



Tadcaster Town Council

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Monday to Thursday 9.30am to 12.30pm

Minutes of an Ordinary Meeting of TADCASTER TOWN COUNCIL

Date: Tuesday 17 March 2026

Time: 7pm

Venue: The Ark, 33 Kirkgate, Tadcaster, LS24 9AQ

In attendance: Cllr R Sweeting (Mayor), Cllr Bowgett (Deputy Mayor), Cllr G Butcher, Cllr J Chiswick, Cllr F Greig, Cllr G Lodge, Cllr C Metcalfe, Cllr K Poskitt, and Cllr P Tunney.

NYC representative Tom Jenkinson, 3 Members of the public.

Officers: J Crowther, Town Clerk. L Tate, Administration Assistant.

Late arrivals: None

Early departures Tom Jenkinson 19:30 3 Members of the public 20:32 .

The meeting opened at 19:00

Minutes

FC/26/147	APOLOGIES a) To receive and record apologies for absence. Apologies were received in advance of the meeting from Cllr S Cobb. No apologies received from Cllr C Stephenson and Cllr D Mackay b) To resolve to approve reasons for absence. Cllr Metcalfe requested that we no longer take apologies from Cllr Cobb, as members agreed to give dispensation while he is unwell.
FC/26/148	DECLARATIONS OF INTEREST & DISPENSATION REQUESTS a) To note any written requests for dispensation the Clerk may have receive from members. None b) To consider any new dispensation requests None c) To receive Declarations of Interests from members not already declared under the members Code of Conduct or members Register of Interests, in any business to be transacted. None
FC/26/149	PUBLIC SESSION – Suspension of Standing Orders To allow members of the public and representatives from other organisations to speak on any matter as it relates to the town – Members of the public are requested to submit any questions in advance of the meeting to the Clerk. Standing orders will be reinstated on the closure of this agenda item. Resolved to: suspend Standing Orders 2(f) to allow members of the public to raise items of interest in the public session. <i>Resident 1: please will Tadcaster Town Council (TTC) consider requesting that the ring-fenced monies raised from the community of Tadcaster be used to bring all the current (and future) voids back into use. This is to help alleviate the need</i>

for affordable housing in Tadcaster, to increase the council tax base and to also help increase economic activity in the town.

The resident thanked Cllr Poskitt for her patience with his questions.

Councillor Poskitt circulated a response to the resident prior to the meeting (below in the agenda)

Resident 2: 'What is being done with our derelict, disrepair buildings in Tadcaster?' The resident would like to know what the Town council are planning to do about the empty buildings, especially the unsafe, unsightly buildings, which she believes is driving businesses out of the town.

Councillor Poskitt circulated a response to the resident prior to the meeting (below in the agenda)

Councillors share the resident's frustration with empty properties and this is an agenda item in tonight's meeting.

Resident 3: Eleven Arches is key to this town and would like to see it pushed through – do the councillors have views on this?

Councillor Poskitt to share the update with the resident, Cllr Poskitt attends planning meetings and indicated that data shows that Tadcaster needs more residents and members agreed development is needed in the town.

Resolved: to reimpose Standing Orders 2(f). Unanimous.

At the discretion of the Chair agenda item FC/26/157 d) was moved forward for discussion.

FC/26/157 d) To receive an update from Locality Lead for Selby and Ainsty NYC regarding the proposed Town Investment Plan (TIP) for Tadcaster and planned workshop. A representative from NYC in attendance.

Tom Jenkinson, NYC updated members on work starting on TIP across North Yorkshire. The aim of the TIP is to provide a co-ordinated approach at a town based level. The work will help NYC understand what local investment priorities are. The idea is to bring people together, get their views about what they would like to see in their town and create places that thrive. TIP will achieve this by speaking to a range of people to getting more evidence-based results, including running drop-in centres to speak to residents.

TIP will look at and consider workspace, town centre vitality, green housing, travel, protecting heritage, promoting growth. The TIP should provide the town with a list of projects that will make a difference to the town, for which they can seek funding as it becomes available.

A Workshop for members is booked on the 18 May to discuss ideas, Councillors were encouraged to attend.

Members asked Tom about timescales – the aim is in May, June and July to engage with residents and stakeholders and the plan finalised by December - January. Members discussed that this was low level work, high level strategic plans need to be looked at and that the Council need to stick our neck out and push NYC to regenerate and bring Tadcaster back to being the hub it used to be.

