



PATELEY BRIDGE TOWN COUNCIL

The Council Chamber, King Street

Pateley Bridge, HG3 5LE

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MINUTES OF THE MEETING HELD ON 2nd APRIL 2024 AT 7.15PM IN THE COUNCIL CHAMBER.

Present:

Cllr. C. Thompson (Chair) Cllr. M. Holt (Vice Chair) Cllr. S. Lumley Cllr. C. Skaife	Cllr. N. Thompson Cllr. J. Ward Cllr. J. Wardman	<u>In Attendance:</u> Clerk: Miss Suzanne Smith 6 members of the public (MOPs) NYC Cllr. A. Murday 1 member of the press
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2324/255 Apologies for absence

- Cllr. Brackley – visiting hospital
- Cllr. Leggett – ill
- Cllr. Critchley – away
- Cllr. Wright - away

2324/256 To receive Councillors’ Declarations of Interest and consider any requests for dispensations.

The Chair Cllr. C. Thompson – item 2324/273.b - pecuniary

2324/257 Parishioners’ Representations

a) Representations from any parishioners present.

MOP1, landlady at The Crown pub, expressed concern that both public toilets in Pateley Bridge had been locked for the duration of the Easter bank holiday. This had resulted in unmanageable levels of tourists coming into The Crown for the sole purpose of using the facilities.

Cllr. Murday said he was looking into this situation to work out what had happened. He acknowledged that there needs to be a failsafe mechanism to ensure that it does not occur again. He said he was also trying to push through the signage directing people to the public toilets.

Members noted in the past under HBC, there were cleaners who held keys in case of emergencies. It was suggested that a member of PBTC could hold a key in the future.

Resolved: that PBTC writes a strongly worded email to NYC about this.

MOP1 left the meeting at 7.26pm.

b) To receive written representations from parishioners and act on them as appropriate:

i. Representation about the lack of an integrated transport system in Pateley Bridge, lack of bus service increase compared to other areas, and possible removal of discounted permit parking for local people.

Cllr. Lumley agreed that public transport was a lot worse than it used to be. The £2 fare initiative to encourage more people to use buses had been successful. If more people use the services, then there will be more chance of extended operation and increased frequency. It is a waiting game to see what demand will be like going forward.

NYC, Cllr. Andrew Murday said that due to 14 years of government cuts to local government funding, buses to Ripon and other places from Pateley Bridge are not currently on NYC's radar as they would probably need to be subsidised by NYC. The chair observed that the West Yorkshire Mayor, Tracy Brabin had just taken busses back under public control, and asked if the new North Yorkshire Mayor was minded to do the same would it shift the focus back onto busses to provide a service, and away from the current model of busses to make profit. Cllr. Murday responded by suggesting that a different, franchise-based method of providing bus services would make better rural bus services more likely in the County.

Cllr. Murday also said that the fare subsidies will probably only last another year, then we will have to wait to see how well they are used subsequently. The view of the NYC Executive is that you use it or lose it. Cllr. Murday thinks the services need promoting more. He also hopes the new Mayor of North Yorkshire may help to improve integration once elected.

ii. **Representation about the lack of signage showing where electric vehicle charging points are in Pateley.**

Cllr. Lumley noted that Pateley is not yet on the app as a recognised charging point. This is probably because the Pateley charging points have not been commissioned very long.

As the signage is an NYC issue, Cllr. Murday said he would take the matter up.

2324/258 Minutes

Resolved: that the minutes of the meeting held on 5th March 2024 are approved and signed as a correct record.

2324/259 Matters Arising

The Clerk's report was received and noted.

2324/260 County Council and Highway Matters

a) Report from the County Councillor.

Cllr. Murday's report was received and noted.

b) Update on the Glasshouses Mill S106 situation.

Cllr. Murday noted that in the new planning application (see 2324/261.a.2), he could not find any reference to the S106 agreement. This meant it would stay as part of phase 1 but then the developer had expressed doubt about having any money available until after they had earned some from phase 2. He had approached the Planning Officer for clarification and was waiting for a response.

