



**Draft minutes of the ordinary meeting of Darley and Menwith Parish
Council held on 26 January 2026 from 7.30pm
at Darley Memorial Hall, Shepcote Lane, Darley**

2601/1 Present: Councillors S Welch (Chairman), A Robertshaw, R Ferguson, J Hayes, J McAllister, D Dickinson (part) and Clerk (M Pearson). Three members of the public attended (two in part).

2601/2 Apologies: Councillor P Ward due to holiday. County Councillor A Murday.

2601/3 Declarations of interest and consideration of dispensations: None.

2601/4 Approval of Minutes: Minutes of the meeting held on 24 November 2025 were approved.

2601/5 Public Statements:

A parishioner spoke to note that the footpath from the West side of the bridge Fringill through to Silverdale was overgrown and that how the path exits onto Silverdale was not clear; **Clerk to report to North Yorkshire Council (NYC) Public Rights of Way**. The parishioner also expressed concern regarding the condition of the bus shelter at Moke Hill (Item 12c) and in particular that surrounding foliage might be preventing the shelter from drying out.

Two parishioners spoke to object to planning application 25/04632/PIP *Permission in Principle for the erection of 2 dwellings, Land Comprising Field At 420416 459403 Sheepcote Lane Darley*, noting the following concerns:

- the development is on a site which was previously rejected and is outside the village development limits;
- the plot seems very large for just two houses;
- the lack of details on exactly where each dwelling will be and how access will work makes it difficult to establish the impact;
- there is a suspicion that the developer may try to increase the number of dwellings if the application is approved; and
- developing the field represents further erosion of the environment around the village (the site is also home to various wildlife including curlews).

2601/6 Planning

a. Planning Decisions noted:

25/03437/DVCON Variation of condition 2 (plans) of planning permission HGT20/02494/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.) for alterations to fenestration. Holly House Farm Holly Tree Farm Darley APPLICATION PERMITTED

25/03976/CLEUD Certificate of Lawfulness for Existing Change of Use of agricultural land to domestic garden and associated outbuildings, structures and landscaping The Mill Race Fringill Lane Darley APPLICATION PERMITTED

25/03691/FUL Demolition of existing conservatory and erection of replacement garden room. Scot Beck House
Thornthwaite Brow Thornthwaite APPLICATION PERMITTED

25/03690/DVCON Section 73 application for the Variation of condition 4 (main residential use of dwelling) of Planning
Permission HGT19/04426/FUL Erection of detached home office, store and garage and demolition of existing shed
Stonefield Cottage Menwith Hill Road Darley APPLICATION PERMITTED

25/03638/FUL Two small single storey extensions and front open porch. Internal reconfiguration and changes to fenestration. Endmoor Darley Head Darley APPLICATION PERMITTED

25/03603/CLEUD Certificate of lawfulness for existing - Installation of drainage for the implementation of planning consent HGT20/02088/FUL Former Stumps Lane Caravan Park Stumps Lane Darley APPLICATION PERMITTED

25/04222/PNA Agricultural general purpose storage building. Laburnum House Farm Darley Head Darley
REFUSED PRIOR NOTIFICATION

b. Planning Applications considered:

(i) 25/03248/FUL Erection of farm workers dwelling. Springfield Farm Langer Hill Lane High Birstwith
The Council NEITHER OBJECTED TO OR SUPPORTED the application, echoing the concerns expressed by the NYC Countryside Access Service in its consultation response dated 17 December 2025 regarding the need for the existing footpath through the site to be maintained (or properly diverted) and the need to ensure that construction work does not interfere with use of the bridleway which runs through the site. NEITHER OBJECTS TO OR SUPPORTS

(ii) 25/04548/DVCON Section 73 application for the Variation of Condition 2 (Approved Drawings) of Planning Permission 25/02825/DVCON [Variation of Condition 2 (Approved drawings) of Planning Permission HGTZC25/00934/FUL (Demolition of 2 no. existing stone/uPVC extensions. Addition of 3no replacement extensions including raised terrace. Construction of dormers, timber pergola and porch. Alterations to fenestration and replacement of solar panels] to allow for alterations to approved plans. Greenbanks Niddside Darley NO OBJECTIONS

(iii) 25/04632/PIP Permission in Principle for the erection of 2 dwellings. Land Comprising Field At 420416 459403 Sheepcote Lane Darley

The Council OBJECTED to the planning application, noting the following concerns:

- the proposal will result in the loss of an important through-view (as set out in the Village Design Statement “Future development must retain existing fields as spatial gaps to the countryside with through-views. This is a village pattern keypoint”);
- the site is outside of the current settlement limits set out in the Harrogate District Local Plan 2014-2035;

- there are potential safety issues with vehicles accessing Sheepcote Lane from the site;
- the site has been known to flood regularly;
- development will harm the natural landscape including wildlife habitats on the site; and
- the village does not have sufficient infrastructure to accommodate more development (e.g. there is limited access to school places and GP surgeries), something which is exacerbated by the increase in the number of dwellings both generally and specifically by the Darley Mill Centre development (an original proposal for thirteen dwellings is now an approved scheme of twenty dwellings).

