

Draft minutes of the meeting of the Council held on 20 May 2019 from 8pm in Darley Memorial Hall

1905/1 Present Cllrs S Welch, E Butler, N Nicholas, A Robertshaw, J McAllister and the Clerk M Pearson.

1905/2 Apologies County Cllr S Lumley and Borough Cllr T Watson (due to another meeting), Cllr D Dickinson, Cllr D McQueen (due to work commitments).

1905/3 Declarations of Interest and consideration of dispensations: None.

1905/4 Public Statements: None

1905/5 Approval of Minutes: Minutes of the meeting held on 29 April 2019 were approved.

1905/6 Wellington Inn Public House, Darley:

Following correspondence from a Councillor and another parishioner, the current situation regarding the Wellington Inn had been investigated.

The Clerk reported that he had spoken to the current management team and a representative of the landlords. The lease ends very soon, but it is hoped that either the current team or a new team will take over a new five year lease and the business will not close. Negotiations are on-going and the landlord has stated that the sale of the property is very unlikely as it is a successful business.

The Clerk further reported that an initial review of the relevant legislation governing the Assets of Community Value regime (introduced in the Localism Act 2011 and implemented by the Assets of Community Value (England) Regulations 2012) suggests that buildings used in whole or in part as a hotel are excluded from the regime and that it may therefore not be possible to seek to list the Wellington Inn on this basis. The Council agreed that the feasibility and likely benefit of applying to list the Wellington Inn as an Asset of Community Value was not clear at this point, and no immediate action should be taken.

The views of both Nidderdale AONB and Welcome to Yorkshire had been sought, but although both recognised the importance of a local pub, neither could offer any assistance.

The Council expressed its support for the current team at the Wellington Inn and noted the valuable contribution that the public house makes to the Parish. It agreed to remain in contact with the team, and to offer support by contacting the landlords to stress the importance of the Wellington Inn to the village, if the management team thought it appropriate; **Clerk to continue contact.**

1905/7 Doctors' surgery at Dacre: It was agreed that the Parish Council would seek further information regarding the plans of Nidderdale Group Practice to manage the impact of the proposed closure on patients using the surgery at Dacre; **Clerk to draft.**

1905/8 Updates for information:

- a. Emergency Box: It was confirmed that the emergency box had been moved to a position behind the shed at the rear of Darley Memorial Hall to allow resurfacing of the car park area. It was agreed that the emergency box would remain in this position and to assist transfer of materials to a vehicle in the case of emergencies, the Council would purchase a wheelbarrow (to be situated with the emergency box). It was further agreed that the availability and location of the emergency box should be publicised; **Clerk to action;**
- b. No further updates were given.

1905/9 County and Borough Councillors' Reports: None.

1905/10 Highways

- a. Vehicular Activated Signs and possible additional signage for Sheepcote Lane / Stumps Lane (as raised at the Parish Assembly): It was agreed that a working group should be established in order to decide how the Parish Council should proceed in this area. Cllr Robertshaw agreed to put together the working group.
It was further agreed that all parishioners would be asked whether they would like to participate or had views regarding the issue within the next Village Newsletter (August 2019). Parishioners who had previously contacted the Council regarding speed issues would be contacted directly.
Cllr Robertshaw to progress; Clerk to assist
- b. Highways issues resolved: Clerk confirmed that repairs had been made to Station Road (Village Shop) and that Yorkshire Water had repaired the water leak on Main Street. The pavement reported on Main Street did not meet the criteria for repair at this time.

- c. The possibility of compiling a list of contact numbers for local farmers to allow livestock loose on Parish roads to be reported was discussed. Further consideration of the feasibility of compiling and holding a list will be carried out.
- d. The poor state of Sheepcote Lane near the junction with Main Street and as it passes Darley Memorial Hall and the lack of repair to date was noted: **Clerk to report again.**
- e. No further highways issues were reported.

1905/11 Footpaths

- a. Clerk confirmed that the rotting post and hand rail on the bridge over Darley Beck (where it meets the River Nidd) has been reported but there has been no update received. **Clerk to follow up**
- b. Clerk confirmed that a parishioner had noted that the footpath from Main Street to Silverdale Farm was overgrown and impassable. This had been reported to North Yorkshire County Council.
- c. No other footpath issues were reported.

1905/12 Village Maintenance

- a. The caretaker has begun grass-cutting for the year. Mr Benson has also checked all of the benches owned by the Council and made repairs as necessary.
- b. No other essential village maintenance needs were reported.

1905/13 Reports / Meetings / Events

- a. Nidderdale Strategic Partnership Executive 1 May: Cllr Welch confirmed that all Parish Councils can now send representatives to these meetings going forward. The Nidderdale Strategic Partnership and NiddPlus intend to make representations regarding the closure of the Doctor's Surgery at Dacre.
- b. No other meetings were reported.