Cllr Metcalfe requested that the NYC regeneration team attend the workshop on the 18 May, Tom assured members that he will pass questions / requests to

	<p>NYC, Tom is trying to make sure he is connecting the people in NYC to ensure long term sustainability. The Chair thanked Tom for taking the time to attend the meeting and urged members to attend the workshop on Monday 18 May 2026.</p>
<p>FC/26/150</p>	<p>REPORTS FROM OTHER AUTHORITIES</p> <p>a) Police and other authorities –</p> <ol style="list-style-type: none"> i. To note NYP report - Noted ii. To note criminal damage at Tadcaster bus station toilet– to report information please quote incident reference number NYP-19022026-0145 – Phone:101, Online www.northyorkshire.police.uk. Noted <p>Councillors agreed that the behaviour and the vandalism is awful, discussion of locking toilets on a night and codes for entry in future. The changing space will be closed for a month for repairs and then limited times 9am-4pm once its repaired. The reduced timetable will be reviewed over the coming months. Systems suggested, including face recognition to access facilities.</p> <p>b) Tadcaster Flood Alleviation Scheme & Environment Agency</p> <p>To receive an update regarding the Tadcaster Flood Alleviation Scheme. <i>Work is ongoing. We are in the process of making changes to our drawings to reflect the changes which are being proposed to the project. Over the last month there has a follow up visit to Heineken as well as a walkover with Yorkshire Water staff. We are in active conversations with NYC heritage, tree, PRow and bridges officers alongside the planning officers, to ensure what we propose is accepted. There is a meeting in April when we will finalise the content of our addendum, Cllr Poskitt is invited to this meeting. Following work by Cllr Poskitt with Yorkshire Water, we had our first co-location day in the Ark on 24th February. Thank you to those who came down. We now have monthly dates for the rest of the year; NYC Flood Risk Team are also invited alongside EA Operational Staff. Members of the Project Team will also continue to work from Ark on a monthly bases, so there will be staff in the Ark on a fortnightly basis as a minimum. Noted</i></p> <p>Members agreed that plans seem to be progressing as the EA move to the next stage of planning. The aim is for the plans to be put in front of the panel the earliest time before June.</p> <p>c) North Yorkshire Council Councillor – update from North Yorkshire Council Cllr Poskitt.</p> <ol style="list-style-type: none"> i. To receive an update on empty properties in the town. <p>Kirsty outlined her report, but acknowledged that the Councillors need to be pushing harder and be politely vocal on moving forward. She acknowledged that the decline in the town is worrying, but changes could be made this year if we voice our opinions.</p> <p><i>Following a number of questions raised about the empty properties in the town and the general concern over business closures, I thought it would be pertinent to share some info with all.</i></p> <p>EMPTY COUNCIL PROPERTIES</p> <p><i>There are currently 32 empty council properties in Tadcaster ranging from 1 bed flats to 3 bed houses. These have been put into categories depending on the level of repairs that need to be carried out before they are back in use. The</i></p>

categories range from minor repairs to substantial works. Most of the Tadcaster properties are Cat 2 status, meaning they are awaiting contractors to be allocated to the repairs.

This information was shared with members via the Exec Member for housing Simon Myers.

EMPTY OTHER PROPERTIES

Whilst I do not have the exact figures of how many empty private properties there are in Tadcaster (I have requested this information) NYC recently released an impact assessment on the current numbers for empty homes in the county. The 2026/2027 empty homes and second homes policy sets out how the Council will apply additional council tax premiums to long-term empty homes and second homes furnished but not main residence.

For info, the council introduced an increase on council tax for empty homes in April 2024

“A property is classed as an empty home if it is unoccupied and substantially unfurnished.

The following premiums apply across North Yorkshire:

Empty more than 1 year → 100% premium (double the Council Tax)

Empty more than 5 years → 200% premium (triple the Council Tax)

Empty more than 10 years → 300% premium (four times the Council Tax)

These changes aim to encourage empty properties to be brought back into use and address housing shortages across the county”

I have shared the impact assessment with all, as you will see Tadcaster is not mentioned but having checked with the officer who drafted the report, we are included in the figures.

Commercial properties follow different legislation but the empty homes in the town will have to pay additional council tax, given the length of time some have been empty, it will be a significant amount.

