

Minutes of the Darrington Parish Council Virtual Meeting

18th February 2021 7pm

Present: Cllrs: Britton (Chair), Smith, Jackson, Stainer, Stones, Thompson, Tagger and Cllr David Jones (WMDC)

In Attendance: 3 Residents

1. Apologies & Declarations of Interest

None and none offered

2. Public Forum

Cllr Britton provided an overview of normal proceedings and gave those attending to discuss the planning application made by Resident A, and gave them the options to discuss as part of the Public Forum or during the scheduled Planning section – no-one opted to do so in the Public Forum.

No other matters were raised.

3. Minutes of the Previous Meeting

January Minutes were proposed by Cllr Stones as a true and accurate record of the meeting, and seconded by Cllr Thompson. There was no dissent.

4. Matters Arising

- a. **Website Update** – Cllr Tagger providing content for A1 & Tythe Barn info pages is still outstanding

ACTION AT

- b. **Newsletter** – Cllr Thompson confirms she is still waiting for contact from the skip company, but will forward it onto Cllr Stones as soon as she does.

ACTION LT/VS

- c. **Wentworth Park Rise Tree Ownership** – Cllr Smith reads out the home owner's response to her letter, confirming that he has taken responsibility for it, that he had already requested the pruning from the council and chased them and was expecting it to be completed by 21st March.

- d. **Standing Orders & Regulations** – Cllr Dave Jones has requested them and confirmed that they would likely differ from council to council so couldn't be taken from those from other councils. When they arrive Cllr Smith will forward to all councillors.

ACTION FS

- e. **New Clerk Update** – Cllr Smith explained that whilst not one individual was keen to take on the whole role, but that Cllr Stones and Smith were willing to share the burden, and asked whether the councillors would approve them both completing the SLCC Clerk Introduction Course enabling the load to be split, and to provide back-up should one be unavailable. Cllr Thompson offered to be the second person

with Cllr Stones– which was welcomed by Cllr Smith. Cllr Smith will send info re the course to both.

ACTION FS/VS/LT

- f. Wentworth Park Rise Hedge Height Reinforcement** (had been moved to Carried Over Items, but Cllr Tagger reported some progress for reporting) – He had actually met with the residents of the house in question which went well. They originally planted the hedge to prevent dog walkers allowing their dogs onto the lawn. He is aware of the deeds and the fact that they are way higher than they should be. Whilst very, very grateful to DPC for their offer of help as he is in poor health, he already has the hedge cut twice a year – once in April and once in September. September 20 wasn't done so it is higher than normal. He is happy to keep his hedge trimmed and kept to no more than 2m high. Cllr tagger explained the council wanted them low to ensure clear view of the church, however 2 metres was a low as he was prepared to go on the basis that a good view could be had from the other side of the road– and he will do this at his own expense. Cllr Jackson points out that whilst the meeting was amicable, the goal of a height restriction of 1m hadn't been achieved as dictated in the deeds. Cllr Tagger explained he asked for this many times, and that the owner felt unfairly targeted – Cllr Britton reminded everyone that the aim was to ensure clear view of the church, and he has been up there and the view was fairly clear and so it would return to Carried Over Items.
- g. A1 Pollution** – No progress as yet, Cllr Tagger will aim to move it forward this month.
ACTION AT
- h. Salt Bins** – Cllr Smith confirmed she had designed a poster which had been put up in the village by Cllr Britton and that she would add to the Facebook page. Cllr Britton reads a letter from a resident on North Lodge Lane (unadopted Rd discussed in January) requesting a Section 137 grant in order to purchase a bin and salt for all the residents. There was no dissent to the proposal (by Cllr Britton) to provide around £300 and it was seconded by Cllr Stones.
ACTION MB
- i. Village Field Footpath** – Cllr Smith confirmed she had forwarded contact details for the Field Committee to the person who had suggested the path.
- j. Land Enquiry** – Cllr Smith confirmed she replied to the gentleman who had enquired about DPC land, and had received no reply.
- k. Village Sign** – Has been put back on the agenda as discussed, ready to discuss next month.
- l. Gardening Club Subscribers** – Cllr Smith confirms Cllr Tagger has sent her the details of those villagers wanting to subscribe to the Newsletters.
- m. Village Benches** – Cllr Smith had sent out a catalogue to councillors previous to the meeting, from a manufacturer of benches, shelters etc. She had also sent a document highlighting some of the key ideas. One idea that seemed sensible was for

a shelter for the bus stop near to the Darrington Hotel – it was discussed that it would be useful to know whether planning permission would need to be sought first so Cllr Smith will investigate. Cllr Tagger had raised on email the option to refurbish the old bus stop, which is another option to look at. Previously it had been agreed to demolish the old bus stop once it became unsafe and to monitor it until then. It isn't unsafe or unsightly at the moment. Another option was providing benches/picnic bench/tables as suggested by a resident in January. Suitable locations were agreed to be in short supply but the bottom of Southeron Croft was a possibility. Line of sight could be an issue so Cllr Smith agreed to investigate the rules around this. Cllr Britton asked all Cllrs to keep an eye out whilst walking and bring any other location suggestions to the next meeting.

ACTION FS/ALL

- n. **Valley Rd Tree** – Cllr Smith confirmed that a resident had notified her that the owners of the house next to the tree had taken ownership and responsibility of it.
- o. **Support Communication** – Cllr Smith confirmed she had posted an offer of support on the Facebook page – no replies had been received which was reassuring.

- 5. **Defibrillator** – Cllr Stones confirmed she did the monthly check and all was fine with it. When weather improves the broken pane of glass will be repaired.

ACTION MB

- 6. **Milners Lane & Footpaths** – Cllr Jackson raised the issue that many footpaths in the village have closed over the years limiting where walkers can go. Cllr Britton explains that we had twice paid for Milners Lane to be cleared. , but it became overgrown rapidly and is now being used for dumping. As soon as access to the Records Office is possible, this is an area we will look into. Cllr Jones confirms this is a common issue he's experienced since lockdown, and asks Cllr Britton to confirm the exact areas we'd like clarification on and he will put them to the planning dept.

ACTION MB/DJ

- 7. **Speed Survey** – Cllr Smith confirms that we have received an offer of a set of speed measuring strips and even though we'd offered to finance two more (so we could measure speeds in 3 different areas in the village), we would only be able to have one as it was a resourcing issue as well as a financial one. The contact had also reiterated that our accident history didn't warrant action but that he would look at the stats once we had them. Cllr Smith asks for the views of where our 'one strip' ought to go. Cllr Britton explains he's been contacted by a resident from Valley Rd who was very concerned about speeding past her house, which she believed to be prominently Dove Coat Farm workers going on shift around 5am and again in the afternoon. She is going to monitor this further. She also raised the issue of HGVs travelling down Valley Rd instead of using the alternative route via the golf club. One of the reasons is that it isn't unlikely that they hit a delay by going past Ripon Farm Services whilst they're having machinery unloaded. Cllr Smith highlights the wording on the HGV Limit sign appears to have the wrong wording – instead of saying '7.5 tonne limit for the next 750 yards' it says '7.5 tonne limit IN 750 yds'. As this was done before her time on the council she didn't know if that wording was intentional (but incorrect on our part in requesting it), or an error on the council's part in providing it. Cllr Jones confirms an

information request to Highways would be needed and that we should make a request for the change in wording because XYZ is occurring as a result of the error. Cllr Smith also asked if there were an alternative to Ripon Farm unloading where they do, but Cllr Britton reminded everyone that Ripon Farm had put in a planning application a few years ago to provide exactly such an area, but it was refused due to it being on green belt land. Cllr Britton suggests we correct the signage first and then perhaps conduct our own survey. Resident C confirms the speeding problem is evident all day and asks whether we ever looked at getting 20mph signs – particularly because of the school being nearby. Cllr Britton confirms it was requested before and refused because of it being a main artery road and that the school isn't actually located on it. Cllr Jones confirms that there is a revisit on 20 mph limits but only when schools are actually located on the road, but there is no reason not to raise it again. Cllr Smith points out that there is an area through Allerton Bywater which has a fairly long 20 mph section even though it looks like a main artery road and asks if Cllr Jones could find out how that was achieved.

