

DACRE PARISH COUNCIL

Draft minutes of the meeting of the Council held on
Tuesday, 13 August 2019 from 7.30pm at the United Reform Schoolroom, Dacre

1. **Present:** Cllrs J Kerr (Chairman), A Cottrill, S Darnbrook, K Johnson, and M Pearson (Clerk). Eleven members of the public attended.
2. **Apologies:** A Brown (due to holiday); C White (due to prior engagement); Borough Cllr Tom Watson and County Cllr Lumley
3. **Declarations of interest and consideration of dispensations:** None.
4. **Public Statements (Maximum 15 minutes total):**

A number of parishioners spoke in opposition to Planning Application 19/03148/FUL *Erection of ancillary building/annex. Holme Farm Barn Heyshaw*. All eleven members of the public attending objected to this Planning Application. The following concerns were expressed:

- the proposed development increases the footprint of Heyshaw village, extending it into rough pasture;
- the development will be visually dominant, both in terms of size (the proposed building is large in relation to neighbouring properties) and its position adjacent to the Nidderdale Way footpath;
- the proposed site is agricultural land which has been used for grazing livestock until recently and the plans submitted with the application appear to have artificially divided up a field to create the impression of a separate paddock or garden;
- the proposed materials (timber and slate) are out of keeping with the buildings in the settlement which are constructed of stone;
- all of the above make the proposed development unsuitable within the Nidderdale Area of Outstanding Natural Beauty and contrary to the interest of preserving the character of Heyshaw village;
- the existing design (comprising bedroom and living space and two stables) does not include bathroom or kitchen facilities, leading to a question as to whether there are sufficient facilities for a resident to use the building;
- the design suggests stables will be close to and facing the kitchen area of the existing property leading to concerns regarding hygiene;
- current sewerage and drainage for the property is understood to be at or near capacity – introducing additional sewerage or drainage for the proposed building would increase the stress on these services;
- there appear to be a number of incomplete sections in the Planning Application (e.g. around ownership) leading to a lack of clarity for third parties; and
- although designed and described as an annex, an application might be made at a later date to change the use of the proposed annex to a separate dwelling.

A petition signed by fifteen people was presented to the Parish Council; **Clerk to forward to Harrogate Borough Council Planning Consultation.**

5. Planning:

a. **Planning Decisions** noted:

19/02456/DVCON Variation of condition 6 (Opening Hours) to allow extension of opening hours for 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 REFUSED

The reasons for refusal (i.e. potential impact on neighbouring properties through noise and additional traffic visiting the site) were noted. It was agreed that the Parish Council would seek further clarification from the Harrogate Borough Council Planning Officer regarding the decision; **Cllr Kerr to action.**

b. **Planning Applications:**

19/03148/FUL Erection of ancillary building/annex. Holme Farm Barn Heyshaw

The Parish Council OBJECTED to this planning application on the basis that:

- the design of the proposed development is contrary to the rules governing development in the Area of Outstanding Natural Beauty as its design (timber and stone) is not in keeping with existing properties in Heyshaw village (largely stone);
- the development would increase the footprint of Heyshaw village outside of the existing boundary into land which is currently used for agricultural purposes/pasture;
- the development has potential to be visually dominant relative to neighbouring properties and when viewed from the adjacent Nidderdale Way footpath; and
- the Planning Application and information supplied is not completely clear on some aspects (e.g. ownership and facilities within the annex).

COUNCIL OBJECTS

19/02707/FUL Conversion of barn to provide additional guest accommodation; Demolition of fold barn; Erection of garage; Erection of 4 no. stables and a tackroom. Deer Ing Heights Dacre NO OBJECTIONS

- c. The consultation on the **Harrogate District Local Plan Main Modifications** was noted. It was highlighted that the modifications proposed included:
- removing the classification of Harrogate to Pateley Bridge as a key transport corridor (MM4);
 - clarifying the policy regarding major development in the Nidderdale Area of Outstanding Natural Beauty such that it should be refused unless exceptional circumstances are proven in line with the National Planning Policy Framework (MM12); and
 - removing the proposed site of DB5 Dacre Banks Land to the West of Dacre Banks (Smaller Site) from the plan (MM65).

Responses to the consultation should be made no later than 20 September 2019; **Clerk to circulate the link to Councillors.**

6. Other urgent matters discussed:

- a) **Harrogate Borough Council Consultations:** Further consultations and their closing dates were noted:
- Harrogate Borough Council Budget 2020-21 Consultation (to 8 October 2019);
 - Housing Strategy 2019-2024 (to 23 August 2019); and
 - Homelessness and Rough Sleeping Reduction Strategy 2019-2024 (to 23 August 2019).

Clerk to circulate the link to these consultations to Councillors.

- b) **Proposed Closure of the Grange Medical Centre, Dacre Banks:** Cllr Kerr confirmed that further discussions with the Practice Manager at Nidderdale Group Practice had taken place. Information supplied to Cllr Kerr did not appear to be consistent with the current understanding of the Parish Council. Clarification was expected to be provided by the Practice Manager and a Partner in the Nidderdale Group Practice at the meeting of the Nidderdale Safer Neighbourhoods Group on 4 September.

It was agreed that Dacre Parish Council should form a working group with the neighbouring parishes of Hartwith cum Winsley and Darley and Menwith in relation to this matter. **Cllr Kerr to action.**

- c) The **Honesty Box takings for August** were noted as £23.06.

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