

DACRE PARISH COUNCIL

Draft minutes of the meeting of the Council held on
Tuesday, 14 January 2020 from 7.30pm at the United Reform Schoolroom, Dacre

1. **Present:** Cllrs J Kerr (Chairman), C White, S Darnbrook, K Johnson, A Brown, County Cllr S Lumley (part) and M Pearson (Clerk). Twelve members of the public attended (part).
2. **Apologies:** Borough Cllr Tom Watson.
3. **Declarations of interest and consideration of dispensations:** None.
4. The minutes of the meeting held on Tuesday 10 December 2019 were approved.
5. **Public Statements (Maximum 15 minutes total):**

- (i) Two members of the public spoke in objection to Planning Application *19/04614/FUL Conversion of garage to form annex, installation of gate and partial removal of boundary wall (amended details submitted 18.12.19). Holme Farm Barn Heyshaw*. The reasons for objecting were:
 - the garage is not suitable for conversion to use as an annex as it is joined to another garage, owned by a neighbour, which is used as a garage/workshop. There are potential issues with noise, fumes and fire risk (there is currently no fire insulation between the intended annex and garage/workshop);
 - the garage is understood to have no damp proof course or insulation suitable for residential accommodation;
 - the garage building has been built to the same level as the surrounding land and, given it is the lowest part of the site, is likely to be subject to flooding (with practical issues if the floor of one part of the building were to be raised to try to mitigate this);
 - the design of the building (i.e. incorporating large plate glass openings in place of garage doors) is inappropriate for Heyshaw village within the Nidderdale Area of Outstanding Natural Beauty, especially given its proximity to the Nidderdale Way footpath;
 - there are concerns regarding privacy – the windows on the East elevation which, due to the terrain, would directly overlook neighbouring properties; and
 - 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).

It was queried whether, if this planning application were to be approved, given the loss of parking space, a further planning application would inevitably follow to construct a separate garage. The current planning application does not appear to include consideration of parking. It was added that the concerns expressed by residents of Heyshaw represented by the speakers are purely a planning matter and with the intention of preserving the character and amenity of Heyshaw.

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

- (ii) Two members of the public spoke in relation to 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."* It was stated that it had now been proven that the right of access referred to in 19/01573/FUL cannot be used legally by the new property (White Rose Cottage). In their view the new property is currently being used as a separate dwelling.

Clerk updated that on the understanding that the new property was not being used as a separate dwelling, the Planning Enforcement Officer had confirmed that he did not believe that further action was in the public interest at present. However, action would be taken if the new property is for sale or used as a separate dwelling. The Council recommended that contact should be made with the HBC Planning Enforcement Officer, Andrew Lancashire and the HBC Planning Officer, Emma Howson.

6. Planning:

- a. **Planning Decisions** noted:

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

PART APPROVED/PART REFUSED

Tree Preservation Order TPO 26/2019 - Yorke House, Dacre Banks

ORDER MADE

b. Planning Applications considered:

19/04614/FUL Conversion of garage to form annex, installation of gate and partial removal of boundary wall (amended details submitted 18.12.19). Holme Farm Barn Heyshaw.

The Council OBJECTED to the conversion of the garage to form an annex on the basis that:

- the design of the converted building is not in keeping with the village within the Nidderdale Area of Outstanding Natural Beauty (i.e. the inclusion of large glass openings);
- due to its physical connection to a garage owned by a neighbour, the building is inherently unsuitable for conversion for use as a dwelling; and
- the revised design still includes windows which will overlook neighbouring properties.

COUNCIL OBJECTS

There was no objection to the installation of the gate and partial removal of boundary wall.

19/04720/FUL Erection of toilet block. Thornthwaite Scout Camp Dacre Pasture Lane Thornthwaite.

The Council OBJECTED to the Planning Application on the basis that the design and materials of the proposed toilet block (i.e. green plastic units on a concrete base) will be out of keeping with the proposed site (on the edge of natural woodland within the Nidderdale Area of Outstanding Natural Beauty) especially as it is likely to be visible from surrounding properties. It was thought that a more suitable location should exist on the site.