COUNCIL OBJECTS

c. **Planning Enforcement:** None.

d. **NYC Local Plan:** It was noted that no new sites have been added to the NYC Call for Sites map since July 2025 and that there are no other updates to report. A map of all sites can be viewed at <https://app.maptionnaire.com/q/9xm8zj87fj12>.

e. **Other planning matters:**

(i) *Proposed street names for the development at Darley Mill, Darley Carr, Darley:* The Council supported the developer's first choices of Beck Lane and Millpond View for the two new streets; **Clerk to notify NYC.**

(ii) *New electricity substation at the junction of Walker Lane and Main Street, Darley:* The Council noted that Northern Powergrid is due to construct a new substation under permitted development rights on 9 February 2026. It was agreed that this was not an appropriate site as it was very prominent. It was also agreed that Northern Powergrid should be advised of this and that further information should be obtained from Northern Powergrid (including the size of the substation and whether the use of other less-prominent sites had been explored); **Clerk to action.**

(iii) *Consultation on new Local Planning Enforcement Plan for North Yorkshire Council:* It was noted that NYC is holding a consultation on a plan to replace all of the Local Enforcement Plan (LEP) or similar documents from the legacy Borough/District/County Councils with a single plan to 9 March 2026; **Clerk to add to next agenda.**

2601/7 County Councillor's report: Clerk read a report from County Councillor Murday which included the following: Local Government Boundary Commission for England (LGBCE) review of NYC divisions: LGBCE has published its final review. From May 2027 elections onwards, Darley and Menwith Parish will be in the Lower Nidderdale NYC division.

Nidderdale Greenway Extension: Birstwith and Hampsthwaite Parish Councils are keen to explore the possibility of extending the current greenway from Clint Bank to Birstwith. Alongside officers from NYC and the combined mayoralty, the project group is meeting again to work through the process.

Sheepcote Lane, Darley, speeding: County Councillor Murday is waiting to hear back from officers regarding the possibility of speed restrictions on Sheepcote Lane.

2601/8 LGBCE review of North Yorkshire: It was noted that the LGBCE final recommendations published in January 2026 propose that, with regards to Nidderdale, the revised proposals consulted on in September 2025 (i.e. with existing Nidderdale parishes divided between a Lower Nidderdale division and an Upper Wharfedale and Upper Nidderdale division) should be implemented. It was noted that the next step is for LGBCE to put these recommendations to Central Government for approval with a view to being implemented in May 2027.

2601/9 Thorntwaite with Padside parish meeting Community Governance Review: It was noted that NYC Democratic Services had confirmed that its officers will now draft a proposal which will be subject to a twelve week public consultation from March 2026 onwards. It is expected that a report will go to NYC Full Council in February 2026 outlining the proposal and that NYC will consider approving any recommendations in July 2026. This should allow any revised governance arrangements to be in place for the May 2027 parish elections.

2601/10 Policies and Procedures:

- Information Technology policy:* The policy was approved; **Clerk to post to Council website.**
- Business Continuity Plan:* The plan was approved.

2601/11 Highways and footpaths:

- Call held with NYC Highways, 16 January 2026:* It was noted that Clerk had a call with Chris Blackburn (CB), NYC Highways Communications Officer and the following was agreed:
 - *Inspection of Walker Lane, Darley:* CB agreed to ask an engineer to inspect Walker Lane in light of flooding problems and the potential danger of open ditches above culverts as a matter of urgency;
 - *Hardgroves Hill:* CB agreed to follow up with Heather Yendall, NYC Highways Improvements Manager, regarding the review of further safety improvements in late 2025; and
 - *Bike accident, Stumps Lane, Darley, Summer 2025:* CB agreed to check whether NYC has details of the accident. It was noted that no update had been received on any of these matters as of 26 January 2026. A call is planned for 5 February 2026 to introduce Councillor Welch and to pick up on all outstanding issues.
- Condition of road surface on Stumps Lane / The Pines:* It was agreed that NYC Highways should be asked to inspect the road; **Clerk to action.**
- Walker Lane potholes:* It was noted that there are a number of potholes on Walker Lane and in particular, two of these make accessing the bench very difficult; **Clerk to ask NYC Highways to repair.**

