

Draft minutes of the meeting of the Council held on 29 April 2019 from 7pm in Darley Memorial Hall

- 1904/1 Present** Cllrs S Welch, E Butler, N Nicholas, D Dickinson (part) and J McAllister, County Cllr S Lumley, Borough Cllr T Watson and the Clerk M Pearson. Three members of the public attended (one in part).
- 1904/2 Apologies** Cllr A Robertshaw due to holiday and Cllr D McQueen due to work commitments. Cllr D Dickinson for late arrival.
- 1904/3 Declarations of Interest and consideration of dispensations:** None.
- 1904/4 Public Statements:** A parishioner spoke in relation to Planning Application 19/01524/FUL Erection of two storey extension, alterations to fenestration and demolition of conservatory and existing extensions. Sheepcote Cottage Sheepcote Lane Darley. The parishioner raised concerns as follows:
- overshadowing due to the height and location of the proposed extension and the difference in elevation of the neighbouring properties;
 - the lack of relevant assessments of daylight and shadowing within the application
 - apparent inaccuracies in the documents submitted to the Planning Authority; and
 - the potential for health hazards associated with the septic tank serving the above and neighbouring property being inadequate for an enlarged property.
- 1904/5 Approval of Minutes:** Minutes of the meeting held on 25 March 2019 were approved.
- 1904/6 Updates for information:** None.
- 1904/7 County and Borough Councillors' Reports:** The main reports of County Cllr Lumley and Borough Cllr Watson were given in the Parish Assembly following this meeting. However, County Cllr Lumley reminded the meeting that A59 Kex Gill will be shut for up to a week from 13 May onwards and that the Tour de Yorkshire Cycling is likely to impact Nidderdale this week. Borough Cllr Watson confirmed that Harrogate Borough Council's AGM is on 20 May and it is expected that Stuart Martin and Zoe Metcalfe will be elected Mayor and Deputy Mayor respectively on that date. The proposed sale of Harrogate Borough Council's Crescent Garden building has fallen through.
- 1904/8 Highways**
- a. **Sheepcote Lane speed:** Clerk confirmed that he had reported the concerns regarding the speed and dangerous driving of cars using Sheepcote Lane to North Yorkshire County Council. It was confirmed by North Yorkshire County Council that Sheepcote Lane would not meet the criteria for a change of speed limit as this is usually determined by reference to the number of recorded accidents and fatalities and that it was unlikely North Yorkshire Police would support any change. Due to limited budgets, North Yorkshire County Council would not be able to fund additional signage or traffic calming measures but would assist the Parish Council to acquire and instal these if funding is available locally (such as from the Parish Council budget).
 - b. No other highways issues were reported.
- 1904/9 Footpaths**
- a. Cllr Dickinson reported that the hand rail on the bridge over Darley Beck (where it meets the River Nidd) has now come away. This is in addition to a rotten post (confirmed by Clerk to have been reported). **Clerk to report**
 - b. No other footpath issues were reported.
- 1904/10 Village Maintenance**
- a. The information board at Stocks Green was reported to be in need of maintenance. **Clerk to arrange**
 - b. No other essential village maintenance needs were reported.
- 1904/11 Reports / Meetings / Events**
- a. Clerk training events: Clerk reported that two Yorkshire Local Councils Associations training events attended in April were very informative.
 - b. No other meetings were reported.
- 1904/12 Finance**

- a. Receipts and Payments noted: Receipts – £7,125 Precept 1st Payment. Payments (April) - £237.38 Clerk Salary; £250 Contribution to Focus on Darley printing costs and annual subscription.
- b. The Clerk confirmed that an appointment has been arranged at Barclays in late May for proposed signatories (Cllr Welch, Cllr McQueen and Clerk).
- c. The Council approved the ongoing direct debit of £5 per month to npower in respect of the Village Green Christmas lights.
- d. Renewal of the subscription to YLCA was approved.
- e. No other urgent financial matters were raised.