COUNCIL OBJECTS

c. Planning Enforcement: Please see above at 5(ii).

d. Planning Appeals noted: None.

e. Update on other Planning Matters:

The HBC Empty Homes Officer understands that Church Hill House, Dacre Banks will be renovated as part of the redevelopment of the properties that surround it. The owners of Woodbine Cottage, Dacre Banks, are understood to be in discussions with the purchaser of the strip of land adjacent to their property and expect that repairs to a collapsed drain will be carried out following completion of the acquisition. The owners expect to make progress with the renovation of Woodbine Cottage in March/April 2020.

County Cllr Lumley confirmed that HBC had made a number of compulsory purchases of empty properties, with a number of additional properties under investigation. This has been a successful way to deliver affordable housing and to maximise available housing in the district.

7. County and Borough Cllrs' Reports:

County Cllr Lumley confirmed that a planning application had been submitted for the redesign of the A59 at Kex Gill. It is expected that the project can progress immediately following planning permission being granted and is expected to take 12-14 months to complete. Access via the current route is expected to remain in place for the majority of the construction period.

North Yorkshire County Council (NYCC) and HBC are finalizing budget plans. An online consultation on NYCC regarding the budget is open until 20 January.

HBC has recently agreed the sale of its Crescent Gardens property for £4m as part of its strategy to generate savings from its land and buildings estate. The strategy, which includes disposal of a number of properties with consolidation into a new energy-efficient building should help improve HBC's environmental impact, reduce borrowing and generate efficiency savings of around £1m per year.

8. Updates on current issues

- a) i) *Proposed closure of Grange Medical Centre:* Cllr Kerr updated that Mr Ramsden, the dentist who currently occupies the Grange Medical Centre has been offered what he considers to be uncommercial terms to remain within the building with no certainty regarding his long-term occupation of the building.

A parishioner has received notification that the Grange Medical Centre will operate as a dispensary and offices only from Spring 2020 (as opposed to Spring 2021 as previously notified by the Nidderdale Group Practice (the Practice)) and that future ownership of the building by the Practice depends on its success in obtaining tenants for the building. The Practice did not expect the number of appointments offered to reduce as a result of the change.

The Council expressed concern that changes were being made to the timetable advertised by the Practice and that the publicised aspiration to maintain the dentist surgery appeared to be being frustrated. Concern was also expressed that there was no evidence of the steps required to close a branch surgery (understood from literature published by NHS England to include accessible consultation with a number of affected parties (including residents, registered patients, other local GP practices and healthcare professionals) and the bodies with oversight such as the Clinical Commissioning Group (CCG) / NYCC / HBC) having been taken.

The Council agreed to contact the Practice in order to obtain confirmation of the steps taken in relation to the planned closure and to contact Amanda Bloor (Chief Officer, Harrogate & Rural District CCG), Daniel Harry (Democratic Services & Scrutiny Manager, NYCC), Cllr John Ennis (Chairman, Scrutiny of Health Committee, NYCC), Claire Wilson (Overview & Scrutiny Officer, HBC) and Cllr Chris Aldred (Chairman, Overview & Scrutiny Committee, HBC) seeking input on the proposed closure; **Clerk to draft**.

The Council further agreed that an update should be sought in respect of the petition organized by Borough Cllr Watson; **Clerk to action**.

It was agreed that the covenant in place in respect of the building would be maintained in order to preserve the intention that it should be used only for medical purposes for the benefit of Dacre Parish.

ii) *Traffic surveys carried out in Dacre Banks (26/11/19-2/12/19)*: Given that the traffic surveys suggested that average journeys per day exceeding 35 mph were 374 on the B6451 near School Lane, Dacre Banks and 137 on the B6451 near Dacre Banks Cricket Club, Dacre Banks, it was agreed that the data should be shared with North Yorkshire Police with a request for enforcement; **Clerk to action**.

iii) *Correspondence with Sustrans regarding Nidderdale Greenway extension (Clerk)*: Clerk received confirmation from Sustrans that parking in Dacre Banks is an issue under consideration. A public consultation is intended to be held in early Summer 2020 for stakeholders and the public.

iv) *Reallocation of roles and responsibilities following the resignation of Councillor Cottrill*: It was agreed that:

- a new Vice-Chairman of the Parish Council to be elected at the Annual Meeting in May 2020;
- Cllr White will be the Dacre Parish Council representative at Yorkshire Local Councils Association meetings;
- Cllr Brown will be added as signatory on the bank account; and
- Cllr Darnbrook will become a Dacre Parish Council representative trustee for the Dacre and Hartwith Playing Fields Association.

