

## Draft Minutes of the meeting of the Council held on 25 March 2019 from 7.30p.m. in Darley Memorial Hall

**1903/1 Present** Cllrs S Welch, D McQueen, A Robertshaw, E Butler, N Nicholas, D Dickinson and J McAllister, County Cllr S Lumley (part), Borough Cllr T Watson (part) and the Clerk M Pearson. Fifteen members of the public attended (part).

**1903/2 Apologies** Borough Cllr T Watson for late arrival.

**1903/3 Declarations of Interest and consideration of dispensations:** None

**1903/4 Proposed development on Station Road**

Andrew Kempston-Parkes made a short presentation regarding a proposed development on land on Station Road opposite the village shop and members of the public attending asked a number of questions.

Mr Kempston-Parkes stressed that this development was not a business venture and his aim was to provide affordable rental housing to meet the needs of the local community. The scheme is intended to consist of two elements – a number of plots to be sold for self-build dwellings and the construction of a larger number of affordable rental properties. The sale of the self-build plots would help to finance the construction of affordable rental properties.

He confirmed that the exact type and number of affordable rental housing units (e.g. one-bedroom, two-bedroom, terraced, bungalow, etc) would depend on the needs of the community. Current indicative plans show five self-build plots and eleven rental houses/apartments, but these are not 'set in stone'. The occupants would be chosen based on need and a connection with the local area (e.g. Darley, Nidderdale) under an objective framework (to be established). The units would be constructed to high standards (e.g. thermally-efficient) and using materials in keeping with the village. The rent levels would most likely be set at a discount to market rates or based on established national social housing mechanisms.

Mr Kempston-Parkes intends to own the affordable properties in his own name and to maintain them as rental properties in perpetuity. The mechanism to maintain this for the long-term is to be decided.

Mr Kempston-Parkes was made aware of a number of concerns around the impact of the proposed development on the landscape and character of the village in the AONB, the proposed access to the site, a potential need for a pumping station to manage water and sewage and existing rights of access and other easements over the proposed site. Members of the public stressed that the village was already coping with a considerable level of development and questioned whether more was needed / sustainable.

Mr Kempston-Parkes will be discussing the scheme with a Harrogate Borough Council planning officer in the near future. Information regarding local need may also be gathered by way of a questionnaire to residents. He will then decide whether to move to a Planning Application.

It was clarified that the Parish Council is neither supporting nor objecting to the proposed scheme at this stage and that the presentation was designed in order that members of the public can understand the proposal and ask questions. It is likely that the proposal will also be discussed at the Parish Assembly on 29<sup>th</sup> April. If the scheme progresses, a formal planning application would need to be submitted for consideration within the usual planning framework. The indicative plans and other information will be available on the Darley Village website, which will also indicate if and when a planning application is submitted.

The Chairman confirmed that a questionnaire in the latest Darley Village Newsletter regarding the need for affordable rented housing is not connected with this scheme but is intended to gauge the need for a separate development, by a village Charity, of two almshouses in the village.

**1903/5 Public Statements:** A number of members of the public raised concerns regarding planning application 19/00515/OUTMAJ Outline application for a proposed residential development (Use Class C3) of up to 18 dwellings with access considered. Land Adjacent To Field South Of White House Main Street Darley.

These included: the disruption likely to be caused by further development within the village (given the large number of properties already constructed or approved for construction recently – including the eighteen approved adjacent to the proposed site), the impact on the linear nature of the village, safety concerns regarding the use (and widening) of Walker Lane, the lack of proven need to establish why such a major development should take place within the Area of Outstanding Natural

Beauty, and the manner in which the application had been made (i.e. a Phase 2 to a separate planning application) appeared misleading. It was indicated that formal objections would be made. The Council considered the application at this point in the meeting and OBJECTED for the following reasons:

- that the application constitutes a major development within the Area of Outstanding Natural Beauty and the exceptional circumstances and public interest case for such development has not been proven;
- the development would detract from the linear "ribbon" nature of Darley village;
- the use of Walker Lane (including its widening). This narrow lane is part of the rural character of the village and any over-use or widening would harm this part of the village. There are also safety concerns given the users of the road at present (e.g. dog-walkers, horse-riders, etc). The issue of a stone-walled culvert (possibly of heritage value) is also material;
- the lack of good public transport for the village; and
- the increased risk of flooding as a result of developing green space given its location and its known propensity for flooding.