2601/12 Village Maintenance:

- a. *NYC Urban Highways Management proposal for grass-cutting 2026/27*: It was noted that NYC Highways Management had proposed a contribution of £466.47 towards Council grass-cutting costs in 2026 and it was agreed that the Council should accept this; **Clerk to notify NYC**.
- b. *Christmas lights in the trees on Low Green, Darley*: It was noted that during November/December 2025 NYC withdrew permission for lights in the trees on Low Green to use power from the lamp posts due to safety concerns and that these have now been disconnected. It was noted that the Christmas tree is unaffected as this is powered by a separate supply. It was agreed that the Council should consider how best to proceed at a future meeting; **Clerk to add to future agenda**.
- c. *Bus shelter roof, Moke Hill, Darley*: It was noted that a parishioner had reported that the roof of the bus shelter was leaking in December 2025 and that Clerk had patched some holes on a temporary basis prior to Christmas. It was agreed that permanent repairs should be considered during 2026; **Clerk to investigate and add to future agenda**.
- d. *Access to bench on Walker Lane, Darley*: A parishioner had reported that access to the bench on Walker Lane was difficult due to overgrown flags and potholes. Please see Item 11c above.

2601/13 Reports:

- a. *YLCA Harrogate Branch meeting, 16 February 2026, request for topics*: It was agreed that the Council would not submit an item for the agenda. It was noted that Councillor Ferguson is available to attend.
- b. *NYC Civic Service and Networking Event, 22 February 2026*: An invitation to Councillors was noted; Clerk to circulate.
- c. *RAF Menwith Hill Thanksgiving event, 26 February 2026*: An invitation to Councillors was noted.
- d. *Other upcoming events*: It was noted that the coffee morning at Christ Church Community Centre (CCCC), 14 February 2026, is raising funds for Nidderdale Plus.
- e. It was noted that Nidderdale Plus is holding its Annual General Meeting on 11 February 2026 and noted that Councillor Hayes is available to attend.

2601/14 Finance

- a. *Receipts and Payments noted*: Receipts: Deposit account interest (December) £64.92. Payments: M Pearson - Clerk salary for the quarter to 31 December 2025 £1,119.95, M Pearson - Clerk allowances and expenses quarter to 31 December 2025 £106.47, Eon Next - Cmas lights December 2025 £17.76, Eon Next - Cmas lights January 2026 £17.76, M Pearson - Expenses to 22 January 2026 (CCCC defibrillator battery) £324, M Pearson - Clerk salary to 14 February 2026 £559.97, Parish Online - Mapping software subscription to January 2027 £54.
- b. The budget for January 2026 was noted.
- c. Internal auditor for the financial year ending 31 March 2026: Ms June Dowson was approved as internal auditor.
- d. It was noted that Clerk had purchased a new battery for the CCCC defibrillator under delegated authority in January 2026 at a cost of £270 plus VAT.
- e. It was agreed that the Council should renew its subscription for online mapping software with Parish Online at a cost of £45 plus VAT.

2601/15 Correspondence received by the Clerk:

- a. *NYC Garden Waste Collection 2026*: It was noted that Garden Waste licences for collections in March - December can now be purchased (www.northyorks.gov.uk/bins-recycling-and-waste/garden-waste-collection-service).
- b. *Northern Powergrid Foundation - Energy resilience grants for community projects*: It was noted that this scheme is aimed at improving community buildings and agreed that details should be circulated to Councillors; **Clerk to action**.

2601/16 Recruitment of Clerk to the Council:

- a. *Resignation of the Clerk*: It was noted that the Clerk had resigned in a letter dated 15 January 2026. The Council thanked the Clerk for his work over the last seven years.
- b. *Recruitment of new Clerk*: It was agreed that Councillor Welch and Councillor Robertshaw would work together to recruit a new clerk as soon as possible. It was agreed that this should be a joint process with Dacre Parish Council if possible.

2601/17 Items for Information and next Agenda: It was agreed that the Council should consider the results of the Rural Housing Enablers / NYC housing needs survey when available.

2601/18 Date of next meetings (all 2026): 23 February, 31 March, 27 April, 18 May.

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