

DACRE PARISH COUNCIL

Draft minutes of the meeting of the Council held on
Tuesday, 10 December 2019 from 7.30pm at the United Reform Schoolroom, Dacre

1. **Present:** Cllrs J Kerr (Chairman), C White, S Darnbrook, K Johnson, Borough Cllr Tom Watson and M Pearson (Clerk). Nine members of the public attended (part).
2. **Apologies:** Cllr A Brown due to work commitments and County Cllr Lumley. It was confirmed that A Cottrill has resigned as a Councillor from 8 December 2019 and that new Councillors will be sought in the New Year.
3. **Declarations of interest and consideration of dispensations:** None.
4. The minutes of the meeting held on Tuesday 12 November 2019 were approved.
5. **Public Statements (Maximum 15 minutes total):**

Three members of the public spoke in objection to Planning Application 19/04614/FUL *Conversion of garage to form annexe including erection of single storey extension; erection of detached car port; formation of pedestrian gate. Holme Farm Barn Heyshaw.* The reasons for objecting were:

- the new application is the third proposal made with each seeking to construct a new building in roughly the same location - partly on agricultural land (the previous two applications were withdrawn);
- the proposed car port is relatively large (by its size and construction it might better be described as a garage block) and would be prominent and obtrusive in its planned location, especially when viewed from the Nidderdale Way footpath (views of the long barn and surrounding countryside would be obscured);
- construction of the car port would go against the interests of preserving Heyshaw as an unspoilt traditional village within the Nidderdale Area of Outstanding Natural Beauty;
- with regards to the conversion of the garage to form an annex, there is a concern regarding capacity of the sewage systems to cope with use by an additional dwelling (it is at capacity at present and has been known to fail);
- the site is known to suffer from flooding and is unsuitable for a new building (with a risk to surrounding properties if flooding is managed to protect the car port and/or annex);
- the proposed annex extension has windows on its East elevation which, due to the terrain, would directly overlook neighbouring properties; and
- the combination of the new car port and conversion of the existing garages represents over-development of the site.

It was stated that the application appeared to contain a number of inaccuracies, including the location of the car port and existing buildings in the elevations did not seem to match the location as per the site plan; the degree to which the car port would be shielded from the Nidderdale Way appeared to be overstated in the elevations; and the domestic curtilage on the site appeared to be overstated.

It was queried whether this planning application was attempting to circumvent planning (i.e. by converting existing garages into accommodation in order to demonstrate a need for a new building). There was also concern expressed that the car port might be subject to an application for change of use to accommodation in future.

A petition was handed to the Parish Council signed by sixteen residents of Heyshaw; **Clerk to submit to Harrogate Borough Council.**

6. Planning:

a. Planning Decisions noted:

19/04390/FUL Erection of single storey extension and dormer windows and demolition of conservatory and garage. 19 Church Avenue Dacre Banks. APPROVED

b. Planning Applications considered:

19/04614/FUL Conversion of garage to form annexe including erection of single storey extension; erection of detached car port; formation of pedestrian gate. Holme Farm Barn Heyshaw.

The Parish Council OBJECTED to the erection of the detached car port for the following reasons:

- the design of the proposed car port is contrary to the rules governing development in the Area of Outstanding Natural Beauty as its design (timber and boarding) is not in keeping with existing properties in Heyshaw village (largely stone);
- the addition of the car port would increase the footprint of Heyshaw village outside of the existing boundary; and
- the new building has potential to be visually dominant relative to neighbouring properties and when viewed from the adjacent Nidderdale Way footpath.

The Parish Council OBJECTED to the conversion of the garage on the basis that it would overlook at least one neighbouring property and, when taken together with the proposed car port, represents over-development of the site (an adverse cumulative impact on the local area).

The Parish Council expressed concern that the Planning Application and information supplied is not completely clear on some aspects (such as the relative location of the car port to the existing dwelling in the elevations versus site plans).

The Parish Council had NO OBJECTIONS to the formation of the pedestrian gate.

19/04705/TPO Selective pruning and branch removal of 1 no. Ash tree; Crown lift (to 2m) with lateral reduction (by 5m) of 1 no. Sycamore tree within Area 1 of Tree Preservation Order 41/2014. 5 Church View Dacre Banks.

