



Draft Minutes of the meeting of the Council held on 28 January 2019 from 7.30p.m. in Darley Memorial Hall

- 1901/1 Present** Cllrs S Welch, D McQueen, A Robertshaw, E Butler, J McAllister, N Nicholas, D Dickinson, Borough Cllr T Watson (part: late arrival 7.55pm), Cty Cllr S Lumley (part), and 5 members of the public (part)
- 1901/2 Apologies** Cllr T. Watson for late arrival
- 1901/3 Declarations of Interest and consideration of dispensations:** D McQueen declared interest in Planning Application 18/05290/FUL as a neighbour to the site.
- 1901/4 Parish Clerk**
The Council confirmed the recommendation of the staffing group to appoint Martin Pearson as the new Parish Clerk with effect from 1 February 2019 for average 20 hours per month at SPC20 (SPC10 from 1 April).
- 1901/5 Public Statements (Maximum 15 minutes total)**
The attending members of the public were invited to address the Council on any matter over which it has power, for a maximum of 3 minutes and wished to speak about the following Planning Applications:
- 19/00180/FUL Demolition of conservatory and extensions, erection of first floor, extensions installation of roof lights etc (revised scheme): concern was expressed regarding the proposed development significantly restricting light to neighbouring property and no light assessment having been submitted; potential sewerage issue as a result of limited capacity of septic tank in use by both properties - historical sewerage overflow issues have occurred.
- 18/05181/OUTMAJ Outline application for the erection of up to 60 dwellings with access considered. The group thanked the Parish Council for organising the public meeting on 24 January. Since the Public Meeting an action group has been established to help inform residents of Darley who may not be aware of the proposal; objection letters are to be made available for residents to sign (to be submitted by 1 February). Request made for permission to install a banner at Low Green or Stocks Green (funded by the action group). Further concerns were raised regarding the potential for flooding in the planned site, the lack of facilities and amenities and lack of employment opportunities locally.
The Council noted the above and asked to be made aware of progress. No objection was raised to a banner provided that it was of a suitable nature (i.e clean/not offensive).
- 1901/6 Approval of Minutes** Minutes of the meeting held on 28 November 2019 were approved.
- 1901/7 Updates for information**
- Emergency box:* Cllr Dickinson reported that suitable combination locks have been obtained.
Cllr Dickinson to fit locks.
 - Cold Calling:* Cold Calling: Cards for house windows available from Chairman, additional street signs erected. **Cards for display in house windows available from Clerk / Chairman**
 - Salt bin provision Trafalgar Square:* Bin installed and filled.
 - Overhanging tree branches top of Stumps Lane:* the householder has been alerted and has agreed to cut back.
Cllr Dickinson to monitor to check work is carried out.
- 1901/8 County and Borough Councillors' Reports**
- County Cllr S Lumley: The County Council's budget for the year ending March 2020 is agreed in principle. There is no central government grant meaning that the budget has been reduced by 40% over past 3 years and it is challenging to meet residents' expectations. Approximately 46% of the budget will be spent on care and independence services (for the vulnerable and elderly). A59 Kex Gill – a preferred route has been identified with confidence in the engineering required to deliver. Environmental, ecological and public access issues are currently being worked through.

Vehicle-activated signs: The County Council is finalising its legal policy to allow Parish Councils to purchase such signs for installation at specific sites with Parishes (to be approved by the County Council). Signs can be shared between Parish Councils. Further details to be provided. The Chairman highlighted a potential issue regarding the statutory power of Parish Councils to spend money on such signs or a cap on such spending. **Cllr Lumley to investigate further.**

- b. Borough Councillor Tom Watson: The Council is also finalising its budget for the year ending March 2020. A similar reduction in central government funding is also leading to challenges. A visit to North Yorkshire Police Headquarters highlighted the range of issues faced by the police (especially in urban areas) and the work of the Grove Academy in helping students who struggle in mainstream education was highlighted. A recent meeting with Dr Lincoln Sargeant (Director of Public Health for North Yorkshire) gave insights into the issues by the County around care of children and the elderly and mental health. Defibrillator training will take place at Dacre & Hartwith Village Hall on 9 February, 10am–12pm.

1901/9 Highways

- a. A59 Kex Gill update: as per Cllr S Lumley' report above.
 - b. Closure of Crake Lane on 12 February noted. A sign on Crake Lane gives notice of the closure and it is also reported on the Darley village website.
 - c. A number of street lights are not working on Main Street/Valley Road and Sheepcote Lane.
- Clerk to report through the Highways Parish Portal.**

1901/10 Footpaths

- a. Two potentially unstable trees noted on the riverside path.
 - b. A bridge over Darley Beck was noted to be rotting and in need of replacement.
- Cllr Robertshaw to follow up these issues with NYROW.**

1901/11 Village Maintenance

- a. *Procedure for arranging PC salt bins to be filled:* PC salt bins to be marked and salt levels to be monitored by Councillors with empty bins reported to Clerk to arrange filling by Village Caretaker. **Clerk to progress appropriate procedure**
- b. No other essential village maintenance needs noted.

