

## **Minutes of the Melbecks Parish Council meeting held on Thursday 20th March 2025 at Low Row Institute**

The Melbecks Parish Council meeting was held on Thursday 20th March 2025 at 7.30pm at Low Row Institute. Present were Councillors Silver, Calvert, Bowe and Strafford with Cllr R. Alderson chairing. The Clerk was Miss N. Adams. Also present were Janine Ledger, Julia Fox and Amanda Maddens, from the Upper Dales Community Land Trust. One member of the public was also present. All were welcomed to the meeting.

It was agreed to receive the presentation from the Upper Dales Community Land Trust (UDCLT) first and introductions were made.

### **UDCLT presentation**

The council was informed that the Upper Dales Community Land Trust would like to commission a housing need survey in the parish to find out if there is a need for affordable housing to rent for people of the parish. If the Parish Council gives permission for this, the survey will go out to residents and those employed in the parish, with four weeks given to complete the forms. The plan is for this to go across six parishes. If there is found to be a need for affordable housing, a small piece of land of approximately one acre will be need to be found.

The UDCLT were asked if priority will be given for planning permission from Yorkshire Dales National Park Authority and it was confirmed that there are rural exceptions sites where housing can be built on greenbelt land but any development must blend in with the village and local area. Any development would be subject to a full consultation process.

The council was informed of the history of the UDCLT which was originally established by Councillors John Blackie and Stephen Stubbs who realised that there was a lack of affordable housing locally and this organisation is now a charity, partnered with North Star Housing Association, and recently Bainbridge Chapel was converted and it now houses local tenants. There is also planning permission in place for a site in Arkengarthdale and the UDCLT has support from YDNPA and North Yorkshire Council.

If it goes ahead, the survey would need to demonstrate that there is a need for housing in the next three to five years. If there is a need, going forward, there will be a call for sites and housing would be a mix of social rent, affordable rent and shared ownership. Each village will have equal priority. UDCLT will come back and share the details of the survey once it is complete.

If the council gives permission for the survey to go ahead, this will commence on 5th May 2025 with posters and leaflets provided to advertise the survey and how to complete this. The council will consider this and the clerk to reply to Janine Ledger as soon as possible.

Janine Ledger, Julia Fox and Amanda Maddens were thanked for their presentation and left the meeting at 8 pm.

### **1. Apologies for absence**

Apologies were received from North Yorkshire Council Councillor, Yvonne Peacock.

### **2. Declaration of Interests**

There were no declarations of interest.

### **3. Minutes of the last meeting**

The minutes of the last meeting, held on 30th January 2025 were agreed to be a correct record, and these were signed by the Chair.

#### 4. Matters Arising.

Notice boards: Reeth Estates have offered to donate £250 towards the notice board and NYC Councillor Yvonne Peacock has offered £300-£500 from the May round of Locality Funding. Post for grit - Cllr Silver is working on this, and hopes to have this in place soon.

#### 5. Finance

- a) Clerk's salary and expenses: £1150 plus £32.50 for expenses, a total of £1182.50. An order to pay and a cheque were signed for the clerk's salary and expenses of £1182.50
- b) Zurich Insurance renewal: £196.00. An order to pay and a cheque were signed for the Zurich Insurance renewal of £196.00.
- c) YLCA membership renewal: This has not yet been received.

#### 6. Highways

- a) Highways reply: No reply has been received. The council noted the closure of the B6270 in Low Row on Thursday 27th March 2025 between 19:00 and 06:00.

#### 7. North Yorkshire Council

- a) There were no items. \_\_\_\_\_

#### 8. YDNPA

- a) Spring Parish Forums April/May 2025: The council noted that the Northern Area Spring Parish Forum will be taking place on Wednesday 23rd April 2025.
- b) Coast to Coast Path- Lowanthwaite Mea: The council noted that the diversion order for Footpath 19, Melbecks (20.95/19) has now been confirmed, and the public notice will appear in the Darlington and Stockton Times on Friday 21 February 2025.
- c) Protected Tree decision weekly list: Brocca Bottom, Low Row Fell of 1 x larch has been approved. The council noted receipt of this and there were no comments or objections.
- d) Pear House Yorkshire Dales Millennium Trust grant submission: The council noted this application and no comments or objections were raised.
- e) Householder planning permission for demolition of existing porch and construction of larger replacement porch to accommodate downstairs WC at West View, Satron, Gunnerside, Richmond, North Yorkshire, DL11 6LD - R/05/203C. The council raised no comments or objections.

#### 9. Any Other Business

- a) Shared Rural Network Site EAS0519 - Land at Gallows Top, Low Row, Richmond, DL11 6PP. The council were provided with a letter and associated drawings detailing proposed telecoms upgrade works Land at Gallows Top, Low Row, Richmond, DL11 6PP. There were no comments or objections raised.
- b) VE Day wreaths: The council agreed to purchase two wreaths, one for each village. The clerk will order these.
- c) Richmond Rotary Club Best Kept Village 2025: The council noted receipt of this invitation to take part in this competition, however it was agreed not to take part this year.
- d) A request was received from Richard Lewis for funding from North Yorkshire Council for volunteer jackets for the Melbecks Emergency Group to be paid into the council bank account and then paid out again to purchase the equipment. This was unanimously agreed and a cheque and order to pay for £1265.00 were completed.
- e) Monthly Police Report - 10th March 2025 to 7th April 2025. Councillors noted receipt of this police report.
- f) Benches in Low Row. It was confirmed by Councillor Bowe that the family are happy for the bench to be removed, therefore both benches can now be removed. g) Great North Air Ambulance. A letter of thanks from GNAA for the £50 donation was read out.
- h) UDCLT: Councillors unanimously agreed for the housing need survey to go ahead. The clerk to confirm this with UDCLT.

#### 10. Date of next meeting

The next meeting will be on Thursday 15th May 2025 at Gunnerside Village Hall

As there was no other business, the meeting closed at 8.40pm.

