

Draft minutes of the meeting of the Council held on 6 January 2020 from 7.30pm in Darley Memorial Hall

- 2001/1 Present** Cllrs S Welch (Chairman), D McQueen, E Butler, J McAllister, N Nicholas, D Dickinson, A Robertshaw and the Clerk M Pearson. No members of the public attended.
- 2001/2 Apologies** None.
- 2001/3 Declarations of Interest and consideration of dispensations:** Cllr S Welch declared an interest in Planning Application 19/05089/FUL as Chairman of the Menwith Hill British American Committee and took no part in the discussion or vote. Cllr A Robertshaw declared an interest in Planning Applications 19/05178/FUL, 19/05180/FUL and 19/05182/FUL as a neighbour to the site and took no part in the vote.

2001/4 Approval of Minutes: Minutes of the meeting held on 25 November 2019 were approved.

2001/5 Public Statements: None.

2001/6 Planning

a. Planning Decisions noted:

19/04332/FUL Erection of single and two storey extension, alterations to roof and fenestration and demolition of existing conservatory. 20 Low Green Darley. **APPROVED**

19/04426/FUL Demolition of existing shed and erection of two storey extension 1 Delves Ridge Road Menwith Hill Road Thornthwaite. **APPROVED**

19/04469/PNA Erection of agricultural building West Croft Day Lane Darley. **APPROVED**

19/01745/DVCMJ Variation of Condition 2 (Approved Drawings) of Planning Permission 18/00661/FULMAJ to allow for alterations to approved plans. Darley Mill Darley Carr Darley **PERMITTED**

b. Planning Applications considered:

19/04748/FUL Erection of stables, store and tack room. Stocks Green Barn Main Street Darley.

The Council **OBJECTED** for the following reasons:

- the proposed building is not in keeping with other buildings on Main Street both in terms of its use as a stable and materials (timber/timber boarding rather than stone);
- the proposed location of the building appears to be very close to a number of trees subject to a tree preservation order and concern was expressed that the development may damage the trees/roots; and
- it was considered that a better location for a stable might exist elsewhere on the property.

COUNCIL OBJECTS

19/05089/FUL Erection of 3 radomes and support building. (revised scheme) RAF Menwith Hill Main Street Menwith Hill Camp **NO OBJECTIONS**

19/02687/FUL Removal of electricity pylon and burying of associated powerline; Erection of bridge; Formation of access track. Silverdale Farm Silverdale Close Darley

The Council had **NO OBJECTIONS** to the Planning Application provided that all three elements of the development (i.e. removal of the pylon, erection of bridge and formation of access track) are carried out.

NO OBJECTIONS

19/05178/FUL Erection of 1 no dwelling (Plot 1) (Revised Scheme) Stumps Lane Caravan Park Stumps Lane Darley; 19/05180/FUL Erection of 1 no dwelling (Plot 2) (Revised Scheme) Stumps Lane Caravan Park Stumps Lane Darley; 19/05182/FUL Erection of 1 no dwelling (Plot 3) Stumps Lane Caravan Park Stumps Lane Darley.

The Council **NEITHER SUPPORTED OR OBJECTED** to the above Planning Applications but was concerned that the original plan for one dwelling with a paddock, which was agreed, had then increased to plans for two dwellings and now has increased to three dwellings, with reduced green space. The Council considered that the site is unsuitable for more than three dwellings in total. The Council also noted concerns that a third dwelling on the site is likely to lead to safety issues with additional traffic entering Stumps Lane and that careful consideration needs to be given to the proposed work on the trees on the site.

NEITHER SUPPORTS OR OBJECTS

c. Planning Enforcement:

19/00636/PR15 West Croft Day Lane Darley ALLEGED BREACH: 1) Erection of domestic outbuilding, 2) Construction of replacement dwelling not in accordance with the approved plans (15/04426/FUL) was noted. A further update provided by the Enforcement Officer confirmed that a domestic outbuilding has been constructed outside of the domestic curtilage of the property and that the dwelling has been constructed 1.3m too wide, 0.9m too long and 1.8m too high). Serving of an enforcement notice is being considered.

19/00668/PR15 Rookery Barn Darley ALLEGED BREACH: Use of property as Air BnB - for 12+ was noted. The Enforcement Officer confirmed that the advertised short term letting of six beds does not constitute a change of use under Harrogate Borough Council policy and no further action will be taken.

17/02008/FULMAJ: Land Comprising Field South Of White House Main Street Darley: Planning Enforcement has confirmed that the roofing materials used on all plots is in accordance with approved planning applications. Contractors' vehicles are no longer parking directly outside of the site but it has been noted that some vehicles have been parked further away along Main Street.

2001/7 Date of next meetings: 20 January, 24 February, 30 March, 27 April.

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