

# **FARNHILL PARISH COUNCIL**

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## **MINUTES OF AN EXTRAORDINARY MEETING OF FARNHILL PARISH COUNCIL HELD ON THURSDAY 21<sup>ST</sup> NOVEMBER 2019 AT 7.30PM AT KILDWICK /FARNHILL INSTITUTE.**

**PRESENT** Councs. D Atkinson (Chairman), Councs. M Scarffe, J Waring, S Wood, CDC Representative Counc A Brown & Clerk S Harding-Hill .

### 161/19 **PUBLIC PARTICIPATION**

No members of the public present.

### 162/19 **COUNCILLORS APOLOGIES FOR ABSENCE.**

Councs. S Nelson,

### 163/19 **DISCLOSURE OF INTERESTS**

None

### 164/19 **PLANNING**

- a. **Application Number:** 2019/21124/TCA  
**Proposal:** 1 no. Scotts Pine Tree –Fell.  
**Location:** Oak Bank, Main Street, Farnhill, Keighley, BD20 9BW  
Farnhill Parish Council responded by saying that they objected to the application because they thought there was not sufficient justification to cut down the tree.
- b. **CDC Decision Notice**  
**Application Number:** 2019/20951/FUL  
**Proposal:** Proposed residential development of 3. No new build detached dwellings.  
**Location:** Land West of Springbank House, Farnhill, Keighley, BD20 9BT
- Craven District Council has considered the above application and Refuses Planning Permission for the development
- c. **Application No:** 2019/21123/FUL  
**Proposal:** Erection of Two Semi-Detached Dwellings  
**Location:** Land West of the Vicarage, Kirkgate, Kildwick

Farnhill Parish Council objected to the above proposal for the reasons given at Appendix 1

### 165/19 **13 South View Farnhill**

Further to writing to the Health & Safety Executive regarding safety at the Play Area whilst the works at 13 South View were being carried out, a response was received from HSE stating that for this particular case it is the Local Authority (CDC Environmental Health Department) who has enforcement responsibility and we should direct our concerns to them. Clerk to write to Environmental Health stating that we do not feel that adequate precautions have been taken to prevent an accident happening and we feel it is imperative that an Inspector visits the site to carry out an assessment and informs us of the outcome. The Play Area has been temporarily closed due to our concerns over safety until we receive more information. Clerk to send a copy letter to CDC Representative Councillor Andy Brown who will back up our request.

166/19 **FINANCE & ACCOUNTS**

- a. The following accounts were approved for payment by the Council  
RBL Poppy Appeal                      £20.00
- b. A request from Relate Pennine has been received appealing for a donation for Time To Talk a counselling service for children and young people. The Parish Council to ask for more information on how the money would be spent and ask for a copy of their accounts before considering a donation.

167/19 **SIGN AT THE ARBOUR**

A quote for a post mounted sign at the Arbour has been received and the cost of the sign complete with two metal posts would be £178.50. If we wanted to have the sign delivered and installed the extra cost would be £65.00 giving a total of £243.50 plus VAT. The Parish Council resolved to purchase 1 sign to put at the bottom entrance to Lower Arbour to start with and consider a further sign for the entrance at Arbour Top at a later stage if necessary. Counc M Scarffe to draw a plan of the exact position the sign needs to be fixed.

168/19 **CLERKS SALARY**

The Parish Council reviewed the Clerks Salary and it was agreed that the paid monthly hours should be increased from 18 to 22 as from the 1<sup>st</sup> November.

170/19 **GENERAL DATA PROTECTION REGULATIONS**

The Parish Council is concerned about the issues that may arise from storing Parish Council data on personal computers and would like more information regarding data protection. Clerk to ask our Data Protection Officer if he will attend a meeting to help and advise. Clerk to draft a Data Protection Policy for the December meeting.

180/19 **DEFINITIVE MAP MODIFICATION ORDER APPLICATION**

The Parish Council agreed to make a new application to record a public footpath commencing at the existing footpath no 18 and running to Hanover Street & Bright Street. Clerk to provide copies of User Evidence Forms for the next meeting.

181/19 **MINOR ITEMS OF BUSINESS & ITEMS TO GO ON AGENDA NEXT MEETING**

The Parish Council resolved that from the December meeting the meetings should start at 7.00pm instead of 7.30pm because the meetings were going on too late.

Appendix 1

Farnhill Parish Council made the following observations

Whilst the site of this proposed development lies outside the Farnhill village boundary, Farnhill Parish Council considers that, as with the previous application 2019/20775/FUL, if this development is allowed to proceed it will have a significant adverse effect on Farnhill and Kildwick as well as the two Conservation Areas.

Whilst the earlier application was for two large detached dwellings within the vicarage garden the current application is for two relatively small semi detached houses. The dramatic change of approach to the development of the vicarage garden seems strange and is not helped by the absence of a Design and Access Statement which might have given reason/justification for the development. The most obvious reason would seem to be an attempt by the owners of the property, namely the Diocese of Leeds, to increase the value of the Vicarage prior to it's sale. However, the absence of any clear plot identification on the plans does throw some doubt on this as it may be the case that the Diocese are intending to retain the two houses for their own use resulting in no effective increase in the local housing stock.