At a recent Housing and Leisure scrutiny committee meeting, I asked the head of housing Andrew Rowe, what constitutes an empty home? I know that often the lack of bathroom leads people to believe it is not habitable so therefore not eligible for additional council tax charges. However, Andrew confirmed that it is any empty home. There are exemptions such as a buildings being in a very poor state of disrepair, but even in those circumstance the council would only give a year of council tax relief in order to get the property back to habitable condition.

North Yorkshire Council has ring-fenced approximately £10million from the funds raised from empty and second homes council tax. These funds are exclusively dedicated to providing social, affordable, key worker and vulnerable housing across the region.

Whilst I fully appreciate that it seems fair for funds raised from empty property council tax premium in Tadcaster is invested in the town, NYC as a unitary council put any funds raised into the central pot to be distributed in the areas most needed.

To note: the old Natwest Building is still under NYC ownership. Contracts have

not been swapped and no planning application has been submitted, this was confirmed by Estates Manager Phillip Cowan last week. **BUSINESS RATES**
Another issue impacting businesses in the town is the return to pre pandemic business rates. Businesses in Tadcaster benefitted from a number of discounts on business rates, these have now returned to previous rates and for many the financial impact is huge. Hospitality services have also been impacted. MP Alec Shelbrooke has been supporting small businesses in the area and is hosting meetings with those who have been in touch.
In Tadcaster, Calcaria Stoves, Allans and Simply a party were all impacted by the increase. Alec Shelbrooke is lobbying central government and I have been working with the business rates and valuation manager Joanne Deighton at NYC who is in turn supporting Calcaria with additional info and potential areas of saving.

COSTCUTTER CLOSURE – BANKING HUB/ROYAL MAIL

I have had a large number of residents share their concern for the loss of the Post Office and convenience store on the Hillside. I have been in touch with Royal Mail who are actively seeking an alternative arrangement. They acknowledge that this is deeply impactful on the community, and they are committed to ensuring all communities have access to a Post Office (The government mandate requires that 99% of the population are within 3miles and 93% within 1 mile)
With reference to the banking hubs. As all are aware, Cllr Tunney looked into this some time ago. Banking Hubs are run by the Royal Mail and are there to provide access to cash and basic banking services. We have previously not met the threshold for a banking hub but the loss of the post office may change this. I'm sure that the future use of the Costcutter building will become clear over the coming weeks.

FUTURE DEVELOPMENTS

As has been mentioned before. There are two substantial developments due to be presented to the Strategic Planning committee in the first half of this year. Flood Alleviation Scheme – the objections and comments made by the stakeholders and statutory consultees have been worked through and the EA project team are working through the addendums. Whilst the time frame has slipped on numerous occasions, the new determination date is set for the end of June, with the hope that the application comes before the committee before then.

Eleven Arches – the latest update from Gladmans re the Eleven Arches is below.

- In Summer and early Autumn 2025 we submitted further information to address the comments from North Yorkshire Highways and National Highways.
- National Highways confirmed that they removed their objection following our information submission in September.
- In November 2025 North Yorkshire Highways requested some further information, as they continue their assessment of our proposals.

- *Since then, Gladman have been working to address North Yorkshire Highways' comments and have yesterday submitted further details relating to access and highways.*

We hope that these submissions will resolve matters with North Yorkshire Highways. We intend to continue working constructively with officers to bring forward this planning application, and hope that it can be reported to planning committee members in the first half of this year after we have gone through the statutory consultation period.

Station Road Development site. As all are aware this was an outline planning application for 101 dwellings. This particular site was one of the sites SSOB had agreed to develop during the conversations with NYC on the Selby Local Plan. We do not have a time frame on this particular site but the land owner would need to submit a reserved matters application within 3 years of the original outline planning.

Summary

Whilst I share everyone's concerns for the closure of vital services and businesses, I do see that this year should deliver news on two substantial planning apps in the town, both of which (if approved) will be significant for Tadcaster.

I have a meeting next week with Planning Policy Place manager Steve Wilson and Principal Policy Place manager Henry Clumbers to discuss where things currently stand with NYC and key stakeholders in the town, relating to the regeneration of the town centre and the plans that were in place prior to the cessation of the Selby Local Plan.

I will, as always, share news as I have it.

Councillors agreed that members need a clear message and need to repeat, what the town needs, raise voices, with a positive message.

Councillors requested information on specific figures that NYC make from empty properties and the rules of business rates- specifically moving from residential to business.

Action: Cllr Poskitt to continue to ask questions regards rates and update.

