MINUTES FROM AN ORDINARY MEETING OF MID-WHARFEDALE PARISH COUNCIL HELD IN ASKWITH VILLAGE HALL ON 14th November 2024 AT 7.30 PM

PRESENT:

Dr J Crossley	:	Weston (Chair).
Mrs C Shepherd	:	Askwith (Vice chair)
Mr M Whitley	:	Askwith
Mrs S Ellis	:	Nesfield/Langbar
Mrs J Olby	:	Langbar
Mr P Robinson	:	Denton
Mr D Powell	:	Middleton

In Attendance

Mrs B Shaw	:	Clerk
Mr N Hull	:	NYC Cllr
Nicole Wright	:	Planning Consultant, Denton Reserve
Alex Robson	:	Planning Consultant, Denton Reserve

Members of the public attending the meeting

Sharon Dobson
Ralph Ellis
Karl Lenton

72/01 APOLOGIES:

Mr F Caton	:	Weston
Mrs K Chivers	:	Nesfield/Langbar

72/02 DECLARATION ON INTERESTS

None declared.

72/03 PUBLIC SESSION

No members of the public spoke.

72/04 MINUTES:

Minutes of the Ordinary Meeting held on 15th August 2024 having been circulated were proposed Cllr Whitley, seconded Cllr Shepherd and unanimously resolved as a true and correct record. These were then duly signed by the Chair.

72/05 PLANNING CONSULTANTS DENTON RESERVE

Nicole Wright and Alex Robson were welcomed to the meeting by the Chair. Nicole, the head of planning at Rural Solutions, is advising Denton Estate regarding the proposed developments. They are undertaking landscape investigations and looking at how existing buildings can be brought back into use. Nicole proceeded to outline the vision for Denton Reserve and the intentions for future use.

The guiding behind the vision for the estate is to make a meaningful contribution to the land by taking a regenerative approach to it and to the wellbeing of guests, visitors and employees. There is a focus on achieving net zero by 2028, so the use of electric vehicles, low energy equipment and passive heating will be a priority and decarbonization work has started across the properties.

The guest experience will be 'wellness led' but not modelled on a modern spa. The idea is to have activities which minimise visual impact and are simply designed. There will be some extension to existing buildings with the intent being to use and repurpose them. The estate will be community minded and 'local first' contributing to the local community and economy as much as possible with 15 jobs already created.

The land management plan will include tree planting, rewilding, management of deer, enhancing habitat corridors, pheasant shooting, and the introduction of cattle.

In terms of planning applications, consent has been granted for the reuse of the hall. There is an application being submitted for the Cornmill Courtyard and some additional accommodation planned where the existing portacabin is situated. This is currently office space which is being proposed to be moved to Home Farm. Dunkirk Farm is listed and there will only be minor alterations here. Discussions with the conservation officer are ongoing. There have been proposals for a few structures to the adjacent lake and the forming of a footpath. Again, discussions are ongoing. Nicole is happy to share plans and discuss any concerns.

Q – KL asked if it would be possible to come and look around?
A – NW replied yes, please email her and she can arrange a tour.
Q – DP asked whether the accommodation had been included in net zero calculations and whether the deer management will include the impact of feral deer not only those in the reserve.
A – NW replied that yes it had. She also confirmed that deer management did include feral deer.
Q – CS asked whether the hotel was still going ahead.
A – NW said yes, the hall was being converted to include rooms. These would be for guest accommodation for events rather than ad hoc bookings.
Q – PR asked whether the hall would be open for business from January.
A – NW confirmed that this was the plan although the opening will be phased as the coach house will not be ready by the.
Q – SE asked whether the route to access the hall will remain the same.
A – NW said yes, there is no plan to change access.
Q – PR asked if there were any outline plans for the old dairy barns.
A – NW replied not yet. These will be looked at next year.
Q – CS asked if guests were using the Penny Bun for food.
A – NW replied this may be the case but catering for guests would be available on site.
Q – JC & CS then raised the 'old drovers' path to Timble that runs through the site and has been blocked off for many years and whether this could be reopened.
A – NW replied that they would be open to a conversation about this.

Q – SE asked if it was correct that beaver were being introduced to the site.
A – NW confirmed that this was being discussed but she was not sure what stage discussions were at.
Q – CS asked about what kind of farming was planned for the estate.
A – NW confirmed that the plan was to begin regenerative farming with plans for produce being used in the Penny Bun.
Q – JC asked where the biomass would be coming from.
A – NW was not sure but confirmed that the long term plan was to use biomass
Q – PR raised a concern about the neglect of hedges and verges and safety in regard to visibility.
A – NW said that there was a plan for hedge/verge management but that if anything was causing an issue to get in touch so that it could be addressed.

