

# ARKENGARThDALE PARISH COUNCIL

Clerk to the Council – Lisa Bridge  
Email: [arkengarthdale21@outlook.com](mailto:arkengarthdale21@outlook.com)

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## DRAFT MINUTES OF A EXTRAORDINARY MEETING HELD IN ST MARY'S CHURCH, ARKENGARThDALE ON WEDNESDAY 8<sup>th</sup> March 2023 AT 7 PM.

**Present:** Councillor S. Stubbs (Chair), Councillor P Harker (Vice-Chair), Councillor S. Atkinson, Councillor R Stones, Councillor N Barningham and Clerk L. Bridge.

**1. Apologise for absence and approve reasons for absence.**

None

**2. Declarations of interest**

None.

**3. Minutes of the last meeting**

The minutes of the meeting on 6<sup>th</sup> February 2023 were confirmed as a true and correct record by the Council. Proposed by Councillor Stones and seconded by Councillor Barningham.

**4. Public session.**

There were a lot of people who attended the meeting. Due to the interest in the item and even though it was not a public meeting, the Chairman decided to allow a maximum of five people to speak for three minutes each. No one spoke but instead asked if their emails could be read out. The Chairman read out emails from Alison Piet, Jane Ellis and Brian Stokes, Diane and Steve Coleman, Nick and Joanne Collingwood, which opposed the application and David Williams who was for the application. Sue Stephenson read out the conclusion of their comments against the application, as the Chairman didn't have a copy. The Chairman then read the changes following consultation after the public meeting on the 24<sup>th</sup> August 2022, from the itemised list in the planning application.

**5. Ongoing matters.**

**6. Planning Applications**

**6.1. Planning application R/01/331R CB Inn –** The application was then discussed between the

Councillors. Councillor Stones stated his concern was about the spring water supply, even though the application had said there was capacity at the moment, the constantly changing climate problems meant that the drought spells were probably going to get worse in the future so how long would there be sufficient capacity before there was a problem. There had already been an issue with a farmer running out of water last summer and he had to draw water from another spring to deal with it. His other concern was the sewage outflow which was over capacity now so even though the staff accommodation included a separate package treatment plant this will still generate outflow that the existing stone drain would not be able to handle. All overflows would go downhill and into the river. Councillor Barningham seconded these concerns plus the additional concern of the site location being too far from the Inn.

Councillor Atkinson was still concerned about the aluminium windows and doors plus the use of cedarwood cladding, none of these being in keeping with the local area.

Councillor Harker expressed his concern that the proposed site itself is a greenfield site, not a brownfield site. Also, he would prefer proposed building be attached to or nearer to the CB Inn.

Councillor Stubbs commented that during his time living in the Dale they had lost two Village Shops, the Post Office, the Village Institute, Langthwaite Chapel and the Primary School. He felt that the CB Inn was a very valuable community asset which deserved support, especially being a pub, as many are disappearing across the country at a very fast rate.

The councillors then had a vote on the application which resulted in four to one against it. As much as the councillors voted against the application they all insisted they were all for supporting business but not on this site, with the collective concerns they had.

### **Material Considerations**

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

## **7. Financial**

7.1. There was nothing additional.

### **7.2. To approve the following amounts to Payments**

N Barningham	Expenses	£25.00
Vision ICT	Invoice for Annual Hosting	£225.76

#### **Payments made/amendments**

L Bridge	Salary January	£203.53
St Mary's Church	Part 2 of first Grant payment	£656.41

Proposed and Seconded by Councillors Atkinson and Harker

7.3. **Payments received** – Emergency Com Fund Account £300.00

<b>Main Account Balance on 31<sup>st</sup> January 2023</b>	£6,104.22
<b>Reserve Account on 31<sup>st</sup> January 2023</b>	£1,138.03
<b>Arkengarthdale Emergency Community Fund on 31/01/2023</b>	£801.83

## **8. Future meetings**

It was confirmed that the next meeting which was an **Annual Parish Meeting** as well as a Council meeting and would be on Monday 3<sup>rd</sup> April 2023 in St Mary's Church, Arkengarthdale at 7 pm.

The meeting ended at 19:56 pm