COUNCIL OBJECTS

**1903/6 Approval of Minutes:** Minutes of the meeting held on 25 February 2019 were approved.

**1903/7 Updates for information**

- a. *Emergency box:* It was confirmed that locks are not fitted as yet. **Cllr Dickinson to fit locks.** It was noted that access must be retained for a vehicle to load equipment from the box and that relocating the box is not possible. It was agreed that the box should be painted a dark colour to reduce its visual impact **Clerk to progress**
- b. *Overhanging tree branches top of Stumps Lane:* it was noted that these have been cut back.
- c. *Defibrillator service:* It was confirmed that the defibrillator was being serviced and due for return on 26 March 2019. Loan unit to go back on same day. **Clerk to progress**

**1903/8 County and Borough Councillors' Reports**

County Cllr Lumley confirmed that A59 Kex Gill repairs should be completed this week. Further work is needed to repair the surface and reinstate the drains and this will involve a five day closure. This is scheduled for the week commencing 13 May.

The plan for the new route of the road is progressing with all testing/drilling done. A bridleway is to be replaced and the Church Bank junction at Blubberhouses will be improved as part of the work. The new road should be open by 2021 as planned. Funding is expected to be confirmed by Central Government shortly.

The installation of Vehicle Activated Signs (VAS) can now be delegated to Parish Councils. The signs, which will remain temporary (able to be moved within approved areas), will display the speed limit. Grant funding may be available to assist in areas of most need but generally Parish Councils will be responsible for funding the purchase and installation.

The North Yorkshire County Council budget has been set with a 2.99% increase in funding through council tax and an additional 2% increase in respect of Care and Independence services. The County Council is working with the NHS in order to improve these services.

It has been confirmed that the surface of the B6451 outside Darley Mill / Wellington Inn has been allocated funding for repair and work should be undertaken before Summer.

Borough Cllr Watson confirmed that street cleaning should take place in all 30 and 40mph zones three time a year. Emergency street cleaning (e.g. following flooding) can also take place. Awareness of when this is scheduled helps ensure that the roads are clear of parked cars.

There has been a significant increase in the number of electric vehicles in use across the UK (160,000 as of the second quarter of 2018) and in the Harrogate Borough Council area (389 vehicles registered as of the third quarter of 2018). HBC plans to install 61 charging points to ensure that visitors are able to recharge such vehicles (most are likely to be in Harrogate and Knaresborough).

Harrogate Borough Council has recently set up a company for the provision of social housing.

**1903/9 Highways**

- a. *Potholes Dairy Lane:* noted as being in the programme of works to repaired. Light 2 outside Darley Memorial Hall is now fixed.

b. *New trees at Darley School*: It was noted that discussions were ongoing. **County Cllr Lumley to update at next meeting.**

c. *Revised speed limit orders for Darley Main St and B6451* – it was noted that NYCC intended to formalise the Traffic Regulation Orders for these roads (the speed limits are unaffected). The Council had no objections or comments. **Clerk to notify NYCC**

d. *Speed limit on Sheepcote Lane*: several parishioners have reported concerns that the speed limit on this road is dangerous and there have been a number of near-misses. The Council agreed to support an application to NYCC to change the speed limit. **Clerk to progress**

e. *Other highways issues reported*:

a) Main St: Water has been reported to be flowing from the recent roadworks **Clerk to report**

b) The entrance to the village shop on Station Road has a pothole **Clerk to report**

c) The footpath outside Station Lane House on Main Street has eroded **Clerk to report**

d) A parishioner has been in correspondence with NYCC regarding defects in the surface dressing applied to Main Street in Darley and the condition of the B6451 outside the Darley Mill Centre.

### 1903/10 Footpaths

a. It was noted that the riverside pathway gates were reported to NYROW. Response awaited.

b. It was noted that the bridge over the River Nidd at the end of Nidd Lane may be starting to rot.

**Clerk to report**

### 1903/11 Village Maintenance

a. Post box on Low Lane: it was noted that an update from Royal Mail is still awaited.

b. No other essential village maintenance needs were reported.

### 1903/12 Reports / Meetings / Events

a. *Darley Playing Fields Association*: Cllr McQueen reported that discussions have been held regarding the use of the car parking area alongside the playing field for construction access to the Valley Road site. Harrogate Borough Council are considering the suggestion.

b. *Darley Memorial Hall*: Cllr Nicholas confirmed that a recent concert was well-attended.

c. *Nidderdale Safer Neighbourhoods Group*: Cllr Robertshaw reported on a talk given by Ruth Andrews (Head of Investigations and Safeguarding) concerning the ways in which vulnerable people can be targeted by fraudsters. Anyone worried about a vulnerable person can report their concerns (T 01609 534855; [ruth.andrews@northyorks.gov.uk](mailto:ruth.andrews@northyorks.gov.uk)) in order to obtain help.

d. *Harrogate Borough Council Parish Consultation*: the Clerk reported that the event was a useful opportunity to ask questions of the Borough Council and well-attended.

e. *YLCA Planning Seminar*: Cllr Butler attended the event and reported it to be a useful course in all aspects of planning. It was also a good opportunity to understand issues affecting other Parish Councils around planning.

f. No other meetings/events were reported.

