



**PATELEY BRIDGE TOWN COUNCIL**

The Council Chamber, King Street

Pateley Bridge, HG3 5LE

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**MINUTES OF THE MEETING HELD ON 4<sup>TH</sup> MARCH 2025 AT 7.15PM IN THE COUNCIL CHAMBER.**

Present:

Cllr. C. Thompson (Chair) Cllr. N. Thompson (Vice Chair) Cllr. J. Critchley (Acting Vice Chair) Cllr. D. Brackley Cllr. J. Leggett	Cllr. S. Lumley Cllr. C. Skaife Cllr. J. Ward Cllr. J. Wardman Cllr. J. Wright	<u>In Attendance:</u> Town Clerk: Miss Suzanne Smith 2 members of the public: Chris Hawkesworth Andrew Totten.
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**2425/202 Apologies for absence**

Cllr. M. Holt – ill.

**2425/203 To receive Councillors' Declarations of Interest and consider any requests for dispensations.**

None

**2425/204 Parishioners' Representations**

a) To receive representations from any parishioners present.

Mr Hawkesworth had come to talk to various matters on the agenda. He said he wanted to speak on behalf of Glasshouses123 Limited (reference Glasshouses Mill) and its subsidiary Glasshouse456 Limited (reference Glasshouses dam).

He informed members that the Phase 2 planning application for the Glasshouses Mill development (ZC24/00578/DVCMAJ) would be back before the NYC Skipton and Ripon Planning Committee on 1<sup>st</sup> April. The planning officer was recommending approval after the developers had met various viability requests.

He stated that the S106 for education, which is around about £130,000, will be paid the minute the first spade is put in the ground for phase 2.

The amount of CIL money available for playgrounds/community open spaces will be roughly the same and will be paid when the 11<sup>th</sup> or 12<sup>th</sup> unit of phase 2 is occupied.

Both these sums are paid to North Yorkshire Council and as such not guaranteed to come to the parish. The developers would like the bulk of it to come to the parish, but they are not in a position to insist.

They are negotiating with a well-known local artist, Hugh Miller, with regards setting up of a coffee shop in the basement. He is looking for grant aid, supported by North Yorkshire Council. In the warehouse, they are trying to restore the longest timber beams in the country.

There are some outstanding matters waiting for phase 2 because it is logical to do so.

He would like to hope that the Town Council would support or at least have no comment on the application.

Turning to Glasshouses dam, he said the geologists had had a look and there was no hope whatsoever that it would be restored exactly as it was before. There is a very significant geological fault which precludes that.

However, Glasshouses456 Limited does have a resolution in mind. It will be a dam that looks the same, but which is about one third smaller than the original one. The restoration will be done in conjunction with Bewerley Park, and the dam will be available for kayaking, angling etc. The sluice gates will be restored as well.

Mr Hawkesworth said Glasshouses456 Ltd is very concerned about the stability of some of the trees at the Goit. The trees are preserved, and they are not allowed to touch them without planning permission. It costs about £1,000 per tree to deal with. They do not currently have enough money to do any work to them as the costs are astronomical. If North Yorkshire Council states that the trees must stay up, then they will. As far as they Goit walls are concerned, they are getting quotes to lift out the stump of the trees and then restore them.

The sewer which runs beside and in part under the Goit makes it difficult to work on the trees as damaging that would be very problematic. It serves the whole of this end of the Dale.

Cllr Lumley welcomed the news about the dam and asked about the time frame. Mr Hawkesworth stated that it would take about 3 months to mobilise funding after permission for phase 2 had been granted.

Cllr. Lumley stated that he feels strongly that the very precarious trees at the Goit should be managed, especially as the footpath is a very popular family route. He stated that his perspective was that PBTC should support Glasshouses456 Limited when it seeks to do work to the trees. He was confident that the public would support getting rid of the vulnerable trees.

Andrew Totten spoke on behalf of the Glasshouses Mill Owners Association. He reminded members of the representation PBTC made before the NYC Skipton and Ripon Planning Committee back in September reference the application for phase 2 at Glasshouses Mill. The application about to be considered again on 1<sup>st</sup> September had not changed.