ACTION FS

8. Correspondence

- a. A letter from a resident requesting we cover the cost of some litter picking eqpt – they already do this regularly and would like help with buying more bags and a hoop to keep her bags open. Cllr Smith also said providing her with extra would enable her to kit out anyone who came to help out. There followed a discussion on whether a Section 137 grant was needed or whether invoices could just be presented. Cllr Stainer confirmed that would be the normal process, but Cllr Britton questioned it due to the very small amount needed. He also suggested we purchase some items and high vis jackets and put them in the storage box in the Tythe Barn area which currently holds some garden tools and then people could choose to use or not, but there was still concern about liability. Lots of ideas were discussed and in the end Cllr Britton decided to finance the purchase of the goods for her privately and we would look into the legalities of the original issue in the meantime. She had also asked for help as she'd contacted the council to get WMDC to remove the sign frames they'd left in the village after completing works. Cllr Smith had forwarded onto Cllr Jones who is chasing for her.

ACTION MB/FS

- b. A letter a resident, concerned that horses and riders had been using the snicket from Estcourt Rd up to Beech Crescent – believed to be from the livery stables in the village. Cllr Smith agrees to contact the Livery Stables re it not being a bridle path and to highlight the issues etc. Cllr Tagger says there is a similar problem at the top of Wentworth Park Rise. She also raises the garden trimmings being left on Back lane causing a tripping hazard if blown by the wind. Cllr Britton suggests an item in the next newsletter (asking people on Ash Grove to properly dispose of their garden waste rather than throwing over their fences), which is agreed to be the best approach. Cllr Smith also offers to put something on the FB page in the meantime.

ACTION VS/FS

- c. Messages from a resident asking us to contact the farmer who makes the mess on 'the old slip road from the A1' as the mess prevents people from social distancing.

Cllr Smith forwarded the issue to the Farmer. Cllr Britton had been up to look but couldn't see where the problem might be. Cllr Smith double checked the location and it seems he is talking about the A1 end of Spittlegap lane, and whilst this may be muddy we can't see how taking it in turns to pass would cause a problem. Cllr Jackson explained that the farmer owns the fields either side of the road, and obviously crosses from one to the other. It is agreed that Cllr Smith will forward again to the Farmer.

ACTION FS

- d. Cllr Tagger referred to the response he's sent councillors from the ombudsman regarding the challenge to the Bankswood Stables complaint. It remains the case that unless people who live nearer to the site follow up the complaint it will fall dead. Cllr Stones knows that those at The Brotherhood are concerned about it, and she also knows about 4 residents on North Lodge Lane, so she will contact them to make them aware that if they fail to take action, the action will fail. Cllr Britton thanks Cllr Tagger again for all his work on this issue.

ACTION VS

9. Finance

The RFO (Cllr Stainer) confirmed that the amount brought forward from December was £36,877.94 and that there was no income in January.

There were five items of expenditure:

#####	27- 2021	Cheque 834	Fiona Smith	Premium Plan for web site	43.20	7.20
#####	28- 2021	Cheque 835	D Dyas	Gardening/maintenance	144.00	0.00
#####	29- 2021	Cheque 836	M Britton	S137 grant - rock salt	29.94	5.99
#####	30- 2021	Cheque 837	Fiona Smith	Updated Premium Plan for web site	20.84	3.47
#####	31- 2021	Direct Debit	Public Works Loan Board	Loan repayment	1104.17	0.00
Total expenditure					1,342.15	16.66

This left a balance of £35,535.79

Payments to be approved for February:

32- 2021	Cheque 838	Carter and Jackson Print & Design	Printing of newsletters	103.75	0.00
33- 2021	Cheque 839	The Community Heartbeat Trust	Annual Defibrillator Support Cost	162.00	27.00
TOTAL				265.75	27.00

Cllr Britton proposed these payments be made and Cll Jackson seconded and there was no dissent.

The RFO forecast a balance for the end of the financial year of £34,770.04

10. Planning Matters

a. 19 Estcourt Drive - crown issue with tree – DPC will make no comment and rely on the expertise of the Tree Surgeon

b. 16 Estcourt Drive – T1 and T2 beech tree trim had been approved & completed

c. 25 Beech Crescent – T1 tree trim - DPC will make no comment and rely on the expertise of the Tree Surgeon

d. Delph House – Cllr Britton reads out a letter from the resident next door to the proposed house stating that whilst not against any development of the land behind Delph House, they feel the proposed building is far too large and out of character with surrounding buildings and would probably cast shadow in the afternoon sun. They would love to have the applicants as neighbours, as was the original idea when they bought Delph House.

Cllr Britton invites Resident A to comment, and he states that everything that they'd said they'd tried to include in the original statement and get it out into the public arena as soon as possible, which is what they'd done. He explained that they had tried to mitigate any issues they'd tried to identify but the reason for their attendance today was primarily to listen and see what they could learn.

