

Draft minutes of the meeting of the Council held on

24 June 2019 from 7.30pm in Darley Memorial Hall

1906/1 Present Cllrs S Welch, D McQueen, E Butler, N Nicholas, A Robertshaw, D Dickinson, J McAllister, County Cllr S Lumley and the Clerk M Pearson. Three members of the public attended (one part).

1906/2 Apologies Borough Cllr T Watson.

1906/3 Declarations of Interest and consideration of dispensations: None.

1906/4 Approval of Minutes: Minutes of the two meetings held on 20 May 2019 were approved.

1906/5 Public Statements:

Parishioners spoke in relation to Planning Application 19/01989/FULMAJ *Erection of 29 no. dwellings with associated parking, landscape and access (revised scheme). Land Comprising Field At 420416 459403 Sheepcote Lane Darley.* The Darley Action on Development Group has received 266 responses objecting to this development and these have been delivered to Harrogate Borough Council. The grounds for objecting cited in the form circulated to residents was mentioned and the following additional concerns were raised:

- the transport survey included with the application makes the assumption that approximately 75% of vehicles leaving the planned development would do so via Main Street. However, given that likely destinations (e.g. Harrogate, Leeds) would be via the A59, it would be expected that vehicles would travel along the narrow winding length of Sheepcote Lane and exit onto the B6451 instead. The impact of this has not been addressed;
- the entrance of Sheepcote Lane from Main Street has been redesigned but there is currently no document on the portal illustrating the visual impact of the remodelled junction. The developer should be asked to provide this;
- there are understood to be a number of houses built recently that remain unsold which suggests that there may be a lack of local demand. The number of houses permitted in Darley in recent years (more than 60) would be expected to be more than adequate.

A parishioner also spoke in relation to the proposed development of almshouses by the Charity of Isabel Day on behalf of the Darley Action on Development Group. The principle of addressing the housing need of local people in this way was welcomed but Oddy Garth is unsuitable for this purpose. In addition to concerns regarding the suitability of the site for development (e.g. the significant slope and access onto Main St) it was thought that Oddy Garth could be better used for another community purpose (e.g. as a wildlife area similar to the area adjacent at Fringill Beck or habitat).

Concern was also expressed regarding the impact of housing developments on the condition of roads and whether adequate steps were being taken to ensure that developers repaired damage caused during construction. Checks by North Yorkshire County Council designed to monitor this did not appear to be specific enough to address the problem.

1906/6 Planning

a. Planning Decisions noted:

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

19/01154/LB Listed building application for erection of single storey extension and installation of internal door. Holme Hall Darley **APPROVED**

19/01524/FUL Erection of two storey extension, alterations to fenestration and demolition of conservatory and existing extensions. Sheepcote Cottage Sheepcote Lane Darley **APPROVED**

19/01437/DVCON Variation of condition 2 (approved drawings) to allow erection of dry stone wall to existing grass meadow, enlargement of the basement level with changes to the internal layout and installation of external staircase, alterations to fenestration, removal of approved ornamental pool, bridge from access to east, grass crete and adjoining dry stone wall to northeast and reduction of resin bound gravel surface to northeast of planning permission 16/05471/FUL - Erection of 1 no. dwelling and associated access and landscaping (0.42ha). Silverdale Farm Silverdale Close Darley **APPROVED**

Planning Applications considered:

19/02061/TPO Felling of 1 Sycamore and 2 Pine trees within A20 of Tree Preservation Order 05 1970. Fourways Crake Lane Darley.

The Council noted the recommendations of Mr Gilleard, Director of Community Services (Arboricultural Section), Harrogate Borough Council and had no objections on this basis. **NO OBJECTIONS**

19/01989/FULMAJ Erection of 29 no. dwellings with associated parking, landscape and access (revised scheme). Land Comprising Field At 420416 459403 Sheepcote Lane Darley.

The Council **OBJECTED** to this Planning Application raising the following concerns:

- the planned development is a major development in the Area of Outstanding Natural Beauty and should be refused given that no exceptional circumstances have been demonstrated;
- the proposed development goes against the Village Design Statement in that the development is not integrated within the village as part of the existing linear pattern;
- the re-design of the northern end of Sheepcote Lane would cause harm to the character of the lane and that part of the village, and would lead to safety issues as it would straighten the sloping stretch of road leading to the junction. The developers admit that some lengths would be of a steeper gradient than those stated in the NYCC standards;
- there are concerns regarding drainage as the plans proposed for dealing with surface water appear to be incomplete or unclear;
- safety concerns were raised given the proximity of the proposed development to the school and to other developments approved nearby;
- the lack of public transport and the potential flaws in using data based on the previous more frequent bus service;
- the generation of local employment as a consequence of the development within the Planning Statement appeared optimistic based on recent experience; and
- from the information provided, there are questions regarding the viability of the project (in particular the cost of remodelling the junction appeared to be under-stated).