1905/14 Finance

- a. Receipts and Payments noted: Receipts – £57.50 Dacre Parish Council – share of Clerk training costs. Payments (May) - £237.38 Clerk Salary; £42.80 Niddprint - Assembly reports and questionnaire printing; £40 Information Commissioner – Data Protection renewal fee; £403.45 Zurich Municipal – renewal of insurance; £5 npower – electricity for Christmas Lights (April); £5 npower – electricity for Christmas Lights (May); £50 J Dowson – internal audit services.
- b. The Clerk confirmed that during a review of the forms required by Barclays to open a new account, one term suggested that signatories could be held personally liable for amounts owed to Barclays or third parties. It was agreed that as a result, a new account with Barclays would not be set up. It was agreed that online banking with the Council's current provider should be investigated further; **Clerk to action;**
- c. A request from the Christ Church Community Centre for a contribution towards the cost of work to improve parking and access to the centre was discussed and a grant of £750 was agreed.
- d. It was agreed that the Council would pay the cost of booking the Christ Church Community Centre for a First Aid training event on 6 July (£26).
- e. No other financial matters were discussed.

1905/15 Planning

a. Planning Decisions noted:

18/05235/DVCMAJ Variation of condition 2 (Drawings) to allow substitution of 2 No. 2 bedroom houses (House Type: SH21) with 2 No. 3 bedroom houses (House Type: SH30) of planning application

17/02008/FULMAJ - Erection of 18 no. dwellings (40% affordable housing) with public open space and new access onto Main Street. (Amended Plans) Insert new drawing numbers Land Comprising Field South Of White House Main Street Darley APPLICATION WITHDRAWN

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 APPLICATION WITHDRAWN

19/00833/DISCON Approval of details required under conditions 3 (Surface water) and 4 (Materials) of planning permission 16/05471/FUL - Erection of 1 no. dwelling and associated access and landscaping (0.42ha). Silverdale Farm Silverdale Close Darley DISCHARGE OF CONDITIONS CONFIRMED

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

Planning Applications considered:

19/01621/FUL Conversion of existing garage to form a holiday cottage. Erection of carport and porch. Replacement of UPVC conservatory with an oak frame structure and alterations to doors and fenestration. Three Wells Farm Menwith Hill NO OBJECTIONS

19/01732/LB Listed building application for alternative scheme of conversion and extension of Mill Building to form 9 Residential Units including removal / relocation of machinery, ladders and glazed screen, insertion of staircases and mezzanine floor, and new and replacement doors and windows. Darley Mill Darley Carr Darley
NO OBJECTIONS

19/01745/DVCMAJ Variation of Condition 2 (Approved Drawings) of Planning Permission 18/00661/FULMAJ to allow for alterations to approved plans. Darley Mill Darley Carr Darley
NO OBJECTIONS

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
NO OBJECTIONS

Planning Appeals:

19/00028/NREFPP Appeal against Harrogate Borough Council's refusal of planning permission (Application 18/02248/OUT Outline application for the erection of 2 no. dwellings with all matters reserved. (revised scheme) Land Comprising Field At 419721 459452 Darley): It was agreed that a submission should be made to the Planning Inspectorate reinforcing the main concerns:

- (i) the development would remove one of the last through views from Main St, which is noted as being very important in the Village Design Statement, reviewed and re-adopted in 2015;
- (ii) the aspect of one of the two proposed dwellings is out of alignment with other properties on Main Street (it is almost perpendicular) which detracts from the linear nature/appearance of the village;
- (iii) there is no clear indication of the design of the properties and certainly the design of the other property is out of keeping with the area (in particular the tall glass frontage);
- (iv) there is no access shown to these houses. That is considered an essential part of any Outline Application.

Planning Enforcement: None

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

c. Updates re current **Planning Applications**: The following updates were provided:

- (i) The construction of the development of 18 houses under Planning Application 17/02008/FULMAJ Erection of 18 no. dwellings (40% affordable housing) with public open space and new access onto Main Street. (Amended Plans) Land Comprising Field South Of White House Main Street Darley has started. It was noted that seven of the 18 houses are affordable houses.
- (ii) There is no further update regarding the application for up to 60 houses under Planning Application 18/05181/OUTMAJ Outline Application for the erection of upto 60 dwellings with access considered Land Comprising OS Field 2843 Walker Lane Darley. It has been confirmed that any significant change to this application should result in a new Planning Application being made and a further opportunity to consult.
- (iii) Affordable housing questionnaire: Responses to the questionnaire circulated with the Village Newsletter suggest that opinion is divided as to whether there is a need (although the need for housing suitable for older people has been cited). 35 surveys were returned with 46% supporting the view that affordable rental properties are needed for local people in Darley. The majority expressed the view that one or two bedroom houses were needed.
- (iv) Charity of Isabel Day Alms Houses: investigations are being carried out alongside Main Street at Fringill into the feasibility of two houses.
- (v) Station Road affordable housing: It is likely that a new proposal will be made in relation to this site. The Council agreed that it could only support or object to a proposal once details are known (most likely a formal planning application to consider in the usual way).

1905/16 Correspondence received by the Clerk

- a. *JobCentre Jobs* – it was agreed that a request to add a link to website on Parish Council website to the JobCentre Jobs website should be refused (as no commercial links are added);
- b. *Harrogate Borough Council* – a scheme offering small grants for events to celebrate the UCI Bike Race in September 2019 was noted.

1905/17 Minor Items for Information and next Agenda: None.

1905/18 Circulation papers: None.

1905/19 Date of next meetings: 24 June, 29 July; 30 September; 28 October.

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