Cllr Britton invites Resident B to comment, who is the resident potentially most affected, and has lived next to Delph House for 33 years, and has also owned a property on Greenroyd Court adjacent to the proposed development, for 21 years. He challenges the impression given in the planning statement by the developer, that Resident A has attempted to minimise impact on surrounding neighbours when in fact there were quite a few issues which he reads out from his objection letter (see addendum A):

He also explains that the situation was having a bad effect on their health and well-being, and that all the neighbours to the proposed development had objected because of the negative impact it would have on their properties.

Cllr Britton invited Resident C to comment, who echoes all comments made by Resident B, and questions just how much consideration has been taken into account for the surrounding areas and neighbours, when it's 6 to 7 metres height alongside bungalows in an already 3m lower position is so clearly going to appear huge and have a massive impact. He stresses that he too has no objection to the land being developed, but only with suitable consideration for the environment and neighbours.

Cllr Britton summarises that there are 17 comments to date on the planning site, 11 objections, 5 letters of support and one neutral. Objections seem to follow the same lines as those expressed tonight.

Cllr Britton clarifies that DPC's rights are the same as theirs, i.e. to make a comment or objection to the Planning Committee, and for that to happen one of the councillors would have to propose the motion and another second it. He encourages the councillors to discuss.

Cllr Tagger confirms he's read all documents and listened to all arguments and refers to the argument of 'any material harm' that he believed would present a case – requirements like loss of light/overshadowing and overlooking/loss of privacy, as being areas that if affected, should cause us and residents to be concerned. He believed the scale of the building meant that both of those would be significantly impacted negatively, and had a view that Wakefield wouldn't think it worthy of approval, and as such would propose that the council object.

Cllr Smith agreed with what Cllr Tagger had said, and that Residents B & C had raised perfectly valid points that would concern her if she lived where they do, and that she would therefore, happily second an objection. Cllr Stones confirms she would too.

Before taking a vote, Cllr Britton gives Resident A the opportunity to comment. Resident A reiterates that he was here to listen and had nothing to add. He reiterated that they'd gone to great lengths not to overlook and overshadow but for the moment thanked everyone.

Cllr Jones declares that he is on the Planning Committee and therefore will not be involved in any vote or decision making but would echo the concerns that Cllr Loughran has already stated about the application.

There is some discussion about whether a comment or objection should be made, and it is decided that the council should **object to this particular build – not to the actual development of that land.**

Cllr Tagger proposed, Cllr Smith seconded and no dissent was given.

ACTION MB/FS

11. Reports: School/Police/Gardening Club/Village Field/Newsletter

Cllr Tagger explains the 11th Gardening Newsletter went out and is on the Facebook page and there are 5 copies of the calendar

Cllr Stainer confirms there will definitely not be a Feast & Fayre this year.

Cllr Tagger reiterates concern about the muddy path from the field onto the roads at either side, which Cllr Britton says need to be directed towards the Field committee.

12. Carried Over Items

Given the current situation with the coronavirus pandemic restricting actions and projects that might otherwise be progressing these items are included in the minutes simply so as "not to forget them" when things return to normal.

The current items are:

- a. Parish Meeting and Annual General meeting
- b. Litter pick
- c. Speed strips installation and data analysis
- d. Report from Wakefield Highways covering crossing in Estcourt Road, Marlpit Lane narrowing, 7.5 tonne signs in Valley Road, Unofficial lay-by on slip road and litter on the slip road.
- e. Enforcement of regulations within deeds of property by Wakefield MDC planning.
- f. Broken glass in telephone box housing defibrillator
- g. Hedge Cutting on Philip's Lane
- h. Planter Damage
- i. Dog Waste Station Installations
- j. Wentworth Park Rise Tree Height Enforcement

13. Minor Items

a. Cllr Jackson asked who looks after the Tythe barn garden area because his wife would like to volunteer to do so. It is discussed and confirmed that our gardener will continue to do much of the winter work and clearing/tidying whilst he is quiet, and Mrs. Jackson will do more actual weeding/planting/bed maintenance etc during the spring/summer.

Cllr Britton explains that when the weather is better the planters will need more attention.

14. Date of Next Meeting

The next meeting will take place on Thurs 18th March at 7pm.