He thinks that the planning officers do not see the S106 arrangements as being renegotiable.

He plans to call in this planning application in to the Planning Committee.

c) To consider any matters relating to previous and new Highway issues as required

Ripon Road Closure

The Chair and Cllr. Murday expressed concern about an upcoming 2-day closure of Ripon Road, which was scheduled to take place while Kex Gill on the A59 was still shut. Although it would not be the official diversion, traffic may choose to divert through Glasshouses. The village would struggle to cope. (Glasshouses also has a weight restriction.) The High Street in Pateley Bridge would suffer with a daytime closure.

Cllr. Murday agreed to see if the closure could be deferred until after Kex Gill re-opens and/or done on a traffic control basis. It was also agreed that people must be directed along the official diversion and signage used to discourage drivers from going through Glasshouses.

It was agreed that the Clerk should do a lot of publicity about this to warn members of the public.

Public Footpath Maintenance

Cllr. Murday noted that the Nidderdale Way was almost impassable in places, deluged with mud and water. Currently, NYC is refusing to provide funding in the Dales National Park for path maintenance, despite it being a statutory duty. Therefore, the chances of them providing extra funding to improve the state of Nidderdale paths is very low.

Cllr. Skaife observed that our paths have never been the same since the flooding in Feb 2020. She wondered if National landscapes could work with volunteer groups to improve paths, possibly using core from the quarry.

Panorama Walk Wall Collapse

The Chair reported to Council that a wall had collapsed at the bottom end of Panorama Walk. Tree roots and rain had pushed the wall stones out and some of it is covering over 50% of the path. It urgently needs making safe.

As NYC is responsible for the safety of the path and has the enforcement rights to take up matters with the owners of the wall, it was agreed to report it to them.

- i. **Areas needing maintenance including the narrow footpath on the main stone bridge over the Nidd, the Ripon Road and the footpath behind the Wildings Café.**
No feedback about these had been received from NYC.
- ii. **Saplings/trees and ivy growing in the masonry and walls on either side of the Nidd bridge**
Cllr Murday had no update on this. Cllr. Skaife said she saw someone in authority taking a look, but it was not a bridge engineer.
Resolved: that PBTC writes to NYC about this matter to seek urgent attention as the structure of the bridge is at stake.

Glasshouses village green

It was noted that a gully down the edge of the green on an unadopted road was totally blocked solid.

- iii. **Culvert problems and damaged footpath in front of Glasshouses Mill** - no further update.
- iv. **Potholes and gullies report for NYC**
The Chair said there were so many potholes, it was ridiculous, and he was filming whole sections of road as taking individual photos was not practical.

Cllr. Wardman stated that visitors are appalled at the state of the footpaths in Pateley.

The Chair noted that Bewerley Parish Council is paying its caretaker to clear some paths and Cllr. Murday added that it is happening nationally – town and parish councils are taking over.

Members were concerned about this devolution by stealth.

Cllr. Ward observed that during his short time on Council, he had heard footpaths discussed a lot. While he agreed it should be NYC maintaining them, the reality is the work isn't being done. If we get a change in Government, it will make no difference; there is no money in the pot. Indeed, no change is foreseeable in the years to come. He queried whether other funding should be being sought to enable the work to take place.

Cllr. N. Thompson arrived at 7.58pm.

Members expressed concern about raising the precept still further for this sort of work, especially with people enduring a cost-of-living crisis. Also, many people would say they are already paying NYC to do this work through their council tax bills, and that this would essentially be double taxation to do the same jobs.

It was agreed that this matter would be discussed in more detail by the Finance Committee and then come back on a future agenda.

