purposes (until a time that any additional costs can be recovered with a further precept rise) should the Parish Council need to look to resell the asset in the short term.
- | | | |
|-------|-------|---|
| 11/44 | YES | 25% will support the PC for short term (<1 yr) for cashflow purposes |
| 30/44 | NO | 68% will NOT support the PC in the short term should the need arise for cashflow purposes |
| 3/44 | Maybe | 7% will support depending on the circumstances |
4. In response to Q3, 19 out of 44 respondents (43%) are in favour of the Parish Council going ahead with the purchase of The Blacksmiths Arms. However, 25 out of **44 (57%) of respondents are AGAINST the PC going ahead with the purchase.**

Resolution: By following the majority view of the residents and as a result of the survey, the Parish Council cannot pursue the purchase of The Blacksmiths Arms.

Resolution: for the Clerk to provide an anonymised summary of the results on the website as soon as is practicable.

26/75 To consider the setting up of a community group separate to the Parish Council for the purpose of managing The Blacksmiths Arms Community venture and for direct liaison with the Plunkett Foundation (as per their rules and regulations). To include a minimum of 3 parishioners – Chairman, Secretary and Treasurer.

Of the 4 residents who had an expressed an interest in joining or leading the community group, none of them were present in the room.

Resolution: in view of the decision not to pursue the purchase of The Blacksmiths Arms and a total lack of support to form the group, there is now no requirement to set up a Community Group.

26/76 To consider setting a budget for Biggin Parish Council for the financial year 2026/2027 (Option 1: normal budget setting; Option 2: to include the pub purchase project).
£1,700 or £40,000

Resolution: to approve the budget (Option 1) circulated for Biggin Parish Council for the financial year 2026/2027 as prepared and shared with members at the last meeting.



26/77 To consider and approve the precept requirement to be returned to North Yorkshire Unitary Authority for the financial year 2026/2027 to either include or omit the budget which includes the purchase of The Blacksmiths Arms.

Resolution: to return a precept requirement for 2026-2027 financial year of £1,800 for Biggin Parish Council (Band D equivalent is £25.72 per annum).

Resolution: for the Clerk to return the precept requirement to NYC, Ian Godfrey asap and by 22nd January 2026.

26/78 To note correspondence received not discussed on this agenda

The Clerk will produce a short summary of the evidence presented to the Planning Inspectorate and share with the Council and NYC in preparation for speaking at the Public Inquiry on 10th February 2026.

26/79 To note the date of the next meeting – provisionally Wednesday 4th March 2026, 6.30pm at Barkston Village Hall. Co-option will remain on the next agenda.

The meeting closed at 7.27pm

Chairman's signature:

Date:

