

Draft minutes of the meeting of the Council held on 17 August 2020 from 7.30pm

In order to comply with Government advice, this meeting was held by conference call

2008/1 Present: Cllrs S Welch (Chairman), A Robertshaw, N Nicholas, E Butler, J McAllister, D McQueen, D Dickinson (part) and the Clerk M Pearson. No members of the public attended.

2008/2 Apologies: None.

2008/3 Declarations of Interest and consideration of dispensations: Cllr A Robertshaw declared an interest in Planning Applications 20/02088/FUL and 20/02500/DVCON as a neighbour to the sites and took no part in the votes.

2008/4 Approval of Minutes: Minutes of the meeting held on 27 July 2020 were approved.

2008/5 Public Statements: None.

2008/6 Coronavirus pandemic

- a. It was noted that no emergency decisions had been made since the last meeting (27 July 2020).
- b. It was noted that the Community Support Scheme (CSS) has been largely put on standby. No actions were considered necessary.
- c. No further revisions were recommended to the risk assessment concerning Council involvement in the CSS.

2008/7 Planning

a. **Planning Decisions** noted:

20/01292/FUL Erection of first floor extension, formation of hipped roof to garage, enlargement of porch and alterations to fenestration. Delves Ridge Cottage Menwith Hill Road Thornthwaite

APPLICATION PERMITTED

b. **Planning Applications** considered:

20/02088/FUL Erection of 1 No. dwelling (Plot 2) in lieu of dwelling approved under Ref 18/03851/FUL. Stumps Lane Caravan Park Stumps Lane Darley.

The Council recognised that permission was given for a dwelling on Plot 2 under Planning Application 18/003851/FUL, and it did not object at that stage. The current application represents a down-sizing and relocation of the original plot, which the Council welcomed.

However, the Council noted that the site is now outside the adopted Settlement Development Limits in the HBC Local Plan and confirmed that it would now object to a totally new application for a dwelling on this site. The Council therefore NEITHER SUPPORTED NOR OBJECTED TO this application.

NEITHER SUPPORTS NOR OBJECTS

20/02494/FUL Erection of two storey rear and side extensions and single storey front porch extension, to include demolition of existing single storey rear extension, insertion of windows to first floor of front and side elevations and erection of 1.2m high stone wall. Holly House Farm Holly Tree Farm Darley

NO OBJECTIONS

20/02500/DVCON Application to vary condition 2 (approved plans) and remove/vary condition 26 in line with current policy (affordable housing) of Planning Approval 18/01040/FUL - Erection of 5 new detached dwellings with central access road. (revised scheme). Land Comprising Field At 420945 459286 Stumps Lane Darley

The Council OBJECTED to the application to vary Condition 2 (approved details including site and house type plans, sections, and elevations), expressing concern that the increased size of the proposed houses (understood to be increased by approximately 30% in volume cumulatively) would mean that they over-bear neighbouring properties. The introduction of velux windows and the use of the 3rd floor as bedrooms in all dwellings was considered to be a major change that should not be permitted.

The Council expressed concern at the proposal to significantly lower the ground level of part of the site, which it was felt would lead to a greater safety risk for traffic entering and leaving the site as a result of further reduced sight-lines, as well as possible drainage issues.

The Council expressed disappointment at the application to remove Condition 26 (provision for affordable housing) whilst appreciating that this stems from a change of planning policy, noting the need for affordable

c. Planning Enforcement:

An update was provided in relation to 20/00332/PR15 Corner Cottage Menwith Hill Road Thornthwaite
ALLEGED BREACH: Use of residential property (former holiday cottage) as an Air BnB (14/00488/FUL):
Following an investigation, the Planning Enforcement Officer found no signs of change of use (short-term letting of a property is not classified as a change of use) and is not recommending any further action.

2008/8 Urgent matters for consideration:

- a. *Harrogate Borough Council correspondence regarding North Yorkshire County Council's Unitary Proposal:* It was agreed that any comments to be made by the Council in relation to the proposed change of local authority structure would be made following the webinar (please see Item 8b below).
- b. *North Yorkshire County Council webinar for Town and Parish Councils regarding Unitary Proposal on 19 August 2020:* It was agreed that Councillor Nicholas would join the webinar and provide a summary and materials to other Councillors; **Cllr Nicholas to action.**
- c. *Harrogate Borough Council - Correspondence regarding proposed closure of the Hampsthwaite GP practice:* It was noted that the proposed closure of the Hampsthwaite Surgery by the Church Avenue Medical Group will be considered by the North Yorkshire County Council (NYCC) Scrutiny of Health Committee on 11 September 2020, with a final decision to be taken at the North Yorkshire Clinical Commissioning Group meeting on 24 September 2020. Any comments can be made to Daniel Harry, Democratic Services and Scrutiny Manager, NYCC (Daniel.Harry@northyorks.gov.uk or 01609 533531). The correspondence noted that the planned closure of the Dacre Banks surgery of the Nidderdale Group Practice is not going ahead for the foreseeable future; **Clerk to circulate correspondence to Cllrs.**
- d. *Bridge across Fringill Beck adjacent to River Nidd:* It was noted that a new order has been put in place by NYCC closing the footpath across Fringill Beck for 12 months or until repaired. A replacement bridge is understood to be ready and expected to be installed in the near future, with the help of a volunteer group from RAF Menwith Hill, as suggested by the Council.

2008/9 Date of next meetings: 28 September; 26 October; 30 November; 25 January 2021; 22 February 2021.

These minutes are published subject to their approval at the next meeting of the Council