2324/261 Planning Matters

a) Applications to North Yorkshire Council

The following planning applications were considered and voted on as shown below:

	Reference Number	Address	Description
1	<u>ZC23/03583/FUL</u>	1 Harewell View Harewell Close	Sub-division of existing cottage into 2 dwellings and erection of single storey extensions to rear. Erection of 2 no

		Glasshouses HG3 5QJ	dwellings with outbuildings to rear (revised scheme with alterations to parking and position on dwellings).
<p>The Skipton and Ripon Area Constituency Planning Committee had discussed the above application ahead of this meeting at 2pm on 2nd April 2024. The outcome was that the planning permission had been granted. The Chair thanked Cllr. John Ward for attending to speak on behalf of Pateley Bridge Town Council.</p> <p>Members expressed concern about the problem of the restricted access, which must be kept on top of. The gate should be smashed open if it is locked as this is a right of way through custom and practice going back decades.</p>			
2	<u>ZC24/00578/DV</u> <u>CMAJ</u>	Glasshouses Mill Harrogate HG3 5AG	Variation of Condition Numbers: 2, 8, 23 and deletion of conditions 34 and 36 of Application 17/02093/DVCMA to allow the consideration of revised plans to reflect the 'as built' development within phase 1 (main mill, mechanics shop and pugmill) and to amend the proposals for phase 2 (warehouse, stables, barn and proposed new build units).
<p>Cllr. Lumley feels the development as a whole is great for Glasshouses. It has preserved the heritage of the old mill building, exactly as the community wished for. The fact that the building is listed has reduced the profit for the developers. Money from the project will only be generated by the new builds. The developer has done a good job of blending the old in with the new as much as is possible. It has to be good for Glasshouses and the area as a whole to get this development completed, though it is imperative that the S106 money is released to the community as soon as possible.</p> <p>Part of the current application is to rectify failings in phase 1 and to diversify conditions. Cllr Holt noted that the majority of the changes to phase 1 bring it into line with what the conservation officers have specified. Phase 2 will not start until someone agrees to extend the S106 timeline.</p> <p>At the invitation of the chair, MOP2, a Glasshouses Mill resident, spoke to this application. While he agreed that they want it completed and many elements will be good, he is surprised that the developer hadn't completed everything required by the Phase 1 planning approval and now seeks to change phase 1 conditions as part of this new application. He feels the developer should be held to the original plans unless there are very specific and pressing reasons not to. He cited the example of the car park, which is gravel, rather than tarmacked as specified in the phase 1 planning application. If this new application is approved, the developer would not need to tarmac the car park and consequently it would not be fit-for-purpose, dangerous and result in future costly on-going maintenance charges for residents.</p> <p>In addition, MOP2 thinks there is not enough parking for the commercial units and the type of housing being built is not suitable for local people, it may end up being Air BnBs.</p> <p>At the invite of the Chair, MOP3, another resident of Glasshouses Mill, spoke to this application. Agreeing with MOP2 and while acknowledging the building is fantastic, he suggested that the time period for consideration of this application was not sufficient given its complexity. He asked PBTC to look carefully at what obligations had and had not been met by the developers and to listen to what residents are saying.</p> <p>On behalf of the wider community, MOP3 queried where the reference to S106 was and what had happened to the shop and café everyone was expecting. The residents had tried to address their concerns to the developer continuously but had not felt listened to. That is why the owners see this phase 2 application as an opportunity to have these things highlighted and addressed.</p> <p>Cllr. Murday agreed with the concerns raised, including phase 1 not having been completed properly and the S106 not being mentioned, and stated that he feels this should come before the Planning Committee.</p>			