### 1903/13 Finance

a. The budget for March 2019 was noted.

b. Receipts and Payments noted: Receipts – None. Payments (March) - £237.38 Clerk Salary; £300 Cardiaid defibrillator service; £487.50 Directions Planning Consultancy advice; £27 Payroll services; £27.55 Internal audit; £81.85 Admin expenses; £145 Meeting room hire. Payments (for 2019/20) - £402 YLCA subscription; £115 Clerk Induction Training Course.

c. The Clerk confirmed that to set up the new bank account it would be necessary for the proposed signatories to attend an appointment with the bank and further steps to follow. **Clerk to progress**

d. The Council agreed to make a £200 contribution to Focus on Darley towards increased printing costs for the Darley Village Newsletter.

e. The Directions Planning Consultancy cost for additional planning advice was £487.50 incl. VAT.

f. Ms June Dowson was appointed the Internal Auditor for the year ending 31 March 2019.

g. A recent check of payments minuted throughout the year confirmed that all was in order apart from the final payment to a Clerk who resigned in July 2019 of £241.66 and associated tax of £60.20 and payment of a grant to Darley School towards a gate for the pre-school area (agreed in 2017/18) for £348.

### 1903/14 Planning

a. **Planning Decisions noted**:

18/03851/FUL Erection of 1 no. dwelling. Stumps Lane Caravan Park Stumps Lane Darley

**APPROVED**

18/01636/FUL Erection of 1 no dwelling Stumps Lane Caravan Park Stumps Lane Darley

**APPROVED**

19/00180/FUL Erection of single and two storey extensions, alterations to fenestration and demolition of conservatory and existing extensions. (Revised Scheme). Sheepcote Cottage Sheepcote Lane Darley REFUSED

19/00116/FUL Erection of single storey extension. 4 South View Darley APPROVED

19/00383/FUL Erection of replacement roof to garage and stables. Ivy Cottage Darley Carr Darley APPROVED

19/00348/FUL Demolition of existing extension and erection of a single storey extension. Crake Farm Crake Lane Darley APPROVED

b. **Planning Applications considered:** Please see Item 1903/5 in relation to 19/00515/OUTMAJ.

c. Further **Planning Applications** considered

19/01153/FUL Erection of single storey extension. Holme Hall Darley

The Council did not object or support the application but questioned whether the proposed roof covering materials (blue slates) were in keeping with the thatched roofing of the existing listed building and whether thatching of the extension should be considered.

(NEITHER OBJECTS NOR SUPPORTS)

d. Updates re **current Planning Applications**

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 (COUNCIL OBJECTED)

It was noted that this application has not been decided as of the date of the meeting. The Chairman is remaining in contact with the Planning Case Officer.

#### **Planning enforcement**

19/00144/PR15 Silverdale Farm Silverdale Close Darley – Commencement of works. A planning officer visited the site and found no evidence that work had commenced under this application.

e. **Harrogate Local Plan:** It was noted that the Inspector reviewing the Draft Local Plan had written to Harrogate Borough Council giving the view that he is not persuaded that proposed major developments in the Area of Outstanding Natural Beauty is in the public interest with exceptional circumstances for granting permission under planning policy. As such, DR14 should be removed from the Draft Local Plan. Alternative sites discussed with the Inspector (labelled DR14a and DR14b) were also viewed as unnecessary given the lack of need for additional housing in Darley. It was noted that the expectation was that Harrogate Borough Council would make these suggested major modifications and these would then be put forward for public consultation.

It was further noted that Harrogate Borough Council had confirmed that planning application decisions on the above sites would not be delayed and that decisions would be made using the relevant national planning policy and existing Local Plan policy but that the emerging Local Plan (including the Inspector's comments) would be taken into account.

#### **1903/15 Correspondence received by the Clerk**

- a. *Parishioner* – notification of a neighbour burning refuse; it was noted that the parishioner had been referred to Harrogate Borough Council Environmental Health as the responsible authority;
- b. *Parishioner* – correspondence between a parishioner and Harrogate Borough Council as to whether Council Tax payments were being made for new build properties was noted;
- c. *Signage* – a request has been made for clearer signs for houses on Stocks Green to help with deliveries.

#### **Clerk to request from Harrogate Borough Council**

**1903/16 Minor Items for Information and next Agenda:** It was noted that the lease on the Wellington public house in Darley will expire in May 2019 and may not be renewed. The Council may consider the possibility of applying to list as a community asset if applicable.

The Council may also consider the purchase of a Vehicle Activated Road Sign (VAS).

**1903/17 Circulation papers:** None.

**1903/18 Date of next meetings:** 29 April at 7pm / Parish Assembly 8pm; 20 May; 24 June, 29 July

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