There was also a question as to whether the making of decisions during the process to formalise the Harrogate Borough Council Draft Local Plan is premature within the Planning Framework. **COUNCIL OBJECTS**

It was agreed that Directions Planning Consultancy should be asked to help formulate the response of the Council to this application by the agreed deadline of 8 July; **Chairman to progress.**

Planning Enforcement:

19/00325/PR15 Land Comprising Field At 420634 459406 Silverdale Close Darley **ALLEGED BREACH**: Siting of for sale board at junction of Silverdale Close & Main Street was noted.

19/00243/BRPC15 - Land Comprising Field At 421065 459328 Stumps Lane Darley **ALLEGED BREACH**. Clerk confirmed that an update had been received from the Compliance Officer who had visited the site and found no cars parked on the curb at the time. The Site Manager was asked to remind site workers of the commitment.

- b. Updates re current **Planning Applications**: The developer of Darley Mill has confirmed that the placing of the Towel Rail Limited trading as Yorkshire Linen and Linen Warehouse into administration should not affect this development.

1906/7 County and Borough Councillors' Reports:

County Cllr Lumley confirmed that North Yorkshire County Council has a new Chairman, Jim Clark (who is also a Harrogate Borough Councillor). Harrogate Borough Council elected a new Mayor and Deputy Mayor in May (Cllrs Stuart Martin and Zoe Metcalfe respectively).

County Cllr Lumley recently chaired a meeting to discuss the provision of home to school transport for students who are over sixteen years of age. This is a discretionary cost incurred by North Yorkshire County Council but has been running at a loss. Appreciating that the impact on parents in rural areas is significant, the difficult decision to increase the charge made to parents towards the £900 real cost per student per year from £490 to £600 was deemed to be justified and necessary.

Work is being undertaken to resurface roads in Nidderdale with stretches around Pateley Bridge either completed or being carried out currently. Weather has impacted on the timing of these. The road surface on the B6451 at Darley Mill should be repaired as part of the works during this Summer.

A new licensing scheme has been introduced by North Yorkshire County Council to help control works carried out by utility companies on the roads. This is unlikely to include housing developers carrying out works outside of the highway. As a result, if there are examples of road surfaces being damaged by construction traffic, these should be reported to the Clerk for submission to North Yorkshire County Council (with County Cllr Lumley to be copied in).

The UCI Road World Championships in September 2019 are likely to be a huge event. All races finish in Harrogate and two races pass through Nidderdale (Men U23 Friday 27 September and Women Elite Road Race Saturday 28 September).

1906/8 Updates for information:

- a) **Wellington Inn Public House:** The Council was delighted to be informed that a new five-year lease has been signed. The management would appreciate support from the Parish Council and local community to make the pub a success and to ensure its future.
- b) **Grange Medical Centre, Dacre Banks:** Clerk confirmed that a letter to the Nidderdale Group Practice has led to further information being shared. This included confirmation that:
 - there is an intention to lengthen hours at the two remaining surgeries to help meet demand;
 - the Practice is seeking to increase the use of volunteer drivers and to continue to lobby for improvements in the bus service to help patients attend appointments;
 - there are no plans to make any staff redundant; and
 - the future use of the building at Dacre Banks is not certain but it is hoped that it can continue to be put to community use; **Clerk to circulate correspondence for information.**

The Practice welcomed input and assistance from the Parish Council and suggested that a meeting might be most productive towards the end of the year when the plans might be clearer.

- c) **The Charity of Isabel Day:** The Chairman explained that this is a small local charity which has three Darley and Menwith Parish Council trustees on its board. A special meeting has been organised for 26 June in order to discuss the current administration of the charity and whether this might be improved. It was agreed by the Council that a proposal could be made for the Clerk to act in a similar role for the Charity of Isabel Day if helpful. With regards to development of Oddy Garth, the Council suggested that consideration be given to alternative uses the land might be put to; **Chairman and Cllr Nicholas to update at next meeting.**

1906/9 Highways

- a. Highways issues resolved: Clerk confirmed that Sheepcote Lane has been inspected and put forward by North Yorkshire County Council for funding as a priority. In the meantime temporary repair of potholes will be carried out.
- b. The full closure of Main Street, Darley, between Stumps Lane and Nidd Lane from 8 – 19 July was noted. Diversions via Stumps Lane, Menwith Hill Road and High Birstwith will be put in place. Details of the impact on the bus service are being sought; **Clerk to update Parish Council website when available.**
- c. County Cllr Lumley confirmed that trees planted at Darley School are agreed to be in the wrong place and will be moved in October / November 2019.
- d. Chairman noted the results of speed test results carried out by the York and North Yorkshire Road Safety Partnership on Main Street, Darley. A mean speed of 27/26 mph was found, with the 85th percentile speed being 33/32 mph. Certain vehicles were found to be exceeding the 30 mph speed limit. Community Speed Watch (allowing communities to monitor speed themselves and report back to the police) was recommended with contact to be made with Chairman by the relevant team.
- e. The working group to consider road safety and speed in the Parish (including the use of additional traffic signs/calming and possible purchase of a vehicle activated sign) will be named **Darley and Menwith Safe Speed**. Cllr McAllister will join the working group. A note has been posted on the Parish Council website seeking parishioners to join the working group. Contact has also been made with parishioners who previously expressed concerns with road safety and speed. It was agreed that further publicity seeking interest should be through the village newsletter and Facebook page; **Clerk to action.**
- f. The Lorry Watch Scheme (the monitoring of roads subject to weight restrictions by the community) was noted. Specific problems experienced by Councillors involving construction vehicle tyres being cleaned onto the highway were cited. It was recommended that any further incidents should be reported to senior management at the construction firm involved.
- g. The lack of road lane markings on the surface of Stumps Lane was questioned. **Clerk to check with North Yorkshire County Council.**