<p>While supportive of the application generally, members were concerned that approval of this application as it currently stands would alter the planning conditions of the phase 1 approval, meaning that phase 1 would be signed off on the basis of how it is today.</p> <p>It was noted also that, based on national planning guidance, the parking capacity was lower than it should be and there was already a lot of concern about parking in Glasshouses.</p> <p>Resolved:</p> <ul style="list-style-type: none"> i. that PBTC asks for an extension for receipt of its comments and comments from members of the public until after the next meeting of the Council on 7th May 2024. ii. that if the above extension is NOT granted, PBTC objects to the application on the following grounds: <ul style="list-style-type: none"> a) Phase 1 must be finished to the standards of the original plan, as specified in the planning conditions laid down in the original phase 1 planning approval. This planning application should not seek to over-ride those conditions. b) This planning application should reference and provide clarity on how and when the phase 1 S106 obligations will be met. The community has waited long enough. <p><i>3 members of the public left at 8.35pm.</i></p>			
3	<u>ZC24/00755/DV CON</u>	West Of Crossing Cottage Glasshouses HG3 5QH	Variation of Condition 2 (approved plans) of planning application ZC23/01435/FUL Alterations and rebuilding existing retaining wall on site & Erection of carport & domestic store. Resolved: that PBTC has no objections to this application.
4	<u>ZC24/00734/FUL</u>	Glendale Quarry Lane Pateley Bridge HG3 5LW	Demolition of detached garage, erection of two storey side extension, removal of existing chimneys, alterations to fenestration and alterations/enlargement of dormer extension. The applicants had attended to answer any questions on this. Resolved: that PBTC has no objections to this application. <i>The final 2 MOPs left the meeting at 8.37pm.</i>
5	<u>ZC24/00922/TPO</u>	Church Green House Old Church Lane Pateley Bridge HG3 5LZ	Works to 1 no. Sycamore of Tree Preservation Order No. 01/1970 T73 Reduce branch length by 2.5m laterally to the north, south and west. Reduce the trees height by 6.6m-8m to suitable reduction points. Resolved: that PBTC thinks the arborist's advice and recommendations should be followed.
6	Not submitted yet but will be by the time of the meeting.	Land west of Pateley Bridge Cemetery Panorama Walk, HG3 5NX	Expansion of Pateley Bridge Cemetery, with traditional and natural burial areas, ash interments and soft landscaping. The Clerk said that this had not been received yet.

b) **Decisions by North Yorkshire Council**

The following planning decisions were noted:

Planning Ref	Proposal	Address	NYC Decision
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ZC24/00263 /DVCON	Variation of Condition 2 (use and dates of occupation) of Application Reference Number: 16/02659/DVCON for Variation of condition 3 (use and dates of occupation) of Permission 6.49.148.A.FUL to allow holiday cottage to be used as a permanent residential dwelling. Date of Decision: 22/08/2016	High Green Cottage High Green Farm Wath Road Pateley Bridge	APPROVED SUBJECT TO CONDITIONS.
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- c) **Enforcement matters:** none
- d) **Appeals:** none
- e) **Glasshouses Mill S106** – See above and also under County & Highway Matters.

2324/262 Glasshouses Play Area

- a) **Verbal report on the playground**
Cllr. Holt reported that the nets need re-attaching on the village side. It was agreed that this would be a caretaker task.
Cllr Holt volunteered to do the playground report for another month.

2324/263 Millennium Green

- a) **To consider any further information about a potential Pump Track.**
The Clerk said that the interested members of the public were considering doing a DIY feasibility study, after receiving quotes of approx. £12k for commissioning a professional one. They will update the Council once they have firmer plans.
- b) **Other matters relating to the Millennium Green** – none.

The member of the press left at 8.43pm.

2324/264 Minutes/ Reports from Committees

- a) **Report/minutes from the Mayor's Fund meeting held on 26th March 2024.**
The Chair outlined the decisions and recommendations made by the Mayor's Fund Committee. These included plans for a fund-raising musical event in the Memorial Hall on 10th August and the decision to donate £250 to the Men's Shed for development work.

The Clerk outlined the proposed changes to the Mayor's Fund terms of reference to make them more flexible.

Resolved:
 - i. that PBTC approves of the music event and gives delegated authority to the Mayor's Fund Committee to organise it.
 - ii. that the Clerk investigates the possibility of setting the Council up to be able to receive card payments.
 - iii. That the proposed changes to the terms of reference are accepted.

