



PATELEY BRIDGE TOWN COUNCIL
The Council Chamber, King Street
Pateley Bridge, HG3 5LE

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**Minutes of the Extraordinary Meeting of Pateley Bridge Town Council held at 6pm on 25th
March 2025 in the Council Chamber**

Present:

Cllr. Chris Thompson (Chair)
Cllr. Neil Thompson (Vice Chair)
Cllr. Stan Lumley
Cllr. David Brackley
Cllr. John Legget
Cllr. Chris Skaife
Cllr. James Critchley
Cllr. Jonathan Wardman
Cllr. Jo Wright
4 members of Glasshouses Mill Owners Association (GMOA)

2425/218 Apologies for absence

Cllr. Mike Holt
Cllr. John Ward
Suzanne Smith, Clerk to the Council

2425219 To receive Councillors' Declarations of Interest and consider any requests for dispensations.

None

2425/220 Parishioners' Representations

The members of Glasshouses Mill Owners requested to wait till end to comment. (The Chair stated that they could request to speak during deliberations and then could do so at his decision.)

2425/221 Statement to be read out at the NYC Planning Committee Meeting on 1st April 2025 with respect to The Glasshouses Mill Development

Cllr. Thompson tabled a proposed statement which he had previously shared with all councillors.

The statement was read out and clarified that all councillors had read the statement prior. A GMOA representative, at Chair's discretion, pointed out that the S106 situation was not as had been told to the Council previously. The Council elected to tackle the agreement of the statement a paragraph at a time. Some deliberation was had over triggers for the S106 and the ramifications of such.

The Council made slight changes to wording of first paragraph to ask of the planners to bring the S106 payment triggers in line with assurances made by the representative of Glasshouses 123 at a previous Council meeting. Comments were made on other aspects of the S106 monies, but the

focus was mainly on the trigger for the educational portion of it. Paragraph 1 was unanimously agreed upon by those councillors present.

Paragraph 2 had changes made to strengthen the Council's desire to support its parishioners in their aim to see Phase 1 elements completed as set forth in the original plans. This paragraph was unanimously approved.

A third new paragraph was added to accommodate the Council's views on the shop that is included as per the original plans. Then Council felt that a better time frame was needed before the idea of a shop was lost and therefore wording was included requesting that planners took this into account. Representatives of GMOA did speak at this point to offer clarity on the distinction of the shop and the café as separate entities. The Council unanimously agreed on the wording of the paragraph 3.

The last paragraph further emphasising the Council's desire to have the mill development move forward while allowing residents remedy for any concerns they have. With the unanimous approval of this final paragraph the Council also agreed that Councillor Chris Thompson may use discretion to correct spelling and grammar but not change the message of the Council's statement.

Resolved: that the following statement is read out by Councillor Chris Thompson at the Planning Committee meeting:

"Pateley Bridge Town Council welcomes the statement made at our last general meeting held on the 4th March 2025, when a representative of the developer in his capacity as director publicly gave verbal assurances, recorded in our minutes, that the S106 monies for education, will be made as soon as works on phase 2 commence, in his words "as soon as the spades hit the ground".

However, we are very concerned to learn that this is at odds with the planning officer's notes regarding the triggers for this S106 money. We understand from our NYC member that it is his understanding that these S106 monies will be made available in full to Glasshouses Community Primary School, something PBTC welcomes. We also welcome the developer's representative's declaration that further S106/CIL monies will be paid when unit 11 or 12 of phase 2 is occupied.

PBTC's well documented displeasure at the failure of the developer to pay any of the S106 instalments in phase 1 is a matter of public record, and was one of the main objections we had the last time this application came before this planning committee. Based on these minuted assurances we have now received, and in the reasonable expectation that North Yorkshire Council will use all means at their disposal to enforce payment in the event that these new trigger points are again missed as they were in phase 1, we withdraw our objection on those grounds, but we do feel that any further delay in paying S106 monies should attract interest penalties.

Our other objection to this application when it last came before this planning committee was with respect to the concerns of our parishioners resident in Glasshouses Milll regarding material disparity between the amenities they were led to expect from the original planning application, and the "as built" proposal of this application. We believe it to be in the interests of our parishioners, both Mill residents and the wider surrounding community, that Phase 2 of this development goes ahead at pace. We therefore would like to see today's meeting result in the appropriate permission being granted for Phase 2. However, we do want to see that permission subject to reasonable conditions that allow redress of any outstanding material concerns our mill-resident parishioners still have regarding this application's proposals for the completion of phase 1.

In addition, we are very concerned about the possible removal of the requirement for the shop and cafe. PBTC would very much like to see both developed, possibly as community assets, and feel that one year before removing this requirement is too short. PBTC would like to see that the requirement for the shop and cafe can only be removed when phase 2 is complete and fully occupied and after appropriate marketing and promotion.

In conclusion Pateley Bridge Town Council no longer opposes this application, but we do want to see permission granted subject to conditions that allow the residents of Glasshouses Mill to have

remedy for any remaining material concerns they may have with respect to the now proposed “as built” finish to phase 1. For the avoidance of doubt, PBTC wants planning permission to be granted for phase 2 to commence without further delay.”

2425/222 Parishioners’ Representations

Representatives of the GMOA spoke to thank the Council for their time and deliberations on this matter and reiterated their own hopes and desire to see the Mill development finished in a way that satisfies all.