1904/13 Planning

a. Planning Decisions noted:

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
CONDITIONS DISCHARGED

18/05085/REM Reserved matters application for (erection of 1 dwelling (appearance, landscaping & scale to be considered) under Outline Permission 16/05561/OUT. Development Land West Of Walker Barn Main Street
APPROVED

19/00708/DVCON Variation of condition 2 (approved plans) to allow for alterations to parking of planning permission 17/04618/REM - Reserved matters application for the erection of 2 no. dwellings (Access, Appearance, Landscaping, Layout and Scale considered) under Outline Permission 16/02767/OUT. Southfield Farm
APPROVED

19/01258/DISCON Approval of details required under conditions 3 (Material Samples) and 4 (Material Samples) of planning permission 18/01485/FUL - Erection of replacement single storey extension and alterations to fenestration. Fringill Top Stumps Lane Darley
PART CONFIRMED / PART REFUSED

19/01221/DISCON Approval of details required under condition 4 (Material Samples) of planning permission 18/01056/LB - Listed building application for erection of replacement single storey extension and access steps, alterations to fenestration and retention of rooflight. Fringill Top Stumps Lane Darley
REFUSED

19/01159/DISCON | Approval of details required under condition 4 (materials) of listed building consent 18/01056/LB - Listed building application for erection of replacement single storey extension and access steps, alterations to fenestration and retention of rooflight. | Fringill Top Stumps Lane Darley
APPLICATION WITHDRAWN

b. Planning Applications considered:

19/01154/LB Listed building application for erection of single storey extension and installation of internal door. Holme Hall Darley
The Parish Council neither supported nor objected to the application but questioned whether the materials cited in the window and door details are in keeping with the existing property.
NEITHER SUPPORTS NOR OBJECTS

19/01524/FUL Erection of two storey extension, alterations to fenestration and demolition of conservatory and existing extensions. Sheepcote Cottage Sheepcote Lane Darley.
The Parish Council neither supported nor objected to the application with the following comments:
It was acknowledged that the revised design now comprises only one extension more in keeping with the special character of the host dwelling and of a scale that should not subsume the existing building.
The revised design will still overshadow the neighbouring property so that the amenity of the neighbouring residents will be harmed. The Parish Council resolved to seek assurance that proper consideration is given to this (including relevant surveys re daylight and shadowing) as part of the decision-making process and to seek conditions to be placed to ensure that the sewage/wastewater infrastructure is appropriate (a potential health hazard risk, the possibility of the development creating smells and the obvious impact on the amenity of the neighbouring properties was noted).

NEITHER SUPPORTS NOR OBJECTS

19/00585/FUL Erection of extension to existing agricultural building. (Revised Scheme) Heck Gill Farm Heck Gill Lane Darley.

The Parish Council neither supported nor objected to the application on the assumption that there is an identifiable need for additional agricultural space and that the building will be used for this purpose.

NEITHER SUPPORTS NOR OBJECTS

19/01437/DVCON Variation of condition 2 (approved drawings) to allow minor amendments of planning permission 16/05471/FUL - Erection of 1 no. dwelling and associated access and landscaping (0.42ha). Silverdale Farm Silverdale Close Darley

The amendments for which approval were sought were not clear in the paperwork provided and the Clerk was asked to seek confirmation from the Planning Officer, so that the amendments could be discussed at the next meeting.

Clerk to action

Planning Enforcement

19/00199/PR01 HMS Forest Moor Menwith Hill Road Thornthwaite Hedgerow removal – field to north of Mount Bark Lane. It was noted that trees not protected (by a preservation order or by being sited in a Conservation Area) had been removed and that no action was possible.

19/00243/BRPC15 Land Comprising Field At 421065 459328 Stumps Lane Darley North Yorkshire: Alleged breach of Condition 12 of 16/01705/FULMAJ by parking at roadside.

c. Further **Planning Applications** considered: None.

d. Updates re current **Planning Applications**: These were covered at the Parish Assembly following the meeting.

1904/14 Clerk contract of employment: the proposed contract of employment for Clerk was approved and signed. The Chairman confirmed that the probationary period of employment had now been very satisfactorily completed and welcomed the Clerk to his permanent role.

1904/15 Correspondence received by the Clerk

a. *Harrogate Borough Council Statutory Parliamentary Polling Station Review*: it was noted that Harrogate Borough Council is consulting on polling station facilities.

b. *North Yorkshire Police, Fire and Crime Commissioner – Harrogate Surgery*: it was noted that Julia Mulligan, North Yorkshire Police, Fire and Crime Commissioner is holding a surgery in Harrogate on 7 May. Appointments to be booked by email (info@northyorkshire-pfcc.gov.uk) or by calling 01423 569562. Posters to be displayed on the Parish Notice Boards. **Clerk to action**

1904/16 Minor Items for Information and next Agenda: It was resolved that an item concerning the future of the Wellington Inn public house in Darley should be added on the agenda for the May Parish Council meeting.

1904/17 Circulation papers: Booklets aimed at improving awareness of common scams were circulated.

1904/18 Date of next meetings: 20 May; 24 June, 29 July; 30 September

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