The two houses are positioned relatively closely to the Vicarage but there appears to be no obvious logic for the orientation. The Planning and Heritage Statement which is included within the Application states the orientation with the primary elevation facing North (clearly a drafting error and not supported by the plans) has been adopted so there will be no loss of privacy to the houses to the north ( i.e. Byways and Holly Tree House ) This too is incorrect as the main habitable rooms ( the lounges) in the two houses have windows which face north. The fact that the window layout differs between the plans and the elevations is also a matter of concern. Byways will be adversely affected as the only area of open outlook from the house is to the south across the garden of the vicarage and that will be effectively cut off by the north elevation of the two houses which is not attractive, especially with the large central gable wall.

The Planning and Heritage Statement states the dwellings have been designed in a vernacular cottage style, but it is certainly not a vernacular style which is found in the immediate area. In addition, random rubble stonework brought to courses, artificial stone slates and grey aluminium framed windows will take some finding in Kildwick/Farnhill. Perhaps this is why the Statement makes much use of the suggestion that the houses "will barely be visible from public views outside the site", which unfortunately will not be true.

There is no doubt that there will be much less loss of trees with the revised proposal and that is a beneficial aspect. However, trees will be lost and the loss will inevitably be greater at construction stage than at planning stage. The absence of any clear plan for the future protection of the trees is a concern. Craven District Council, having recently declared a Climate Emergency, will have appreciated that trees are becoming increasingly important and it is to be expected they will be taking additional measures to ensure trees are not lost unnecessarily.

The Planning Statement acknowledges that the site lies within a Green Wedge Zone but suggests that the erection of two small dwellings would not adversely affect the zone. This is an argument that could be put forward for any proposed developments in Green Wedges and should be firmly rejected if the Local Plan is to retain credibility.

The proposed access to the development is from Main Street, but it would be interesting to know how any rights for vehicular access at this point have been established as access to the old vicarage is off Kirkgate. It is this Council's understanding that the ownership of at least part of the proposed accessway lies with the owners of Holly Tree House who will take measures to prevent further vehicle use. Visibility at this point is extremely restricted and all vehicles using the access are at increasing risk of collision with vehicles travelling to or from Farnhill. It must also be borne in mind that when the A629 is blocked, which is an increasingly common occurrence, the road through Kildwick and Farnhill attracts a lot of additional vehicles. In addition, the recently approved housing development on Skipton Road opposite this site will inevitably attract a significant number of road vehicles some of which will want to use Main Street for access/egress adding to the difficulties with the proposed access to the two houses. The response from the Highways Consultee was not available when this letter was being drafted but it is to be expected that their original advice that the access was unsuitable because it does not meet the required visibility standard will still apply.

Whilst some reference has been made within the Statement to the effect of this development on Kildwick, no consideration has been given to the negative effect it will have on the Farnhill Conservation area and the residents who will be adversely affected by it. The site is overlooked by the historic houses of old Farnhill, especially to the north of the Leeds/ Liverpool canal in an area which is designated as a Highly Significant View in the Conservation Area Appraisal. The development of this site cannot fail to harm both Farnhill and Kildwick Conservation Areas, which is quite clearly totally against national planning policy.

Included with the Application is a personal letter from the Agent for the Diocese to the Planning Manager which goes to great lengths to suggest the Application should be approved. Inevitably this will put pressure on the Planning Manager and it is to be expected that a fair minded and informed observer would conclude that there might be bias on the part of the decision maker. As such it is surprising that this letter has been accepted during the Validation process.

Much of the letter is a reiteration of the Planning Statement, but there is a section on site access and parking where the Agent has attempted to justify allowing the access on the basis of recorded accidents. It is entirely clear to everyone in both Kildwick and Farnhill that the junction in question is an accident waiting to happen and to suggest the fact that no one has been killed there is sufficient reason to allow increased usage is very disturbing and a very poor reflection on the Diocese. In addition it suggests that regular vehicle access to the Vicarage garden has established a right of access for the two new houses. Local opinion has no knowledge of any such vehicular access to the garden and the photograph included within the letter clearly indicates that access by anything larger than a wheelbarrow would be extremely difficult. The letter goes on to discuss a "fallback position" whereby the Vicarage could form additional car parking spaces within the garden to circumvent the need for any approval for use of the access. Apart from the highly dubious nature of this suggestion it fails to acknowledge that the owners of both Byways and Holly Tree House also have such rights so could legally increase their parking allocation with a corresponding legal increase in use of the access. That is further justification for not allowing access for the two proposed houses off Main Street.

Reference is made to Paragraph 107 of the NPPF as well as, presumably in error, Para 32. It would seem more appropriate to refer to Para 110c which states developments should "create places that are safe secure and attractive, which minimise the scope for conflict between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local design character and standards".

The Parish Council is aware that Kildwick Parish Meeting have opposed this development and fully support their views. Whilst the change to two semi detached houses gives a marginal improvement the negatives still far outweigh the positives and it is the opinion of this Council that this Application should be refused.

#### **DATE OF NEXT MEETING**

**THURSDAY 19<sup>TH</sup> DECEMBER 2019 IN KILDWICK/FARNHILL INSTITUTE AT 7.30PM**

**All members of the village are welcome to attend**