In conclusion, Cllr Shepherd asked what was wanted from the Parish Council. Nicole said an open dialogue so that issues arising can be resolved in partnership. She offered to come to meetings to give an update on progress and to answer any questions/ concerns that arise over the course of the development.

72/06 **MATTERS ARISING FROM THE PREVIOUS MEETING**

It was agreed that, due to Cllr Hull's other commitments, item 8.1 'North Yorkshire Council matters' would be discussed here.

8.1 **North Yorkshire Council matters**

Cllr Hull asked whether there were any problems with the repair works that had been undertaken on the roads. Cllr Powell commented that the repairs undertaken to the western part of Parish were 'patching'. He also said that the lack of grip on the road towards Langbar had still not been investigated/ addressed.

Kex Gill

Cllr Hull asked for and received confirmation that there had been an invite to the next meeting to be held on 25th November at 3pm. He said that repairs were progressing at the correct pace and that there would be a pause over the winter that had been scheduled into the works.

Budget

Cllr Hull said that the Budget would have an adverse impact on finances at County Hall, particularly as they were not exempt from the rise in employer national insurance contributions. As a result, an extra 6 million pounds would need to be found. The accountants were reassessing budgets. There is talk of additional funding from central government, but this would be in the form of grants that would need to be applied for. He confirmed that that reserves would cover the deficit for 4 years so that initially there will be no reduction in frontline services. However, going forward, the assumption was that local authorities would make efficiency savings to deal will any deficit which would mean that difficult decisions will become inevitable.

Housing Targets

The Deputy Prime Minister has now announced a house building formula for each local authority. In North Yorkshire this means an additional 89,000 homes need to be built

over the next three years. The local authority feel this target is too high and unrealistic. The Labour Mayor of North Yorkshire has written to the Deputy PM to ask her to reassess the target. Cllr Hull emphasised that the local authority is acutely aware of the need for affordable housing and that they are exploring the planning system to allocate for local occupancy in designated rural areas. The objective being to allocate sites for local people.

Cllr Powell spoke of the need to keep young people and families working in the area and the provision of suitable housing for older people. Cllr Hull agreed that there was a need for small, targeted developments to sustain local communities and that all local Cllrs agreed the need to insentivise people to live in local communities.

Flood Alleviation Askwith Village Hall
Cllr Hull confirmed that the grant request for monies to help with flood alleviation has been submitted and that we should hear in the next couple of weeks. Karl Lenton said no reply has been received yet. Cllr Hull suggested contacting North Yorkshire if no response has been received in the next two weeks.

Recycling Center Permits
Cllr Powell raised the concern that the Skipton tip has seen a big increase in use since the tip in Ilkley closed. He asked whether North Yorkshire Council were considering a permit system. Cllr Hull said he had not heard anything but would let MWPC know if he does.

Local Car Crashes and Speed Limit
Cllr Robinson and Cllr Shepherd raised concerns about road safety and said that MWPC have written to Highways and Cllr Hull regarding the number of crashes and the speed limit in the parish. They had requested an assessment of how the roads are being used. The speed of cars is preventing residents using roads for walking/ horse riding.

Cllr Hull replied that he had met with the local MP, Julian Scott, earlier in the day to discuss these issues and that he had agreed to assist where he could, to address these problems. There was a general discussion regarding road safety in the area and the Ripon Road, A59 at Menwith Hill and Panel level crossing were raised. Cllr Hull emphasised that he is using his weight to help sort out the issues and will speak to both Highways and the Chief Executive.

Cllr Crossley and Cllr Shepherd both feel a consultation with the Police would be useful and that they want to avoid the situation where loss of life is the only thing that will result in action being taken. They requested Cllr Hull to keep this as a priority and would appreciate any help he can provide to highlight the problem. Cllr Hull said that he has asked Julian to consider holding a surgery closer to MWP in the new year and will let us know if this can be arranged.

6.1 **Parish Resilience Objectives**
Cllr Shepherd told the meeting that the vision and objectives had been altered in line with feedback from the previous meeting and confirmed that the amended version had

been circulated. She will come to the next meeting with some ideas for actions in accordance with these agreed objectives.
ACTION: Cllr Shepherd to bring ideas to next meeting.

6.2 **Highways Matters**

Cllr Whitley noted that the potholes just before Cockpit Farm on the left have not been repaired yet and was unsure if the drains had been unblocked yet as no contact had been made with him or the local farmer
ACTION: Clerk to flag potholes to highways again and follow up the drains with Melissa.

Cllr Ellis asked if there had been any feedback regarding the Elm trees in Nesfield. Clerk confirmed nothing had been heard.
ACTION: Clerk to follow up.

Cllr Ellis also asked if Gary Nutall had cut the verges yet as nothing was evident in Nesfield. Cllr Shepherd noted that we had been late to engage his services this year and that he has been booked in for next year in the last week of July/ first week of August.

6.3 **Speed Limit Askwith**

Clerk confirmed that MWPC had responded to Highways request for What3Words position of requested speed limit reduction. There has been no response.
ACTION: Clerk to follow up.

6.4 **Policies and Procedures**

Cllr Shepherd had volunteered to look into this with the help of Cllr Powell. She had looked at other parish council policies and after investigation found that the Yorkshire Local Councils Associations have draft policies that MWPC could use if it joined. The joining fee is £168 from 1st October until 31st March. It was agreed that MWPC should join. This was proposed by Cllr Shepherd and seconded by Cllr Powell.
ACTION: Clerk to arrange membership

6.5 **Grass Cutting**

Cllr Shepherd explained that last year MWPC decided it would take responsibility for the cutting of verges instead of North Yorkshire Council and that now we receive a contribution to the cost of this from them. As a result, MWPC is required to cut the verges five times a year. She confirmed that from the map provided by NYC there are five verges in Askwith that fall under this agreement. MWPC have not cut these this year and Cllr Shepherd feels we may be at risk if an accident were to occur as a result. Karl Lenton offered to undertake this job this year to ensure MWPC comply with the agreement.
ACTION: Karl Lenton to cut Askwith Verges.

6.6 **Commuted Sums**

It was agreed that the verges in Askwith that are identified in the maps provided by Commuted Sums should be merged and that any monies available for these verges

should be put towards flood alleviation at the village hall. This was proposed by Cllr Shepherd and seconded by Cllr Whitley.

ACTION: Clerk to follow up with Kate Dawson to ask whether this would be possible.

6.7 **Askwith Councillor Vacancy**

Cllr Shepherd and Cllr Whitley confirmed that they hoped to recruit someone from Low Snowdon but asked others to suggest anyone they thought might be interested.

72/07 **CLERKS REPORT**

Duties since 15th August meeting: Dealing with emails, writing minutes and forming agendas, circulating and responding to planning applications, following up items from the last meeting including planning matters and highway issues, addressing HMRC queries, contacting website developers for information about costings and process, preparing budget for 25/26 in preparation for precept application, preparing invoices and cheques. This was resolved as a true and correct record and proposed by Cllr Caton and seconded by Cllr Shepherd.

72/08 **DISCUSSION ITEMS**

8.1 North Yorkshire Council matters - See above.

8.2 Recycling Centre Permit - See above.

8.3 Illegal use of footpaths – Cllr Powell raised the issue of footpaths being used for horse riding and mountain biking. He highlighted the path from Hilltop Farm to Windsmoor, although this is a problem on all paths coming off the moor towards Denton. Cllr Olby said this was also the case on Beamsley Beacon. Cllr Crossley said this could be reported to rights of way. Cllr Powell agreed to start making notes and provide grid references for the next meeting so that the Clerk can report incidents of illegal usage.

ACTION: Cllr Powell to provide information to enable reporting of illegal usage of footpaths at the next meeting.

8.4 Logo and Letterhead – Cllr Shepherd reported that when she was looking at other parish websites for policies and procedures many had a logo. She suggested approaching the primary school to ask them to run a competition to design a logo and letterhead. The idea was discussed and proposed by Cllr Powell and seconded by Cllr Shepherd.

ACTION: Cllr Shepherd to discuss with the school and decide parameters of the competition with them.

8.5 Precept and budget costings for 25/26 -The prepared budget was discussed. Cllr Crossley explained the increase in proposed precept was mainly an increase in Clerk salary (as set out in the local government services pay agreement 2024/35) and a slight increase in hours to account for the work in preparation for meetings. Also the cost of setting up a gov.uk website and email addresses in line with advice from the Joint Panel on Accountability and Governance, applicable from April 2024. It was agreed that the precept request for 2025/26 would be £6,000. This was proposed by Cllr Powell and seconded by Cllr Whitley.

ACTION: Clerk to apply for precept for 2025/26.

8.6 Appointment of accountant and internal auditor. After discussion it was agreed to employ the accountant and auditor used last year. Josie Greenaway Accountancy Services and Clare Smith Internal Audit. This was proposed by Cllr Shepherd and seconded by Cllr Whitley.
ACTION: Clerk to inform accountant and auditor of decision.