1901/12 Reports / Meetings / Events

- a. *Darley Memorial Hall / New Year's Eve event:* a good event with significant amount raised to fund local organisations.
- b. *Darley Playing Fields Association:* Meeting arranged for 31 January.
- c. No other meetings/events reported.
- d. *Harrogate Branch YCLA on 4 February:* **Cllr Butler to attend.**

1901/13 Finance

- a. The demand for collection of £14,250 precept had been submitted to HBC before deadline
- b. The budget for January 2019 was noted.
- c. Receipts and Payments noted: Receipts – None. Payments - £104.52 British Bins re Salt bin; £27 TP Jones re Payroll Provision; £12 CCCC re room hire; £133.43 S Welch re Admin and travel; £36 ParishOnline re Mapping software licence
- d. A Direct Debit monthly payment to npower re Christmas Tree lights with the contract fixed for 2 years was agreed as the most cost-effective way to fund this.
- e. Cllr Nicholas outlined possible method of moving to online banking with current banking provider, though this was not ideal. It was agreed to investigate a transition to full online banking with 2 authorisations: **Clerk to investigate the potential cost and process associated with moving to online banking whilst maintaining the two signature safeguard on authorising payments and allowing monthly reporting for all Cllrs on transactions.**
- f. Sustrans study into extending the Nidderdale Greenway through Darley: a contribution of £100 from the PC was agreed. **Chairman to progress**
- g. Renewal of membership of SLCC (Society of Local Council Clerks) was approved. Cost £106 Contribution to be requested from Dacre Parish Council **Chairman to progress**
- h. Directions Planning Consultancy invoice: this was noted to be in line with the original estimate of approximately £2,000. Subject to one query to be followed up by the Chairman, payment of this expense was approved. **Chairman to progress**
YLCA Planning Seminar courses in York (23 March), Wakefield (5 April) and Ilkley (12 April): it was agreed that the Clerk and one Councillor should attend in order to develop knowledge and feed back to the Council. **Clerk/Chairman to progress**

1901/14 Planning

a. Planning Decisions noted:

18/00518/PNAFUL	Erection of agricultural building Heck Gill Farm	REFUSED
18/03969/FUL	Garage conversion, Scotbeck House	APPROVED

18/04370/FUL Extension, porch and patio Holme Barn, Holme Track APPROVED
 18/04801/TPO Tree work Ash Keys, Main St PART APPROVED / PART REFUSED

Decisions awaited following previous consideration and comment:
 18/03851/FUL Additional dwelling, Caravan Park, Stumps Lane Highways requesting wider access.

b. Planning Applications considered at planning meeting on 20 December:

18/00518/PNAFUL Erection of agricultural building Heck Gill Farm, Stumps Lane. The Council neither supported or objected to this application, but commented that the proposed building was large and requested that HBC check the agricultural use. (See decision above)

18/05085/REM Reserved matters application for erection of 1 dwelling. Appearance, landscaping and scale to be considered. Next to Walker Barn

Under Outline Permission 16/05561/OUT Development land west of Walker Barn, Main St. The Council neither supported nor objected to this application but commented that the proposed building was now situated differently from the outline drawing, meaning that the main house was much closer to Walker Barn, and access to the garage had been moved to the other side. The block diagram drawing of the outline building had also moved within the site. The Council also questioned whether the design and size of the proposed dwelling was appropriate and whether the height would be above the current height of Walker Barn

c. Planning Applications considered:

18/04355/RG3 Demolition of Garages and erection of 3 affordable houses Valley Rd. Amended plans, including conversion of grass verges to create 12 parking spaces on Valley Rd.

Whilst appreciating that the revised design had attempted to increase available parking, the Council objected on the grounds that this was at the cost of green space and that access to Valley Road still gave significant concerns.

COUNCIL OBJECTS

18/05181/OUTMAJ Outline application for the erection of up to 60 dwellings with access considered Land behind Meadow Lane / Low Green, access from Meadow Lane. The Council objected on the basis that such a major development should not be made within an Area of Outstanding Natural Beauty without exceptional reasons (none were evident from the application) but also that the site is unsuitable for a large number of other reasons including its intended access, risks of flooding, lack of amenities and services, lack of public transport/impact on parking and disproportionate increase in the size of Darley village.