The Chair thanked Mr Totten and Mr Hawkesworth.

*Mr Hawkesworth left the meeting at 7.35pm.*

b) To receive written (or pre-notified) representations from parishioners and act on them as appropriate:

- i. **Letter received regarding concerns about the breach at Glasshouses dam.**  
Members agreed that the letter reflected the concerns of the Council and that PBTC was already doing all it could to mitigate this situation and encourage the full restoration of the dam, if at all possible.
- ii. **Increasing volume of dog fouling and irresponsible dog ownership – email received on 4/3/25**  
Members agreed that this was disgrace, with Panorama Walk and the Memorial Hall grounds been cited as examples Members had noticed.  
The Chair observed that Harefield Hall had put up CCTV notices and signs threatening fines of £1,000 for anyone caught allowing their dogs to foul. Whether the cameras were actually there or not, it appeared to be working.

**Resolved:** that PBTC uses social media, the website and the newsletter to discourage dog fouling. In addition, PBTC will approach NYC to request more dog warden patrols in the area and to ask for some anti-dog fouling stickers/signage.

## **2425/205 Minutes**

**Resolved:** that the minutes of the meeting held on 4<sup>th</sup> February 2025 are approved as a correct record.

## **2425/206 Matters Arising**

The Clerk's report was received and noted.

## **2425/207 County Council and Highway Matters**

### **a) County Councillor's Report**

The Council received and noted the report by County Cllr. Andrew Murday which had been circulated ahead of the meeting.

Cllr. Critchley noted that there continued to be no path at the side of the scaffolding on King Street and it was very important that there should be for safety reasons.

### **b) Update on the Glasshouses Mill S106 situation.**

This had already been covered earlier in the meeting.

The Clerk was asked to check the situation with Cllr. Murday and to clarify that the S106 money and any CIL money will come to the community in this parish

### **c) Members considered matters relating to previous and new Highway issues as required, including the following:**

#### **i. Dangerous metal rods protruding from the ground at the side of the Riverside footpath between Pateley Bridge and Glasshouses**

Cllr. N. Thompson or Cllr. Lumley said they would find these and provide the What3words reference to precisely locate the problem.

#### **ii. Concern about the walls at the Goit, where 3 large sections have collapsed.**

This had already been discussed.

Cllr. Wardman raised the issue of a field wall which had collapsed onto the footpath immediately behind the last block of flats on Nidd Walk. This was at the bottom right of a path that led from Ripon Road. Cllr. Lumley said he would send the Clerk a map with the location marked on it.

#### **iii. Collapsed and collapsing walls on Panorama Walk**

Members noted that this matter still rested with the legal department at NYC. They had requested measurements of the wall height 2 weeks ago which had been provided. This may indicate their intention to get the wall repaired. Cllr. Critchley observed that another section had gone down and it was very dangerous.

#### **iv. Request for extension of 20mph zone out to the limit of the current 30mph zone on Ripon Road.**

No further update.

#### **v. Poor state of the Southlands recycling area.**

It was agreed that this could be taken off the agenda for now and the situation monitored.

#### **vi. Request for bollards between Springfield Way and Bishop's Way.**

Cllr. Murday had reported that NYC had decided that the bollards are not necessary or useful at this location. The Clerk said she would let the parishioner who raised the matter know.

#### **vii. Benches on Nidd Walk which need replacing (CAMS issue number 75804)**

No further update.

#### **viii. Update on the grit bin situation at Harewell Close**

NYC had raised an order to have this replaced.

#### **ix. 3 streetlights (6, 7 and 8) not working on Ripon Road, which may have been replaced by a single new one.**

It was noted that these are all still out. Members agreed that this should be referred back to Cllr. Murday. The light at this side of the bridge was also not working.

#### **x. Gulley blocked on left hand side of Ripon Road between Harefield Lane and Kell Grange.**

It was agreed that this should be reported.