The Parish Council neither objected to or supported the application, but supported the recommendations of the Harrogate Borough Council Arboriculturist. NEITHER OBJECTS TO OR SUPPORTS

19/04577/FUL Demolition of garage; Erection of 2 no. dwellinghouses; Conversion of commercial property to dwellinghouse. Church Hill Garage Dacre Banks NO OBJECTIONS

19/04809/DVCON Variation of condition 2 (approved plans) to allow for increase in footprint and lowering of ground floor, enlargement and repositioning of tower, installation of solar panels and 5 no. roof lights, alterations to fenestration, doors and landscaping of planning permission 18/00449/FUL - Erection of building to house distillery vats, gift shop and group workshop space. Harewell House Farm Harewell Lane Dacre Banks NO OBJECTIONS

c. Planning Enforcement:

19/00694/BRPC15 Land Adjacent To Yorke House Dacre Banks ALLEGED BREACH: Breach of planning Condition 7 of 19/01573/FUL which stated "The primary access serving Yorke House shall not be used to serve the dwelling, hereby approved." was noted.

d. Planning Appeals noted: None.

e. Update on other Planning Matters: None.

7. County and Borough Cllrs' Reports:

Borough Cllr Watson confirmed that in the last year Harrogate Borough Council issued 5,123 planning application decisions. There were 96 appeals in respect of planning application decisions (71% of which were dismissed) and 710 planning enforcement cases. There are currently 2,638 residential units with planning permission granted within the Harrogate District. It is expected that the population within the Harrogate, Knaresborough and Ripon area will be 170,000 by 2030 (currently 160,000).

A sinkhole which has been identified in the car park in Dacre Banks is scheduled for repair as soon as possible. A street sign on Cabin Lane is understood to have been moved and will be repositioned (in the short term this is likely to mean that the sign will be removed temporarily).

Borough Cllr Watson continues to push for the installation of charging points for electric vehicles within Nidd Valley. The Parish Council agreed to consider supporting the installation of charging points for electric vehicles at locations within the Parish; **Clerk to add to future agenda.**

8. Updates on current issues:

- a) i) *Proposed closure of Grange Medical Centre*: An email recently received from the Nidderdale Group Practice confirms that its current intention is to retain ownership of the Grange Medical Centre building, Dacre Banks for at least the next few years in order to continue to run the dispensary and to hopefully facilitate the continuation of the dental service. The possibility of space within the building being rented for health-related services is being explored.

It was agreed that the Parish Council should seek clarification of the above and recommend that retaining ownership of the building includes the continuation of a surgery in Dacre Banks to some extent; **Clerk to draft.**

The possibility of the Parish Council obtaining a legal opinion regarding the process to close a surgery was also discussed; **Clerk to add to future agenda.**

- ii) *Recording of public bridleway and byway, Heyshaw to Dacre Lane, Dacre*: Mr Allan, North Yorkshire County Council, has stated that recording the section of route from Lanesfoot Barn to the junction of Lane Foot Road as a Byway Open to All Traffic was not possible for technical reasons (legislation created a cut-off date of January 2005 for doing this). Mr Allan confirmed the ability of owners to access their property by motor vehicles using this route is not affected.

- iii) *Review of public conveniences: electricity checks/sewage problems*:

The electrical safety check has highlighted that remedial work is required (an estimated cost of £480 plus VAT including re-certification). The Parish Council agreed that the work should be carried out; **Clerk to action.**

It was agreed that in order to help prevent further sewage blockages (problems experienced in August and November 2019 required intervention by Yorkshire Water), a sanitary waste collection service should be engaged on a three-year contract at a cost of £32.40 plus VAT per annum); **Clerk to action.**

Both defibrillators were confirmed to be working. New defibrillator pads for the unit at Dacre Top have been purchased and will be fitted in December; **Clerk to action.** Water and electricity meter checks were made and no problems reported.

9. Footpaths:

- a) It was reported that water is still leaking through the pavement at the top end of Grange Road. It was agreed that Clerk should seek an update from Yorkshire Water following its visit to inspect; **Clerk to action.**

10. Highways:

- a) It was noted that the blocked gully opposite the Max Pullen Playing Fields on the B6451 in Dacre Banks has been reported and is scheduled for cleaning by North Yorkshire County Council.

11. Lengthsman/Parish Caretaker:

- a) It was agreed in principle that the Parish Caretaker can assist with repairing the equipment at the Children's Playground, Dacre Banks; **Clerk to seek an estimate for most urgent work required and add to future agenda.**

12. Dacre and Hartwith Playing Fields Association (DHPFA): Cllr Kerr reported that the meeting arranged for 2nd December 2019 has been postponed and is likely to be rearranged for January 2020. Further trustees are required to represent both Dacre and Hartwith cum Winsley Parish Councils following recent resignations.