COUNCIL OBJECTS

18/04992/FUL Erection of 1 eco dwelling with access and landscaping Silverdale. The Council objected on the basis that the dwelling is not of a design in keeping with the village and that its qualification as an "eco dwelling" and benefit to the local community is unclear.

COUNCIL OBJECTS

18/05235/DVCMaj Variation of condition to allow substitution of 2 x 3 bedroom houses In place of 2 x 2 bedroom houses within approved 18 houses near The White House, opp Stocks Green.

On the understanding that the houses substituted were not designated affordable **NO OBJECTIONS**

18/05290/FUL Demolition of conservatory and erection of 3 extensions 5 Tranmer Croft.

Council notes that the application could lead to an increase in local on-street parking.

COUNCIL NEITHER SUPPORTS OR OPPOSES

19/00109/FUL Erection of extension and alterations to conservatory West Lynne. **NO OBJECTIONS**

19/00116/FUL Erection of single storey extension 4 South View. **NO OBJECTIONS**

19/00180/FUL Demolition of conservatory and extensions, erection of first floor, extensions installation of rooflights etc(revised scheme) Sheepcote Cottage. The Council objected on the basis of the impact on neighbouring property (light (lack of assessment) and sewerage problems).

COUNCIL OBJECTS

19/00241/DISCON Approval of details required by conditions 10 (surface details) and 18 (parking/storage details) of planning permission 17/02008/FULMAJ - Erection of 18 no. dwellings (40% affordable housing) with public open space and new access onto Main Street. Land Comprising Field South Of White House Main Street Darley North Yorkshire.

The Council had been informed that it was not consulted, but The Council objected on the basis that the proposed parking/storage areas are not within the site approved under 17/02008/FULMAJ and that the use of Walker Lane raises a safety issue. If approved the parking/storage area must be returned to agricultural use.

COUNCIL OBJECTS

Planning Enforcement noted:

19/00031/PR15 Heck Gill Farm, Heck Gill Lane Change of use of agricultural building to workshop for haulage business

18/00643/BRPC15 Stumps Lane development Possible breach of condition re on-site parking for all staff and contractor vehicles

d. There were no further planning applications/decisions

e. Current progress re major proposed developments was noted:
17/02008/FULMAJ Opposite Stocks Green 18 houses Approved work expected soon. The Council noted correspondence received regarding a small parcel of land within the plan for which title has not been established.

18/00661/FULMAJ Darley Mill Centre 13 units Approved work expected March 2019. The Council noted that initial internal works have started.

18/01040/FUL Stumps Lane (West) 5 houses Approved by HBC Likely to start after Darley Mill site

- f. **HBC Local Plan** The Chairman confirmed a number of recent developments in relation to the Harrogate Local Plan. This followed a number of sessions of the Examination Hearings attended by the Chairman and the Directions Planning Consultancy Consultant. The reviewing Inspector appears to be of the view that consideration of the special rules governing major development within the AONB is insufficient in the plan; that the number of houses allocated to Darley as a Secondary Service Village is disproportionate and that classification of Darley as being within a Key Public Transport Corridor is incorrect when considering that the infrequency and timing of public transport make commuting practically impossible. HBC has also admitted that its planned numbers are higher than necessary and there is around 23% flexibility which could allow some allocations to be withdrawn. The suggestions of the Inspector and his final report will be available in a few months. It is hoped that these will recommend a much smaller allocation in Darley. However, incoming applications for development on site DR14 will need to be opposed as necessary.

1901/15 Correspondence received by the Clerk

- a. *Harrogate Borough Council re consultation on CIL (Community Infrastructure Levy):* Council noted that if changed any sum received by the Council from CIL may be less than under current rules but that some restrictions on use may be removed. The Harrogate Local Plan should confirm the new position.
- b. *Pateley Bridge Town Council Notification of Mayor's Charity Ball on 16 February 2019:* Noted.
- c. *Julian Smith MP Notification of surgery dates:* It was confirmed that the dates have been posted on the village notice boards.

Other papers had been circulated by e-mail

1901/16 Charity of Isobel Day – Oddy Garth

- a. The Chairman expressed an interest in taking over as a representative of the Parish Council on the Board of Trustees This was agreed
- b. Cllr Nicholas confirmed that the land owned by the charity at Oddy Garth is intended to be cleaned up and rented in the short term (expected to be 2 years) for the grazing of stock.

1901/17 Minor Items for Information and next Agenda: None

1901/18 Circulation papers: a number of relevant publications to be circulated and returned to the Clerk no later than 18 February.

1901/19 Date of next meetings

25 February 2019 at 7.30pm (25 March; 29 April (and Parish Assembly); 20 May)

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