FC/26/151

To APPROVE as a true and correct record, the MINUTES of the **Council Meeting** held on Tuesday 17 February 2026 and in addition the minutes of the Emergency Planning Sub Committee meeting held on the 17 February 2026.
Resolved: to accept and approve as a true and accurate record the minutes of the Council Meeting held on Tuesday 17 February 2026 and in addition the minutes of the Emergency Planning Sub Committee meeting held on the 17 February 2026. Unanimous.

FC/26/152	<p>PLANNING</p> <p>Members to note and resolve to comment on the following applications received (North Yorkshire Council):</p> <p>a) Planning Applications: None</p> <table border="1" data-bbox="316 230 1469 297"> <thead> <tr> <th>Valid date</th> <th>Planning Reference</th> <th>Proposal</th> <th>Address</th> <th>Deadline</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>b) To note Granted Applications/Decision Notices since the last meeting: None</p> <table border="1" data-bbox="316 376 1469 443"> <thead> <tr> <th>Date Received</th> <th>Planning Reference</th> <th>Proposal</th> <th>Address</th> <th>Decision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>c) To consider any Enforcement Issues & Concerns: None</p> <p>d) To receive an update for the Tadcaster Neighbourhood Development Plan (report from External Consultant and/or Officer). The external consultant is working on formal revisions. Noted</p>	Valid date	Planning Reference	Proposal	Address	Deadline						Date Received	Planning Reference	Proposal	Address	Decision					
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FC/26/153	<p>ASSET MANAGEMENT AND EVENTS</p> <p>a) To consider a proposal for re-design and branding of the Walkers are Welcome walking information leaflets. Action: Cllr Greig to put walking group in touch with The Clerk Resolved: To approve and proceed with the redesign of the leaflets. Unanimous</p> <p>b) To consider the notification of the closure of Costcutter and the Post Office and a way forward for a banking hub/post office in Tadcaster. Councillors disappointed at the closure of the Post office, suggestion made to attempt to have a banking hub in the town. Cllr Tunny has written to the MP twice, requesting a banking hub, but not had a response. Link are the company who run the Banking hubs and were not able to offer services two years ago due to the cash machines in the town. Costcutter has been a lifeline to lots of residents, since the closure, the Post Office on Stutton Road is getting busier and concerns were raised about parking. It was noted that the Post Office did not choose to close, it was a forced closure due to Costcutter not renewing the lease.</p> <p>c) To consider and approve the project form for voluntary work on the riverbank to remove and help manage Himalayan Balsam. Resolved: to approve the project form and proceed with the work. Unanimous.</p> <p>d) To consider the replacement of a missing dog bin at Middlemiss Allotments. Resolved: to approve the replacement of the bin. Unanimous</p> <p>e) To receive an update on the Tadcaster Town Trail panels. David Gluck, TRCIC hopes to have these completed by the end of April. Noted</p> <p>f) To note the date of the Town Councils annual litter pick is now Saturday 11 April 2026 Noted</p> <p>Items g), h) i) and j) to be discussed lower down the agenda</p> <p>g) To consider the exclusion of the press and public by virtue of the Public (Admissions to Meetings) Act 1960, due to the confidential nature of the business to be transacted.</p> <p>h) To receive an update on the Cemetery trees.</p> <p>i) To consider correspondence from an allotment holder.</p> <p>j) To consider a merit award.</p>																				
FC/26/154	POLICY & GOVERNANCE – None																				

FC/26/155

FINANCE

- a) To approve the schedule of payments to 17 March 2026 - (Two Councillors to approve and sign the Payment Schedule sheet to be paid by electronic payment. Schedule to be circulated at the meeting.)

Electronic Payments		NET	VAT	TOTAL
Calcaria Domestic Cleaning		93.75	18.75	112.50
Glasdon		4068.55	813.71	4882.26
L Tate		786.88	0.00	786.88
PCM Ltd		300.00	60.00	360.00
Pullan		185.00	37.00	222.00
Tadcaster Swimming Pool		150.00	0.00	150.00
Viking		121.46	24.90	145.77
Yorkshire In Bloom		25.00	0.00	25.00
2434 (Church Fenton) Squadron		203.00	0.00	203.00
Direct Debits	Date			
Awareness Software Ltd		253.20	50.64	303.84
Business Stream	23/03/26	67.48	0.00	67.48
Eon Next	19/03/26	50.51	2.52	53.03
North Yorkshire Council	01/04//26 to 01/01/27	3877.23	0.00	3877.23
North Yorkshire Council	01/04//26 to 01/01/27	4420.00	0.00	4420.00
NPower	02 & 25/02/26	358.54	17.93	376.47
Payments to Note				
Administration		4956.39	0.00	4956.39

Resolved: to approve the schedule of payments to 17 March 2026 as signed by Cllr Bowgett and Cllr Butcher. Unanimous

- b) To consider any grant applications and evaluation forms presented to the Town Council.
- i. To consider a grant application for £500 from Tadcaster Community Library.