Meeting ended at 8.55pm

Addendum A

19th January 2021

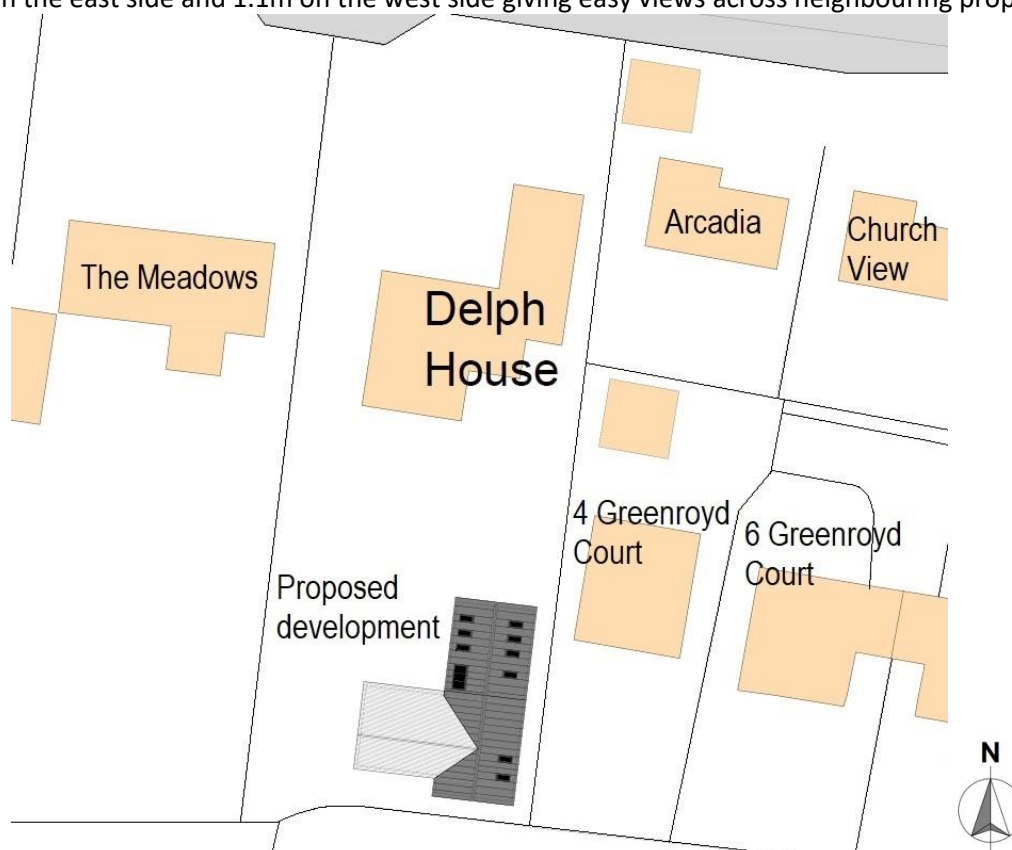
Objection to Planning Reference 21/00047/FUL

Construction of Single Detached House - Delph House (land to rear) Estcourt Road, Darrington,
Pontefract WF8 3AL

Dear Sarah,

I object to the proposal to the Construction of a Single Detached House in the garden of Delph House, Estcourt Road, Darrington for the following reasons:

1. Overlooking - The height of this house is amplified by the closeness to the boundary and the elevated position of the sloping nature of the ground will lead to a previously private area, gardens and windows being overlooked by a ground floor window, a door and six roof windows. The applicant states they propose "to set the new house down slightly into the site to reduce the massing of the new building". Looking at the drawing no:2020-12-18-MJ-PL-001.3 it shows minimum excavation to simply level the foundations for their house. They also make the point "the high level roof windows are positioned such that they will not permit views across the neighbouring properties". However, the roof windows room height according to drawing no: MJ-PL-001.2 starts at 1.4m on the east side and 1.1m on the west side giving easy views across neighbouring properties.



2. Overshadowing - The Height of the house will be increased by its elevated position and the close proximity slightly over 1m from the boundary. The development would be such that unreasonable overshadowing would occur even without an elevated position, causing loss of daylight and solar

gain to my principle rooms (living room, dining room and kitchen). Diagram below shows a horizontal 45° splay line towards the proposed house from the middle of my patio window.



3. Overbearing - The height and scale of a large two storey house running more than the full length of my garden on top of the elevated position on the slope means the property would have an oppressive impact on my small bungalow which is already 3m below the level of the garden.