1906/10 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 again, as has the footpath from Main Street to Silverdale Farm which is understood to be overgrown. North Yorkshire Rights of Way are aware and will fix the bridge at Darley Beck when the programme allows.
- b. Repairs to the suspension bridge at the bottom of Nidd Lane were noted as having been carried out recently. A parishioner queried whether repairs to an additional stile on the path from Southfield Farm to the river were also carried out; **Clerk to check whether fixed and report if not.** The path from Green Lane to the river has become overgrown with nettles; **Clerk to ask the Caretaker to trim.** A post on a gate on the footpath from Main Street to the river behind Field House was reported to be rotten. **Clerk to report.**

1906/11 Village Maintenance

- a. The Caretaker will be asked to carry out the annual cut of the verges on Crake Lane, Dairy Lane, Sheepcote Lane, Station Road and Walker Lane. In the interests of equity, Mr Benson will also be asked to cut all of the grass areas on Main Street the Parish Council maintains to the same length (including those which are cut by residents).
The presence of weeds on Sheepcote Lane around Prospect View Farm was noted. **Clerk to check with Harrogate Borough Council / North Yorkshire County Council.**
- b. No other essential village maintenance needs were reported.

1906/12 Reports / Meetings / Events

- a. *Yorkshire Local Councils Association Harrogate Branch 3 June*; Cllr Butler reported that a significant part of the meeting involved a discussion regarding Vehicle Activated Signs and whether parish councils have a specific power to purchase these. There is currently uncertainty and the YLCA is seeking a change of law by the Government to clarify the situation.
- b. *Nidderdale Safer Neighbourhoods Group 5 June*; Cllr Robertshaw reported that the two speakers planned for the meeting had been unable to attend. Crime figures suggested an increase in violent crime (although there has been an increase in the number of reports) and that burglary and farm thefts have reduced. The Group is also concerned by the closure of the Doctor's Surgery at Dacre Banks and will invite a representative from the Nidderdale Group Practice to its next meeting.
- c. The **First Aid Course** to be held at the Christ Church Community Centre on Saturday 6 July (10am) was noted. The course is free and anyone interested in attending should contact the Chairman (chairman@darleyparishcouncil.org.uk or 01423 780970).

1906/13 Finance

- a. Receipts and Payments noted: Receipts – £6.20 npower – refund electricity for Christmas lights. Payments - £237.38 Clerk Salary; £5 npower – electricity for Christmas Lights (June); £103.16 Clerk allowances and admin.
- b. The budget to June 2019 was approved.
- c. Completion of bank forms to register additional signatories A Robertshaw and M Pearson (Administrator) was agreed. Further steps to put in place on-line banking were also agreed.
- d. The purchase of paediatric defibrillator pads was considered. It was agreed that a check would be made as to whether a defibrillator and paediatric pads are kept at the school. **Clerk to check with First Aid trainer Tracey Dawson as to whether the purchase of the such pads was beneficial.**
- e. No other financial matters were discussed.

1906/14 Welcome for new residents: It was agreed that the Parish Council would produce welcome cards giving information about resources and amenities available to new residents. These would be provided where it was known new properties were occupied or made available at the village shop;
Clerk and Chairman to progress.

1906/15 Review of Parish Council policies: The following policies were agreed and adopted with minor corrections:

- Standing Orders;
- Risk Assessment Strategy;
- Financial Regulations (Main); and
- Financial Regulations (Full).

Clerk to publish final revised policies on the Parish Council website.

1906/16 Correspondence received by the Clerk

- a. YLCA - THE PUBLIC SECTOR BODIES (WEBSITES AND MOBILE APPLICATIONS) (NO. 2) ACCESSIBILITY REGULATIONS, 2018: Clerk confirmed that this legislation is aimed at ensuring public sector bodies make reasonable adjustments to their websites to improve accessibility by disabled people. Consideration is being given to the impact on parish councils by VisionICT and an update is expected to follow. A guidance note has recently been produced by the National Association of Local Councils - **Clerk to circulate.**
- b. YLCA – Training Programme to November 2019; A list of training courses in the period June – November 2019 is available; **Clerk circulate.**

1906/17 Minor Items for Information and next Agenda: None.

1906/18 Circulation papers: White Rose Update (June 2019) and The Clerk Magazine (May 2019) were circulated.

1906/19 Date of next meetings: 29 July; 30 September; 28 October; 25 November

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