The forms to remove Alan Cottrill as a signatory on the bank account were signed; **Clerk to submit**.

b) Both defibrillators were confirmed to be working. Water and electricity meter checks were made and no problems reported.

9. Footpaths:

a) Clerk confirmed that following a visit to inspect, the Yorkshire Water engineer was of the opinion that water leaking through the pavement on Grange Road was possibly caused by a collapsed land drain. Yorkshire Water does not own the land drain (the Environment Agency should be responsible for such drains), it was unable to do anything further. The Council agreed that the Environment Agency should be contacted to see whether anything further can be done; **Clerk to action**.

10. Highways:

a) The condition of Heyshaw Road, Heyshaw was reported to be poor, with a number of potholes; **Clerk to report**.

b) The Cabin Lane road sign was confirmed to have been replaced.

c) A query has been raised with Area 6, North Yorkshire County Council regarding signs situated on the corner of the B6451 and Cabin Lane but no response received so far; **Clerk to update at next meeting.**

11. Lengthsman/Parish Caretaker:

a) It was agreed that the Parish Caretaker should be asked to tidy up dead vegetation on the B6451 between Dacre Top and Dacre Banks; **Clerk to action.**

12. Dacre and Hartwith Playing Fields Association (DHPFA): The next meeting is expected to be in February.

13. Reports:

a) *Hardcastle Trust:* The next meeting will be 27 January.

b) *Dacre and Hartwith Village Hall Committee:* The next meeting will be 11 March.

c) *YLCA Special Meeting regarding Community Infrastructure Levy:* Cllr Kerr attended this meeting and provided an overview of the new rules regarding CIL. Key points noted included that money awarded to the Parish Council following a development must be spent within five years of receipt, on specific infrastructure required as a result of the development, and that pooling CIL with other Parish Councils should be possible. CIL is expected to be collected by HBC during 2020.

d) The annual jumble sale will be held on 3 October at Dacre and Hartwith Village Hall.

14. Finance/Statutory:

a. Receipts and payments were noted as follows: Receipts: Honesty Box December £27.11; Yorkshire Local Councils Association refund £10.00; Payments: £12.37 Eon - Public conveniences electricity to 18 Dec 2019; £40.95 J Kerr - Travel expenses £264 North Yorkshire County Council - Traffic surveys £21.00 Eon - Kiosk electricity to 20 December 2019 £47.60 Business Stream Water to 19 December 2019; £43.34 Ian Grayshon re public conveniences (Jan); £38.03 PHS - Sanitary waste collection for 2020.

b. Money from Honesty Box as of 14 January 2020 was noted as £34.62.

c. The budget to 12 January was approved.

d. It was agreed that sand would be purchased in order to make additional sand-bags (expected cost of £25+VAT). Cllr Brown kindly agreed to store sand-bags that will not fit in the void at the Village Hall, Dacre Banks or that need drying. It was therefore agreed that a storage box will not be purchased; **Clerk to action.**

e. Following an accident in December when a parishioner slipped on Grange Road, it was agreed that the Parish Council should obtain a salt bin for the corner of Grange Road and B6451. It was agreed that Borough Cllr Watson should be approached to check whether one is available; **Clerk to action.**

f. Two proposals for the Parish Caretaker to repair equipment and fencing at the Children's Playground, Dacre Banks were discussed and agreed:

- Multiplay Junior equipment: to replace wooden barrier slats, fix loose fireman's pole, add board to cover gaps in barrier slats and replace climbing rope – estimate of £255 including materials;
- Perimeter fencing: to replace six posts and reattach rails – estimate of £115 including materials.

g. No other issues were discussed.

15. Correspondence:

a. *Harrogate Borough Council - Harrogate Community Infrastructure Levy Draft Charging Schedule – Main Modifications Consultation 3 January -31 January:* A consultation on the main modifications made to the schedule since August 2019 was noted; **Clerk to circulate details.**

16. Minor Items for Information or Future Agenda: Confirmation as to the correct process to recruit two further Councillors will be confirmed at the next meeting of the Parish Council.

17. Circulation papers: None.

18. Dates of future meetings: 11 February; 10 March; 14 April (with Parish Assembly); 12 May (with Annual Meeting).

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