## **2425/208 Planning Matters**

### **a) Applications to North Yorkshire Council**

The following planning application was considered:

	Reference Number	Address	Description	
1	<a href="#">ZC25/00345/FUL</a>	Rig House Barn Smelthouses HG3 4DL	Conversion of existing Stores to form flexible additional domestic accommodation	<b>Resolved:</b> that PBTC has no objections to this application.

b) **Planning Decisions made by North Yorkshire Council**

The following planning decisions were noted:

Planning Ref	Proposal	Address	NYC Decision
<b>ZC24/03932/FUL</b>	Demolition of existing porch and erection of replacement porch	Tenter Croft Pateley Bridge HG3 5NH	REFUSE PLANNING PERMISSION
<b>ZC24/04112/FUL</b>	Application to convert and extend existing barn to form 1 no. dwelling with carer accommodation	North Pasture Farm Brimham Moor Road Summerbridge HG3 4BF	GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS
<b>ZC24/03226/FUL</b>	Non-material amendment to planning permission ZC24/03226/FUL to add 3 no. conservation windows.	Kiln House Wilsill HG3 5EE	APPROVE the application
<b>ZC24/04255/FUL</b>	Conversion of existing Garage to form ancillary domestic accommodation including holiday cottage	Nidd View Farm Wath Road Pateley Bridge HG3 5PG	GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

c) **Enforcement matters:** none new to consider.

d) **Appeals:** none new to consider.

e) **Glasshouses Mill S106** – already covered.

**2425/209 Glasshouses Play Area**

a) **Verbal report on the playground**

Cllr. Critchley reported that there was nothing new to feedback. The playground continued to be well used. He said he was happy to continue.

b) **Feedback from the working group regarding a possible public consultation on new equipment.**

Cllr. Ward said he had looked at the site. While he says he is no expert, from his daughters he understands that swings, climbing frames, slides and roundabouts continue to be the most popular types of equipment.

He tabled a proposed simple survey, which could be used to gauge how supportive users were to replacing the equipment (due to deterioration) and also offered them the opportunity to name different types of equipment they would like (without PBTC providing suggestions, which may become unmanageable due to the large number of options available).

As funding to replace and/or expand on the existing equipment would likely be available and make this project very low cost or even free, members agreed to move to the next stage.

**Resolved that:**

- the survey put forward by Cllr. Ward is adopted
- Cllr. Skaife will put the survey on 'Survey Monkey'
- awareness of and access to the survey will be spread by means of social media, Glasshouses Village Association newsletter, Glasshouses School and a sign on the village noticeboard
- a QR code will be used to facilitate better engagement.

### **2425/210 Millennium Green**

- a) **Further information about a potential Pump Track**  
No updates were available.
- b) **Update about the potential pond restoration, willow weaving and possible funding for the accessible picnic bench**  
This had been covered at the preceding Millennium Green Trust meeting.

### **2425/211 Minutes/ Reports from Committees**

- a) **Emergency Committee preceding this meeting.**  
Cllr. N. Thompson reported back. The Committee had welcomed 2 new members - Helen Flynn representing Nidd Plus and Chris Hawkesworth, Flood Warden.  
The Committee had agreed that training for all committee members was an important first step. Nidderdale Plus is a Community Anchor organisation – one that sits between NYC and parish councils.  
2/3 members of the committee were going to accompany Chris Hawkesworth on a local tour to see where the problems are in the event of flooding.  
The committee will meet again when necessary.
- b) **Allotment Society AGM held on 1<sup>st</sup> March.**  
No minutes had yet been received and nobody had attended.
- c) **Skipton and Ripon Parish Liaison meeting.**  
The Chair had attended this meeting and had been impressed by the investment NYC was making into ensuring that it was the most local county council for all 664 parishes in the North Yorkshire area. Questions had been comprehensively answered and at senior level. In future, if other channels don't work, this resource was one that PBTC could use. He felt that it was important that PBTC was represented at each of the regular liaison meetings. He intended to ask a senior representative, Rachel Joyce, to come along to the Annual Parish Meeting to talk about the work of this department. He felt it was good that NYC has this extra layer of accountability.

### **2425/212 Council Business**

- a) **Caretaker Tasks for March.**  
Cllr. Critchley observed how much improved the litter situation was on Ripon Road following the caretaker's work.  
He said the hawthorn hedge had not been done. The Clerk said she would check the situation out with the caretaker.  
It was agreed that the caretaker should clear litter along the main road from Low Laithe to Wilsill.  
  