Discussion about regular funding, members agreed to encourage the library to apply annually.

Resolved: to approve the grant application for £500 from Tadcaster Community Library. Unanimous

FC/26/156

PROJECTS & MEDIA

- a) WEBSITE NEWSLETTER AND MEDIA ITEMS – To suggest appropriate matters from this meeting to place on the website, Newsletter, Facebook and before the media.

The library and that Councillors awarded a grant- highlight services provided.

- b) To receive an update on the Spring edition of the Newsletter.
Lead Councillor hoping to have a draft ready for the end of the month and will communicate with the library.

FC/26/157

CORRESPONDENCE RECEIVED – for members to note as required.

- a) To note YLCA – White Rose Bulletin (14,20, 27 February, 6 March 2026), Law and Governance February 2026. **Noted**
- b) To receive an update on the Mayor of York and North Yorkshires Vibrant and Sustainable High Streets Fund and Totally Locally from the High Street Manager.

	<p>i. To receive an update on new Town Branding and signage for Tadcaster</p> <p><i>Vibrant and Sustainable High Streets - we are still awaiting formal confirmation from the Combined Authority. Town Branding and signage - we are now engaged in a wide consultation on the design work and will have this concluded by the end of March. We will then formally bring the final package back to the Town Council alongside proposals to submit to NYC for utilisation on town gateway signs. Noted</i></p> <p>ii. To note dates for the diary of Tadcaster Event of 2026. Noted</p> <p>c) To consider notification from North Yorkshire Council that British Telecom intends to remove the payphone at the junction of High Street and Kirkgate, Tadcaster LS24 9AD and advice regarding it being grade II listed. Noted Comments to keep or adopt the Telephone Box have been submitted to NYC Planning and BT. Suggestion, the phone box could be used as a cash machine.</p> <p>d) To receive an update from Locality Lead for Selby and Ainsty NYC regarding the proposed Town Investment Plan (TIP) for Tadcaster and planned workshop. A representative from NYC in attendance. This item was discussed higher up the agenda</p> <p>e) To note notification of the closure of Tadcaster Post Office, Costcutter, 17 Commercial Street, Tadcaster on Sunday 8 March 2026. Noted</p> <p>f) To note Totally Locally – Tadcaster Creates, June and September 2026 – Call out for creatives to celebrate local artists, makers, performers and creative businesses. Noted</p> <p>g) To note the minutes of the Selby and Ainsty Parish Liaison Meeting that was held on Tuesday 27th January along with a leaflet that provides information about the work of the North Yorkshire Rural Housing Enablers. Noted</p> <p>h) To note North Yorkshire Council Parish Liaison: North Yorkshire Local Plan and the Third Public Release of ‘Call for Sites’ Submissions. Noted</p> <p>i) To note North Yorkshire Council Parish Liaison: February 2026 Update. Noted</p> <p>j) To note North Yorkshire Council Selby, Tadcaster and Sherburn Resident’s Festival Saturday 21 and Sunday 22 March 2026. Noted</p> <p>At the discretion of the chair items FC/26/153 g) h), i) and j) were moved to this point in the agenda for discussion.</p> <p>3 Members of the public left the meeting</p> <p>g) To consider the exclusion of the press and public by virtue of the Public (Admissions to Meetings) Act 1960, due to the confidential nature of the business to be transacted.</p> <p>h) To receive an update on the Cemetery trees. Resolved: Following an assessment of the Oak tree it was agreed no pruning was required.</p> <p>i) To consider correspondence from an allotment holder. Resolved: To research water butts on allotments and bring to the next Environment committee meeting. Unanimous</p> <p>j) To consider a merit award. Resolved: to award Merit award and present at the Annual Town meeting</p>
FC/26/158	To consider agenda items for next meeting. None

FC/26/159

To note date, time and location of next meeting.

Tuesday 21 April 2026, 7pm, The Ark

The meeting closed at 20:38