2324/265 Council Business

- a) **Caretaker Tasks for April**
It was agreed that, as well as the normal tasks, the caretaker would be asked to secure the netting on the goalposts in Glasshouses.
- b) **D-Day Celebrations – at request of BPC to consider whether PBTC would support holding a small service at the War Memorial.**
Members were supportive of the idea of a service led by Rev. Darryl Hall and incorporating a 'Nation comes together' moment at 9am to raise a 'Flag of Peace'.
- c) **Update about the possible siting of a new defibrillator in Wilsill**
No further information was available at the moment.

d) **Update about the bus service requests**

Members noted that Transdev will be making 'minor changes to improve the reliability' of the 24 service.

e) **Feedback about the missing eyebolt used to suspend the Christmas lighting banner across the High Street** – not yet received.

f) **Fox's Head Well displays**

Cllr. N. Thompson with the help of the chair had temporarily removed the plants in the well so that the Men's Shed could install the Easter display, which had gone well. Storage for afterwards in Methodist Church had been finalised.

Members agreed that they would like a display for Armistice Day and Christmas. It was agreed to ask the Men's shed to put forward some designs and costings for PBTC to consider. Cllrs Lumley and Skaife said they would share photos of the original displays with the Clerk.

g) **Review the Town Council Seat Inventory and Public Seat policy.**

Members considered a new public seat policy proposed by Cllr. Holt.

Resolved: that the public seat policy is accepted.

h) **Inspection of the council's benches to ensure they are safe.**

Members felt that this was very much less onerous now that most of the benches were made of maintenance-free recycled plastic. There were only a few wooden ones left. It was felt that the benches could be monitored on an ad-hoc basis with councillors reporting any issues if and when they see them.

i) **Update about the possible siting of a memorial bench on Nidd Walk.**

The Clerk said that both possible parties who had expressed an interest in this site had now withdrawn from the process.

j) **Flood Readiness Training as recommended by the Environment Agency.**

Cllrs N. Thompson, S. Lumley expressed an interest in the flood readiness training. The Clerk was asked to check if Cllr. Wright might like to take part too.

k) **Update from the Commuted Sums working group.**

Cllr. Holt informed members that an initial meeting would take place at 5.30pm on 11th April.

l) **Feedback about a potential community purchase of The Birch Tree Inn.**

Members noted that a communication had been received on behalf of a group of residents expressing interest in exploring this further. It was agreed that this should be shared with the owner's representative who sent the email, as well as copied in to the NYC planning team.

m) **To consider whether the PBTC would like to pay an annual membership of the Rural Services Network**

Members did not wish to do this.

n) **To consider whether the Council wishes to have a press policy.**

Resolved: that only the Chair and the Clerk can officially speak to the press on behalf of the Council. Any councillor speaking to the press must make it clear that they are expressing their personal view or direct enquiries to the Clerk. This policy should be included in the welcome pack given to new Councillors.

o) **To consider whether to install a grill in the stream near the playground to prevent foliage and any other detritus flowing downstream.**

As the beck does not belong to PBTC, it is not its right or responsibility to consider this.

2324/266 Correspondence

The following matters were considered and actioned as necessary:

a) **Invitation from Ripon Cathedral for PBTC to become a member of its Rural Forum****Resolved:**

- i. that PBTC would like to be a member of the Rural Forum.
- ii. that the Chair and Cllr. Lumley will be the main representatives and points of contact.

b) **Summary of Changes to Bus Passenger Transport - noted.****2324/267 Finance**a) **Accounts for Payment**

Resolved: that the following payments are approved:

	Payee	Description	Net Amount (ex. VAT)	Actual Payment (inc. VAT)
1	Clerk	April 2024 Salary	£1, 231.86	N/A
2	HM Revenue & Customs	April 2024 Employer and employee tax and NI Contributions.	£185.56	N/A
3	NEST	April 2024 employer and employee pension contributions	£95.12	N/A
4	Clerk Expenses	Various phone, mileage, stationery etc	£12.87	£15.44
6	NYC	Trade waste	tbc	tbc
7	Caretaker	Work completed March 2024	£80.00	£96.00
8	Yorkshire Lighting Services	Switch on electricity for Easter display	£60.00	£72.00
9	Nidderdale Ltd	Room hire for sale of parking permits	£50.00	£50.00
10	YLCA	Membership subscription	£626.00	£626.00
11	J. Todd & Son	Brick and Patio Cleaner	£6.16	£7.39
12	T P Jones & Co LLP	Pay roll admin	£49.50	£59.40
13	Men's Shed	Mayor's Fund Grant	£250.00	£250.00

Cllr. Murday left the meeting at 8.17pm.

b) **Receipts**

The following receipts were noted:

- 11 March 2024 – BPC Contribution to the Christmas Lights - £100
- 2 April 2024 – JustGiving collection for Christmas Lights - £15.75
- 29 March 2024 – garage rental - £35

c) **Direct Debit payments**

- 12 April 2024 – Vodafone - £8

2324/268 Mayor's Report

1st March As reported last meeting, attended the Yorkshire Society Awards event in Leeds.

