



**You are invited to attend the meeting of the Council to be held on  
29<sup>th</sup> January 2018 from 7.30p.m. in Darley Memorial Hall**

## **AGENDA**

- 1. Present**
- 2. Apologies**
- 3. Declarations of Interest and consideration of dispensations**
- 4. Public Statements (Maximum 15 minutes total)**  
Members of the public are invited to address the Council on any matter over which it has power, for a maximum of 3 minutes. Those wishing to speak on an item which is on the Agenda will be invited to speak at the beginning of that item.
- 5. Approval of Minutes** of Meeting held on 27<sup>th</sup> November 2017
- 6. Clerk's Report**  
To receive information on on-going matters, not covered elsewhere on the Agenda
- 7. County and Borough Councillors' Reports**
  - a. To note reports from County and Borough Councillors
- 8. Highways**
  - a. To note relevant Highways issues
  - b. To note that the scheduled meeting of Parish Councils and Highways Officers had been postponed due to adverse weather conditions. It will now take place within the AGM of Nidderdale Safer Neighbourhoods Group in Pateley Bridge on 7 March. All welcome.
  - c. To receive update re road condition on Main St
  - d. To receive information on cost of dropped kerbs at Valley Rd to improve access, and decide on possible action.
- 9. Footpaths**
  - a. To receive information on footpath issues
- 10. Village Maintenance**
  - a. To consider any essential village maintenance needs
  - b. To note that the Recycling Bank at Darley Memorial Hall is to be closed by 31 March 2018 and all bins removed as HBC will no longer collect, and decide on possible action.
  - c. To note that 3-year contract for grasscutting and parish caretaker work has now ended and agree action re tenders for future work.
- 11. Reports / Meetings / Events**  
To receive reports from recent meetings/events:
  - a. Darley Playing Fields Association (D McQueen)
  - b. Darley Memorial Hall (D Dickinson)
  - c. Other reports
- 12. Finance**
  - a. To approve budget for January 2018
  - b. To note Receipts and Payments
  - c. To confirm bank reconciliation with bank statement
  - d. To consider any other urgent financial matters
- 13. Planning**
  - a. To note issues raised by a local resident and the Clerk regarding procedures at meetings of Harrogate Borough Council Planning Committee and consider possible action.
  - b. To note that public consultation on HBC Draft Local Plan begins on 26 January (until 9 March) and confirm Public Meeting to be held on Tuesday 13<sup>th</sup> February from 7.30p.m. in Darley Memorial Hall

c. **Planning Decisions to be noted**

17/02008/FULMAJ      Erection of 18 houses on land near the White House      **APPROVED**  
This was decided at a meeting of HBC Planning Committee on 19 December 2017.  
The Clerk attended and spoke against the application, but it was approved by the Committee on the Chairman's casting vote

16/02616/FULMAJ      Conversion of Darley Mill to form 9 dwellings and 5 additional dwellings      **REFUSED**  
This was decided at a meeting of HBC Planning Committee on 9 January 2018.  
The Clerk attended and spoke in support of the application, but it was refused by the Committee by one vote, on the grounds that the additional development of 5 houses was encroaching into the Nidderdale AONB.

16/02617/LB      Listed building permission to make changes to internal structures of Darley Mill to allow its conversion into dwellings      **APPROVED**  
This was decided at a meeting of HBC Planning Committee on 9 January 2018.  
The Clerk attended and spoke in support of the application, and it was approved by the Committee almost unanimously.

17/04618/REM      Reserved matters application for the erection of 2 dwellings under Outline Permission 16/02767/OUT      Southfield Farm      **APPROVED**

17/05328/FUL      Retrospective application for formation of raised patio and path      4 Sunny View      **APPROVED**

17/05222/FUL      Installation of 3 rooflights and replacement of pitched roof with flat roof and roof lantern      Cornerstones, 8 Potters Field      **APPROVED**

17/04796/FUL      Erection of single storey extension with rooflight. Erection of garage 1 South Vw      **APPROVED**

17/05428/PNA      Erection of agricultural building      Thornhill Farm, Menwith Hill Rd      Permission not needed

**Planning Enforcement Case 17/00237/PR15**

Silverdale development

This was served in December 2017, to come into effect on 15<sup>th</sup> January 2018. Update requested which will be reported.

d. **Planning Applications to be considered**

**The following were considered at a Council meeting held on 18 December 2017**

17/05328/FUL      Retrospective application for formation of raised patio and path      4 Sunny View  
The Council had no objections to this application

17/05222/FUL      Installation of 3 rooflights and replacement of pitched roof with flat roof and roof lantern      Cornerstones, 8 Potters Field  
The Council neither objected to nor supported this application, but did comment that rooflights and flat roofs were not supported in the Village Design Statement

17/05251/FUL      Demolition of existing bungalow and erection of 3 dwellings with car parking      Primrose Bungalow, Main St

*A member of the public attended the meeting and spoke against this application.*

The Council objected strongly to this application.