72/9 ACCOUNTS

9.1 The following expenditure and income were then approved.

Mid Wharfedale Parish Accounts 14th November 2024

Barclays

Bank statement 18/10/24	£5,254.71	

Income

£2,600.00 (2nd Precept payment) included in above

Balance	**18/10/24**		**£5,254.71**

Skipton Building Society

Balance		01/01/2023	£5,675.49	
Income (interest)		01/01/2024	£155.70	
	Total	01/01/2024	**£5,831.19**	**£5,831.19**
				£11,085.90

Direct Debits collected and Cheques to be signed at 14th November meeting 2024

HMRC Tax	HMRC SDDS	£75.80	
A Shaw Clerk wage October	(1019)	£171.28	
A Shaw Clerk wage November	(1020)	£241.28	
A Shaw Clerk wage (Pay rise backpay)	(1021)	£190.40	
A Shaw Clerk wage (Nov meeting)	(1022)	£120.64	
A Shaw Clerk wage December	(1023)	£241.28	
A Shaw Expenses Oct, Nov, Dec	(1024)	£186.88	
Askwith Village Hall (November)	(1025)	£50.00	
			£11,085.90
		(£1,277.56)	

Total held by MWPC **£9,808.30**

72/10 EMAILS

Cllr Crossley confirmed that all relevant correspondence had been forwarded to Cllrs by the Clerk.

72/11 PLANNING MATTERS

Cllr Crossley read through both planning enforcement notices and the planning record sheet. See below.