Although the caretaker had done a good job clearing the path next to Wildings, it was agreed it was important that next time he does this work, he collects the leaves in a bag and disposes of them environmentally over the wall in the woodland, rather than leaving them on the lawn. That way, they would not blow back onto the path.
- b) **Matters relating to the bursting of Glasshouses dam, including any feedback from the Environment Agency following joint letter with Nidderdale National Landscape and Yorkshire Dales River Trust and individual letter from PBTC**  
No response had yet been received from the Environment Agency.
- c) **Proposed fence around Pateley bowling green**  
Following a written representation from Pateley Bridge Bowling Club, members considered whether the council might wish to approve the fence line being 2 metres further out from the edge of the green on the pavilion side.  
Cllr. Ward explained the importance of the extra 2 metres which facilitates access to the pitch by people who are not part of the game but who need to be on the pitch side, such as measurers. Where this extra space was missing, such as at Otley bowling green, it proved to be a nightmare with a pinch point where people must access the green, degrading the surface at that point.  
Some members disagreed that the extra space was necessary, suggesting measures that could be put into place to mitigate the pinch point, such as having a double gate. Having the fence will be a big change for the Recreation ground it should not take up more space than necessary.

Having declared an interest, Cllr. John Ward did not take part in the vote.

**Resolved:** that PBTC supports the bowling green fence including the extra 2 metres on the pavilion side. (Cllrs Critchley, Lumley and Skaife voted against, Cllr. N. Thompson abstained.)

- d) **Update about the problem with the downpipe expelling water on to The Flaggings.**  
Cllr. Critchley confirmed that this matter had been resolved.
- e) **Feedback about the leak at the garage at Glasshouses**  
The Clerk said that the contractor had not yet visited the property but still intended to.
- f) **Update about the Commuted sums application and tree light purchase for the 'Southlands' tree on the High Street.**  
The Clerk said that the contractor had been asked to complete the work.
- g) **Sponsorship of a class or section of the 2025 Nidderdale Show - Sunday 21<sup>st</sup> September.**  
The Chair supported this saying that we are an agricultural community and doing this would raise the profile of PBTC at this important community event.  
**Resolved:** that PBTC sponsors the event for £100 (Cllr. Wardman abstained). The Clerk was asked to check if the Mayor could receive free entry to the event.
- h) **Banners at the back of Fox's Head Well.**  
The Mayor said he had had a word with the Museum and the concerns had been understood. He suggested PBTC monitor the situation and see what Nidderdale Museum does in the future. There are currently 4 banners, the others are advertising events happening in the next 28 days, so that falls within the rules.
- i) **Administration of the 2025-26 parking permit scheme.**  
Members were happy with the plans that the Clerk had put in place to use Nidd Plus as the venue for the initial sales days on 28<sup>th</sup> and 29<sup>th</sup> March. Cllr Ward volunteered to help sell them on the Saturday.
- j) **Consideration of how to spend the CIL money (£843.60) received in June 2024.**  
Members felt it might be a good idea to get the goalmouths at Glasshouses play area returfed. It was agreed that quotes should be obtained and this considered as a future agenda item.
- k) **Matters relating to the fire on King Street on 14<sup>th</sup> September 2024 and its aftermath.**  
None.

#### 2425/213 Correspondence

The following items were considered:

- a) **Invitation to contribute to NYC's review of how it responds to severe weather**  
It was agreed that PBTC would suggest that the criteria for refilling grit bins should be reviewed in order to take into nearby account elderly residents. In addition, it would be helpful if NYC were to clear some main pavements of ice and snow to make them less dangerous.
- b) **Nidderdale National Landscapes - Joint Advisory Committee Parish Council Representatives Elections – request for PBTC to vote for its preferred candidate.**  
Members chose not to vote. It was noted that Cllr. Wright was already on this Committee.
- c) **Home to School Transport Policy – email received from the Vice Chair of Reeth Parish Council.**  
Noted.
- d) **Playing Pitch & Built Sports Facility Strategies – request from NYC for PBTC to complete a survey as part of an assessment of sport and leisure provision in the area, which will result in the production of authority-wide strategies – email received from the Principal Consultant, Knight, Kavanagh & Page Ltd on behalf of NYC. - Noted.**
- e) **Yorkshire in Bloom – Letter to invite applicants – email received from the Coordinator, Yorkshire in Bloom. – Noted.**