The proposed block of 3 houses is totally out of keeping with the rest of the local area and represents over-development of this sensitive site within the village and Nidderdale AONB. The height of the buildings is not appropriate. The proposed new entrance off Silverdale Crescent would add to traffic issues there as 4 new houses are nearing completion which will already mean additional cars. The proposed bin store would cause issues for other buildings and access in the area. A footpath runs through the site and must be preserved or officially diverted before any building works.

In short, this proposal is not appropriate for a rural village or the Nidderdale Area of Outstanding Natural Beauty and the style and number of houses must be re-considered.

17/05428/PNA      Erection of agricultural building      Thornhill Farm, Menwith Hill Rd  
The Council had no objections to this application

**The following will be considered at the meeting on 29 January 2018**

- |              |  |                            |
|--------------|--|----------------------------|
| 17/05457/FUL | Erection of 2-storey wrap-around extension and detached garage, and other works  | Ivy Cottage, Crake Lane    |
| 17/05251/FUL | Demolition of current dwelling and erection of 3 houses on site                  | Primrose Bungalow, Main St |
|              | Amended proposals  |                            |
|              | To confirm a request to HBC for full Committee consideration of this application |                            |

- e. To consider any further planning applications/decisions received
- f. To note current progress re major proposed developments
- |                             |  |  |                                   |
|-----------------------------|--|--|-----------------------------------|
| <i>Stumps Lane</i>          | <i>9 houses</i>  | <i>Approved</i>                        | Work expected to start early 2018 |
| <i>Sheepcote Lane</i>       | <i>29 houses – now 26 houses</i>   |  |                                   |
|                             | Amended plans and site layout on HBC website . Extension agreed to 31 January 2018 |  |                                   |
|                             | <i>Final decision will be made by HBC Planning Committee</i>                       |  |                                   |
| <i>Darley Mill Centre</i>   | <i>14 units</i>  | Refused - see above                    |                                   |
| <i>Near The White House</i> | <i>18 houses</i>   | Approved 19 December 2017              |                                   |
| <i>Next to Darley House</i> | <i>5 houses</i>  | Outline planning application submitted |                                   |

**14. Correspondence received by the Clerk**

- |   |  |  |
|---|--|--|
| <i>YLCA/SLCC</i>  | On-going updates re the new General Data Protection Regulations to be passed by Parliament in May 2018. It is now hoped that there will be exemptions for small Councils | Council to be briefed when situation clearer |
| <i>Mayor of Pateley Bridge</i>                          | Invitation to Mayor's Ball on 10 February 2018   |  |
| <i>HBC</i>  | Information and timetable re elections to be held on 3 <sup>rd</sup> May 2018, including Parish Council elections. Nomination papers to be sent out in February          |  |
| <i>Tadcaster &amp; Rural Community Interest Company</i> | Invitation to a workshop re Your Community Rights on 23 February   |  |
|   | H Flynn booked in and reserve A Cottrill   |  |

*Other correspondence has been circulated via e-mail or is in Circulation Papers*

**15. Battle's Over Beacon (11 November 2018)**

- a. To receive updates following suggestion that a beacon be lit on opposite side of valley to be seen by Darley residents. Updates re possible location and re Hartwith cum Winsley Parish Council reaction
- b. To consider necessary actions.

**16. Appointment of new Clerk to the Council**

- a. To receive recommendations from recruitment panel considering possible appointment and ratify if thought fit.
- b. To receive recommendations regarding transition period between current and new Clerk and agree suitable actions.

**17. Minor Items for Information and next Agenda**

**18. Circulation Papers**

**19. Date of next meetings**

25 February, 25 March, 29 April, 2018



Susan Welch  
Clerk to the Council  
23 January 2018