Ref	Date Received	Address	Planning No	Planning Request	Response Due	PC Respons	Decision	Date of outcome	Planning Reference
559A	12/09/2023	Ibbotson Farm Askwith Otley North Yorkshire LS21 2HX	6.131.55.I.FUL	provision of wall insulation to dwelling.	14/12/2023	None			ZC23/0327/FUL
560M	14/03/2024	East Moor House Farm, Middleton Ilkley, North	6.129.50.D.FUL	Formation of plant enclosure with timber screening to perimeter	07/04/2024	A			ZC24/00817/FUL
562N	25/03/2024	West Hall Farm, Nesfield, Ilkley, North Yorkshire, LS29 OBX	6.128.28.N.PNF	Modern steel protal framed building for forestry use, The building will be used to store machinery and equipment used for the management of the	18/04/2024	B			ZC24/00747/PNF
566A	10/05/2024	Elmtree Cottages Askwith Lane Askwith North Yorkshire	6.131.92/FUL	Construction of single storey rear extension, raising of rear roof planem addition of side dormer and roofllight and alterations including re-configured car parking	03/06/2024	C			ZC24/01458/FUL
568M	29/05/2024	Home Farm, Middleton, Ilkley, North Yorkshire,	6.129.20.N.DVCON	Variation of Condition 19 (annex) of planning application ZC23/04357/DVCON Variation of Condition 2 (approved plans-alterations to fenestration, roof and cladding) of planning application 22/04302/DVCON Variation of condition 19 (annex) of 22/01420/FUL to allow annex to be used as ancillary accommodation to approved Property 2.	22/06/2022	A			ZC24/01685/DVCON
569A	17/06/2024	4 Manor Farm West Lane Askwith Otley North Yorkshire LS21 2JQ	6.131.61.E.FUL	Proposed conversion of existing Garage to Annexe. Replacement of existing House Conservatory with Sun Room	11/07/2024	C	Granted subject to conditions		ZC24/01903/FUL
571A	24/07/2024	The Mews Smithy Farm West Lane Askwith Otley North Yorkshire LS21 2HX	ZC24/02459/CLEUD	To establish existing use of detached building known as The Mews as a self-contained dwelling as defined by Class C3	17/08/2024	B			ZC24/02459/CLEUD
572W	08/07/2024	The Granary Low Hall Farm Low Snowden Otley North Yorkshire LS21 2NQ	6.131.82.D.LB	Listed Building Application for a single storey lean to kitchen extension.	01/08/2024	A			ZC24/02164/LB
573W	08/07/2024	The Granary Low Hall Farm Low Snowden Otley North Yorkshire LS21 2NQ	6.131.82.C.FUL	Single storey lean to kitchen extension.	01/08/2024	A			ZC24/02163/FUL
534D	08/08/2024	School House Denton Road Denton Ilkley North Yorkshire LS29 0HF	6.130.1.L.LB	Installation of an Air Source Heat Pump (ASHP) to the rear of the property and removal of existing 1800 Litre green plastic oil tank	31/08/2024	A	Approved		ZC24/02531/LB
535D	08/08/2024	School House Denton Road Denton Ilkley North Yorkshire LS29 0HF	6.130.1.K.FUL	Installation of an Air Source Heat Pump (ASHP) to the rear of the property and removal of existing 1800 Litre green plastic oil tank from garden and removal of existing oil boiler and associated flu.	31/08/2024	A	Approved		ZC24/02530/FUL
536L	07/08/2024	Upper Austby Farm Hardings Lane Langbar Ilkley North Yorkshire LS290 EQ	6.128.46.X.CLEUD	Application for a Certificate of Lawfulness for existing use of a property as a B8 business storage facility	31/08/2024	B	Approved		ZC24/02630/CLEUD
564D	08/08/2024	Dunkirk Farm Denton Ilkley North Yorkshire LS29 0HN	6.130.51.B.LB	Listed Building consent for alterations to fenestration, installation of solar panels and internal works.	01/09/2024	A			ZC24/02347/LB
565A	09/08/2024	Elm Tree House Smithy Farm West Lane Askwith Otley North Yorkshire LS21 2HX	6.131.26.I.FUL	Construction of 2 detached houses with detached garage buildings, part single and 2 storey rear extensions, single storey side extension, front porch and garden	02/09/2024	AMENDED SEE BELOW			ZC24/01979/FUL
566A	22/08/2024	Elm Tree House Smithy Farm West Lane Askwith Otley North Yorkshire LS21 2HX	6.131.26.I.FUL	Construction of 2 detached houses and erection of extensions; car port and pool room to elmtree house including widened shared vehicular access and associated landscaping - AMENDED SCHEME	15/09/2024	B	Withdrawn	11/10/2024	ZC24/01979/FUL
567A	10/09/2024	Westbeck Farm West Lane Askwith Otley North Yorkshire LS21 2JL	6.131.40.F.FUL	Conversion of existing car port into ancillary living accomodation. Erection of single storey rear extension. Alterations to fenestration. Landscaping to rear garden, including alterations to land levels.	04/10/2024	C	Granted subject to conditions	31/10/2024	ZC24/03042/FUL
568M	08/10/2024	Cherry Bank Hunger Hill Middleton Ilkley North Yorkshire LS29 0DP	6.129.49.A.CLEUD	Certificate of lawfulness to allow for approved extension of planning permission 19/00597/FUL following end of previous lease/tenancy.	01/11/2024	A			ZC24/03253/CLEUD
569N	14/10/2024	West Hall Farm Nesfield Ilkley North Yorkshire LS29 0BX	6.128.86.E.PND	Agricultural building to be demolished	07/11/2024	None	Prior approval not required	08/11/2024	ZC24/03458/PND
570A	17/10/2024	Moorside Farm Moorside Lane Askwith Otley North Yorkshire LS21 2JG	6.131.84.C.PNA	Agricultural dry store	10/11/2024	A			ZC24/03146/PNA
571A	25/10/2024	The Mews Smithy Farm West Lane Askwith Otley North Yorkshire LS21 2HX	6.131.92.A.FUL	Change of use and conversion of outbuilding to form dwelling, including single storey rear extension, 2No rooflights, widening of access, car parking and garden	18/11/2024				ZC24/03095/FUL
572L	29/10/2024	Upper Austby Farm Hardings Lane Langbar Ilkley North Yorkshire LS29 0EQ	6.128.46.Y.FUL	Demolition of existing commercial buildings and erection of a bungalow with associated landscaping works.	22/11/2024				ZC24/03602/FUL
573D	12/11/2024	Home Farm Denton Ilkley North Yorkshire LS29 0HF	6.130.47.K.FUL	Change of use from agricultural building to office (Use Class E) including associated internal and external works.	06/12/2024				ZC24/03787/FUL

72/12 WEBSITE

The costings presented by the Clerk for the two most reasonably priced website developers were discussed. It was agreed to engage the services of Parish Online. This was proposed by Cllr Shepherd and seconded by Cllr Whitley.

ACTION: Clerk to contact Parish Online and begin the development of a new website.

72/11 MEMBERS POINTS OF INFORMATION

Cllr Shepherd raised an issue with the bridal path near her property which is overgrown with insecure fencing allowing cattle onto it. She reported that someone had been knocked off their horse. In the first instance Cllr Whitley agreed to talk to the farmer regarding the fencing. The gate needs to be replaced, and highways have previously been contacted about this. There is also an unstable tree on the farmers property which needs to be taken down. Cllr Crossley agreed to investigate the issues with this bridal path and inform the Clerk if any action with North Yorkshire Council is required.

ACTION: Cllr Crossley to inform Clerk regarding follow up action with the Council

Date for the next two meetings 13th February 2025 and 15th May 2025

The meeting was declared closed at 9.30pm.

Passed as a true and correct record Chairman …….

Date ……