13. Reports:

- a) *Hardcastle Trust*: The next meeting will be 27 January 2020.
b) *Dacre and Hartwith Village Hall Committee*: The next meeting will be 11 March 2020. There is a *Carols on the Green* event on Thursday 19 December at 7pm on the Village Green, Dacre Banks. All are welcome to attend; **Clerk to add details to Dacre Parish Council website.**
c) *YLCA Special Meeting regarding Community Infrastructure Levy*: A detailed update to be provided at the next meeting.
d) *Nidd Plus AGM*: Cllr Johnson was unable to attend this meeting.
e) *Menwith Hill Thanksgiving Dinner*: Cllr Johnson reported that this was a very pleasant evening and meal.

f) *Nidderdale Strategic Partnership Wider Meeting*: Cllr Johnson reported that the two main items discussed were the local bus service (Transdev is looking into the possibility of introducing more flexibility into the timetable – later buses from Harrogate on an evening – and the provision of more buses at busy times) and an update from Sustrans regarding extending the Nidderdale Greenway from Clint to Pateley Bridge (discussions are ongoing with relevant landowners). It was agreed that the lack of suitable parking in Dacre Banks should be highlighted to Sustrans to help with planning; **Clerk to action**.

g) Nidderdale Safer Neighbourhoods Group: Cllr Johnson chaired this meeting at which the main topics of discussion were the planned closure of the Grange Medical Centre, Dacre Banks (please see above); Nidderdale Crime Statistics (these remain broadly flat); and an update on fire services in Nidderdale (additional interest has been shown for volunteer roles in Lofthouse and retained roles in Summerbridge). Cllr Kerr attended a Chairmanship training course which was a useful reminder of some of the important rules.

14. Finance/Statutory:

- a. Receipts and payments were noted as follows: Receipts: Honesty Box November £20.77; Bank account interest £6.58; Payments: £4.55 Eon – Electricity Kiosk to November 2019; £45 YLCA Chairmanship Training Course; £7.73 Eon – Electricity Public Conveniences to October 2019; £192 Brooks Electrical Ltd – Electrical Check Public Conveniences; £43.34 Ian Grayshon re Public Conveniences (Dec); £10 Mrs D Driver - Reimbursement of cost of compost for planters Dacre Banks; £649.66 M Pearson Clerk Salary to December 2019; £93.55 M Pearson Travel and admin expenses to December 2019; £8.56 Todd's Toilet rolls to November.
- b. Money from Honesty Box as of 10 December 2019 was noted as £27.11.
- c. The budget to 8 December was approved.
- d. The purchase of sanitary waste collection service for public conveniences at Dacre Top at a cost of £32.40 plus VAT per annum on a three year contract was agreed; **Clerk to action**.
- e. The purchase of additional electrical work at public conveniences at Dacre Top at a cost of £480 plus VAT was approved; **Clerk to action**
- f. It was agreed that a discussion regarding reserve/additional sand-bags should be added to a future agenda; **Clerk to add to future agenda**.
- g. The draft budget for 2020/21 was agreed. An increase in the Parish Council precept for 2020/21 of £1,000 to £10,000 was also agreed. It was confirmed that this would mean an increase of around £2.72 per year for Band D properties in 2020/21 to £27.17. **Clerk to notify Harrogate Borough Council of the precept for 2020/21**.
- h. No other issues were discussed.

15. Correspondence:

a. *Yorkshire Local Councils Association*: A consultation to consider strengthening police powers to tackle unauthorised encampments was noted; **Clerk to circulate details**.

16. Minor Items for Information or Future Agenda: The following items are to be added to future agenda:

- to review and reallocate roles and responsibilities following the resignation of Councillor Cottrill;
- to consider supporting the installation of electric charging points within Dacre Parish;
- to consider obtaining a legal opinion in respect of the process to close the Grange Medical Centre, Dacre Banks;
- to consider and approve additional work by the Parish Caretaker repairing the Children's Playground at the Playing Fields, Dacre Banks;
- to update on the planned introduction of Community Infrastructure Levy (Cllr Kerr);
- to update on plans for a VE Day 75 celebration on 8 May 2020;
- to consider the results of traffic surveys carried out in Dacre Banks during November 2019; and
- to approve the purchase of material for additional/reserve sand-bags (including a storage unit).

17. Circulation papers: None.

18. Dates of future meetings: 14 January; 11 February; 10 March; 14 April

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