**2425/214 Finance****a) Accounts for Payment**

**Resolved:** that the following payments are approved.

	Payee	Description	Net Amount (ex. VAT)	Actual Payment (inc. VAT)
1	Clerk	March 2025 Salary	<b>£1,260.84</b>	N/A
2	HM Revenue & Customs	March 2025 Employer and employee tax and NI Contributions.	<b>£203.46</b>	N/A
3	NEST	March 2025 employer and employee pension contributions	<b>£98.11</b>	N/A
4	Clerk Expenses	Various phone, mileage etc	<b>£15.43</b>	£18.51
5	NYC	Trade waste (already paid)	<b>£39.90</b>	£39.90
6	Caretaker	Work completed February 2025	<b>£126.00</b>	£151.20
7	Vision ICT	Website hosting and support April 2025-March 2026	<b>£188.13</b>	£225.76
8	Vision ICT	SSL Certificate Renewal – May 2025-Apr 2026	<b>£50.00</b>	£60.00
9	NYC	2024-25 Parking permit dues – already paid.	<b>£7,140.00</b>	£7,140.00

**b) Receipts**

The following receipts were noted:

10 February 2025 - £14 – permit sales

27 February 2025 – £35 - garage rental

**c) Direct Debit payments**

The following DD was noted:

12 March 2025 – Vodafone - £8

**2425/215 Mayor's Report**

The Chair noted that he had attended Candlemass at Ripon and had his monthly meeting with his Chaplain.

**2425/216 Exchange of Information/Items for Future Meetings**

Cllr. Skaife observed that PBTC and residents had again not had advanced warning of an ongoing road closure on Old Church Lane. NYC had provided conflicting information compared to those actually doing the work. The reason cited for the lack of notice was that the work of replacing the manhole covers was classed as an emergency. Members agreed this was not acceptable.

Cllr Wardman informed members that the gulley at other side of the Dallow Gill turn-off had been cleaned out.

The Clerk confirmed that she would be away on holiday from this Saturday 8<sup>th</sup> until Tuesday 25<sup>th</sup> March. Arrangements had been put in place to monitor emails and phone calls.

The Clerk asked if anyone would like to attend the afternoon tea to celebrate the 50<sup>th</sup> Anniversary of the Nidderdale Museum, as the Mayor and Deputy Mayor were unable to. Cllr. Wardman volunteered.

The Chair confirmed that the Annual Town Meeting would take place at 6pm on Tuesday 22<sup>nd</sup> April. The Finance Committee meeting would precede it.

**2425/217 Parishioners' Representations**

None.

**2425/218 Dates of Next Meetings**

To confirm the following meeting dates:

a) **PBTC & BPC JLC meeting** – Tuesday 1<sup>st</sup> April 2025 at 6.30pm (time may vary)

b) **PBTC Full Council meeting** – Tuesday 1<sup>st</sup> April 2025 at 7.15pm.

- c) **Millennium Green Trust Meeting** – 1<sup>st</sup> April 2025 (time to be confirmed).
- d) **Finance Committee** – Tuesday 22<sup>nd</sup> April at 4.30pm
- e) **Annual Town Meeting** – Tuesday 22<sup>nd</sup> April at 6pm.

Ahead of the meeting closing, Cllr. Lumley questioned what approach would be taken to agreeing a statement that the council would read out on 1<sup>st</sup> April at the NYC Skipton and Ripon Planning Committee with regards the phase 2 application for Glasshouses Mill (ZC24/00578/DVCMAJ).

It was agreed that an extraordinary meeting would be called at 6pm on Tuesday 25<sup>th</sup> March to discuss and finalise this.

Meeting finished at 9.27pm.