14th March Monthly meeting with the mayor's chaplain

14th March Attended the Spring Reception at Menwith Hill

17 March walked up through Blazefield to see the Tractor run. Spoke to some spectators picnicking there for the event and then walked on into Pateley Bridge to meet folks in town.

25th March took part in the Good Friday procession through town.

2324/269 Exchange of Information/Items for Future Meetings

Cllr. Wardman said that NYC had now marked up the potholes on Park Road but the footpath on the other side of road is disgraceful with mess comprising leaves and decaying matter.

Cllr. N. Thompson noted that the Fox's Head Well is owned by Nidderdale Motors.

Cllr. Lumley said that the defibrillator was back, repaired and now in service again. It had a new battery and motherboard. No invoice had been received.

The Chair thanked Cllr. Holt for being Deputy Mayor for the 2023-24 civic year. He also thanked Cllr. Lumley for his help and all councillors for their support and hints. He said that he had asked Cllr. N. Thompson to be Deputy Mayor for the 2024-25 Civic Year and was delighted that he had accepted.

2324/270 Parishioners' Representations – none.

2324/271 To resolve that members of the press and public be excluded from items 2324/272 and 2324/273 under the provisions of the Public Bodies (Admission to Meetings Act 1960 s1(2)) during consideration of items of a confidential nature (commercially sensitive, personal details).

This was not considered necessary.

2324/272 Sale of Cemetery Field

- a) To consider draft deed and suggest any changes felt necessary.

Resolved: that members are happy with the deed as stands.

- b) To receive a Certificate B Town and Country Planning Order 2015 Notice.

Resolved: that the notice is received.

- c) **To deal with any other matters relating to the Cemetery Field sale.**

None.

2324/273 Review of Mayoral Finances

- a) **To determine which mayoral expenses should be paid by the Mayor and which by the Council.**

While some Members felt that there should be no cost to the individual in accepting the role as Mayor, others recognised that the parish was quite small and could not afford a large mayoral allowance or to pay for every event that the Mayor gets invited to. Also, if a Mayor chooses not to attend repeatedly, then Pateley Bridge will get knocked off the invitation list for future events.

It was agreed that it was for the Mayor to make some personal decisions as to which events he or she would like to go to over the course of the year.

Most civic events do not incur a cost and the allowance is there to cover extras such as charitable donations, buying raffle tickets etc. Mileage is paid for separately and is given regardless of what has been attended.

Charity balls and dinners should not be paid for by the Council. However, events such as Yorkshire Day are an exception and should be. A difficulty now is that some events that used to be free no longer are. It is necessary for Council to consider these on an individual basis as they arise.

- b) **To consider whether the annual mayoral allowance needs to be raised.**

Members felt there was no need to discuss this. The parish was small, and the allowance was in keeping.

The Mayor was asked to provide a record of events and associated costs throughout the civic year to help future Mayors in planning what they would like to attend.

2324/274 Dates of Next Meetings

The following meeting dates were confirmed and noted:

125/2023-2024

- a) **Finance Committee Meeting** – Tuesday 16th April 2024 at 4.30pm
- b) **Annual Town Meeting** – Tuesday 16th April at 6pm (note originally scheduled for 7.15pm)
- c) **PBTC and BPC JLC meeting** – Monday 22nd April 2024 at 6pm
- d) **Annual Meeting of the Council combined with Full Council Meeting** – Tuesday 7th May 2024 at 7.15pm

Meeting finished at 21:50.