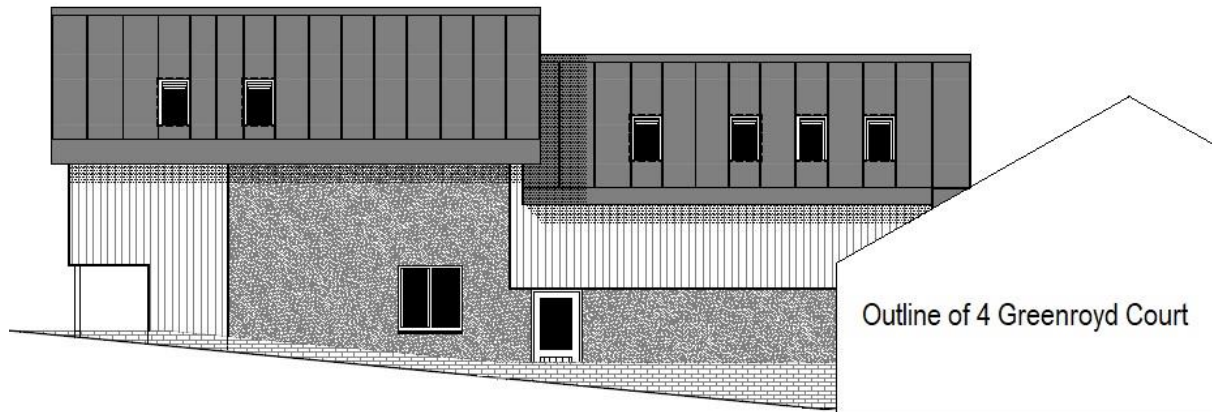
View from 4 Greenroyd Court facing the proposed development which would be total length of my garden.



View showing my bungalow 3m below top of the garden and the proposed house position close-up to the total length of the boundary that can be seen causing the removal of the hedge to allow for a narrow path to a door.



View from the west corner of 4 Greenroyd Court showing 3m elevation to top of garden and neighbours hedge.



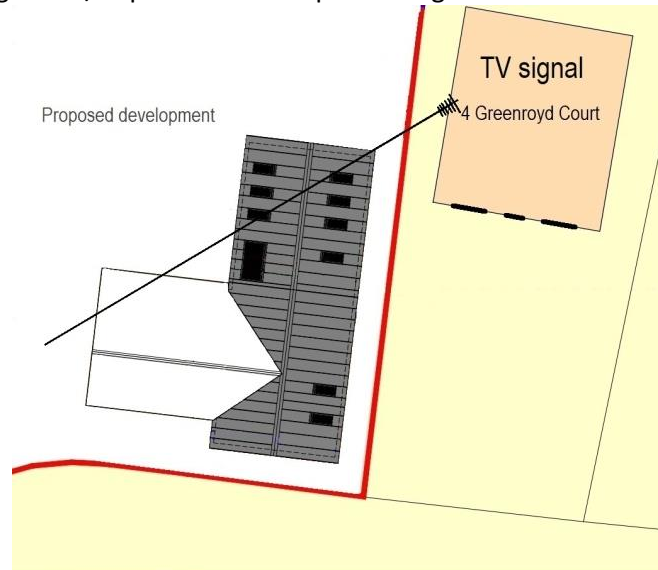
4. Out-of-character - The design of this large two storey house, is not in keeping with the stone built bungalows with pitched tiled roofs around it on Greenroyd Court or The Meadows. A seam metal roof does not appear to be in keeping with the surroundings.

The house would also be behind the building line of all the bungalows in the area and more than the length of our gardens.

The original planning development in 1988 for this row of bungalows, was agreed by the council with the proviso that only bungalows, not houses were to be built along the back row on Greenroyd Court.

5. 21m rule - I also question its distance from Delph house. It appears to be well short of the 21m rule. I estimate it at 14m to the largest individual room in the house over the garage which is a living room or could become the main large bedroom.

6. Television reception - The height and location and seamed metal roof will also obstruct my television signal strength and/or prevent its reception altogether.



7. Road safety - Additional traffic to the busiest section of Darrington, because of parked cars opposite the only shop.

I ask you to reject this application, as the position and height of this large monolithic house, which is the size of a 4-6 bedroom house, is unsuitable for the above reasons and out of keeping with the bungalows in the immediate area. It will adversely affect the privacy of the immediate residents. I trust you will consider my objection and refuse the planning application.

G. Fletcher