

BURTON AGNES PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF BURTON AGNES PARISH COUNCIL HELD AT BURTON AGNES SPORTS CLUB ON TUESDAY 30 JUNE 2026 AT 19:00PM

Present: Cllrs: G. Cossins (Chair), C. Palmer (Vice-Chair), L. Sellers, J. Boynton, K. Casada, C. Bliss

In attendance:

Minutes taken by Cllr. G. Cossins

	ACTIONS
1. APOLOGIES Apologies received from Cllr. C Hill. 2. DECLARATIONS OF INTEREST Cllr. Sellers provided clarification on pecuniary and non-pecuniary interests. No declarations of interest declared. 3. RIDGE CLEAN ENERGY COMMUNITY BENEFIT FUND Discussion around the reason for calling this Extraordinary meeting. Cllr Cossins provided background context in relation to the timeline of Ridge Clean Energy's public consultations and BAPC Parish Council Meeting following this. Cllr Bliss asked who was the proper officer for the meeting and Cllr Cossins confirmed it was her, following consultation with the Parish Clerk. Cllr Cossins advised the purpose of the meeting is for Councillors to agree a figure to put to Ridge Clean Energy to continue the negotiations for the Community Benefit Fund as if this is not done quickly, it is possible that the planning application for the proposed wind farm development may be passed without a Section 106 agreement in place which may then leave the community without any formal agreement for a Community Benefit Fund in place. Cllr Bliss stated that this is not correct – a Section 106 agreement does not need to be in place before the planning application is passed as this would be pre-determining the outcome of the planning application. Cllr Sellers stated this is not the case as once the planning application is passed, Ridge Clean Energy do not have any obligation to commit to a Community Benefit Fund. Furthermore, if the development is sold with only a verbal agreement in place between Clean Ridge Energy and BAPC, there is no binding agreement for future owners.	

Cllr Bliss requested that this meeting be deferred until the Clerk is able to attend. Cllrs Cossins, Palmer, Sellers and Boynton voted to proceed with the meeting. Majority vote carried and the meeting continued.

Cllr Bliss asked who had agreed the figures being proposed and Cllr Cossins explained this is a continuation of negotiations that have been taking place since 2025 and had been discussed informally by Cllrs Cossins, Palmer and Sellers due to the urgency to have a Section 106 Agreement in place.

Discussion around the figures proposed by Cllr Cossins of £50K per annum for BAPC and £20K per annum for Rudston and Carnaby Parish Councils, CPI linked for the lifetime of the project.

Cllr Casada spoke about the impact that the wind farm will have on Burton Agnes and the surrounding areas.

Cllr Bliss stated we should be seeking far more than £50K. Cllr Sellers shared her previous research/case studies on other wind farm developments both onshore and offshore and stated this is a realistic figure to request. She provided an example of a wind farm scheme in Doncaster where the Community Offer was £200,000 over the lifetime of the scheme. She shared her previous experience of working with RCE on the Solar Farm application where a Section 106 Agreement was successfully implemented thanks to the hard work and determination of the BAPC. Cllr Sellers reiterated previous concerns that if the planning application for the development is validated, it may be too late to secure a Section 106 agreement.

Cllr Palmer stated £50K is five times more than the original offer of £20K that was received from Ridge Clean Energy.

Cllr Sellers stated we need to put together a plan asap and approach Ridge Clean Energy to negotiate as currently Rudston and Carnaby have a zero offer from Ridge Clean Energy and BAPC are in a slightly better position but it is important that we start somewhere.

Cllr Bliss stated in her minutes from the last meeting between Ridge Clean Energy and BAPC she understood that Ridge Clean Energy were to come back to BAPC with an offer. Cllr Cossins stated this is not her understanding of what was agreed – Ridge Clean Energy had asked BAPC to approach them with a figure once this had been agreed with the respective Parish Councils. Cllr Bliss also stated that Rudston Parish Council were not in agreement with the proposed figures.

Cllr Cossins read out emails received from Rudston and Carnaby Parish Councils. Carnaby are in agreement with the proposed figures. Initially Rudston were not in agreement but then reversed their position following further discussions between their parish councillors.

Cllr Bliss expressed concern that these emails had not been shared prior to the meeting. Cllr Cossins explained this was due to time constraints relating to other commitments outside of BAPC and they would be circulated following the meeting.

Cllr Casada asked what BAPC is receiving from the Solar Farm and Cllr Sellers advised that upon electrification both Carnaby and BAPC will receive £25K per annum. This is to be administered by ERYC. Cllr Casada stated he has undertaken research into Ridge Clean Energy's business and it does not make for good reading. Concerns raised that the community benefit fund agreed by them may not be paid out as their business model is to set up developments and sell them on. Cllr Sellers stated this is why it is imperative that there is a legally binding Section 106 agreement in place.

Cllr Sellers stated that the development companies do not have to give financially to local communities and provided an example of the bio-gas development at Burton Agnes that the local community has not benefitted from.

Cllr Sellers reiterated that BAPC need to view this from an impartial stand point – our aim is to get the best deal possible for the community and the next steps are to agree a figure for BAPC to propose to Ridge Clean Energy, Cllr Sellers confirmed she is happy to enter into negotiations with Richard Barker.

Cllr Palmer stated we have had a number of meetings with the other parish councils but no firm numbers were agreed and we need to move things along.

Discussion that the "dartboard" proposed by Ridge Clean Energy for the Residents Benefit Fund is entirely separate from the negotiations for the Community Benefit Fund and this needs to remain in place so that residents living within the highlighted radius of the wind farm will benefit from this if the proposal is agreed.

Cllr Cossins proposed that BAPC approach Ridge Clean Energy and request £50K per annum for BAPC and £25K per annum for Rudston and Carnaby Parish Councils. Cllr Boynton seconded this motion. A vote was taken and Cllrs Cossins, Palmer, Sellers, Boynton and Casada voted in favour. Cllr Bliss abstained from voting.

4. DATE AND TIME OF NEXT MEETING

Monday 20 July 2026 7.00pm Burton Agnes Sports Club.

There being no further business to discuss the meeting closed at 19.41pm