



**Minutes of the Meeting of Kettlewell with Starbotton Parish Council
Wednesday 3rd August at 7.30pm in Kettlewell Village Hall**

Present: Councillor Lister (Chair), Councillor Macefield (Vice-Chair), Councillor Appleton (part of the meeting), Councillor Close and Councillor Wilkinson

Laura Jowett (Clerk), Councillor Richard Foster (NYCC), Councillor Sue Metcalfe (CDC), Councillor Liz Hall (YDNPA Parish Representative), and thirteen members of the public

2223/52 To receive apologies and approve the reasons for absence.

None, all were present.

2223/53 Disclosures of interests and requests for dispensations

None.

2223/54 Minutes of the previous meeting

RESOLVED that the minutes of the Meeting of the Council held on Wednesday 6th July 2022 were accepted as a true and accurate record. Councillor Lister signed the minutes.

Item 2223/56 was taken next

2223/56 To receive reports from North Yorkshire County Council and Craven District Council and the YDNP Parish Representative

Councillor Foster (NYCC) gave a brief update. He advised that work is progressing to set up the new council and that working groups are now meeting. He advised that he has meetings on Fridays and is able to raise Highways issues. It was confirmed that the pot holes have now been repaired.

Councillor Hall (YDNPA Parish Representative) spoke in relation to planning application C/46/75C and suggested that the Parish Council request that the application be considered by the Planning Committee.

Councillor Metcalfe (Craven District Council) gave advice about the format of the Council's response to planning application C/46/75C

2223/55 Public Participation

Members of the public spoke of their opposition to the application for change of use from "hotel and public house" to "hotel and private bar/function room" at the Kings Head Hotel.

Residents had previously held a well attended public meeting and 37 objections had been submitted on the YDNP planning portal.

Issues highlighted included parking issues, the loss of a valued community facility, inaccuracies within the application and concerns about the reduced contribution to the local economy.

One member of the public urged the Parish Council to support residents and object to the application and request that it be referred to the Planning Committee.

A resident advised that whilst the pot holes had been repaired there were still dangerous gaps between the road and the verge. Councillor Foster offered to report this to the highways department.

2223/57 Planning

a) To consider planning applications:

- i. **C/46/75C Full planning permission for change of use from "hotel and public house" to "hotel and private bar/function room" at Kings Head Hotel, The Green, Kettlewell, Skipton, BD23 5RD**

The Council considered the application, and the comments made earlier in the meeting.

Resolved to recommend that application C/46/75C be refused on the following grounds:

- Significant opposition within the community demonstrated by the number of objections to the application.
- Loss of amenity
Policy C9 of the Yorkshire Dales National Park Local Plan aims to protect vital community facilities. This application would result in the loss of an existing community facility which is valued by the local community and would harm community vitality. Kettlewell with Starbottom Parish Council is concerned that the loss of amenity impacts on the local population and future tourism. There is a need for this amenity (4.64 applies).

Paragraph 93 of the National Planning Policy Framework states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community. This application would not retain the facility for the benefit of the community.

The Parish Council would suggest that there is a lack of detail regarding the nature of the business, including operating hours and that a substantive business case should be provided (Policy BE7), particularly as the Village Hall is not fully booked for functions. The Parish Council would question how the applicant would prevent nuisance to neighbours when the premises are being used and especially late at night and how this would be policed.

- Loss of a viable amenity
Having three public houses in the Kettlewell makes the village more attractive to visitors, a reduction in amenities would place excessive demands on the other two public houses and make Kettlewell a less desirable destination.
It cannot be demonstrated that this community facility is unviable as the exceptional recent circumstances of the pandemic are not representative of usual patterns (4.65 of the Local Plan applies)

- Negative local employment impact if not run as a public house (Policy BE7) and reduction in contribution to the local economy

This change of use would have a detrimental impact on local employment. It would offer reduced regular, continuous employment opportunities in favour of casual employment.

- Parking issues
This change of use would exacerbate parking issues in an area where parking is very limited, restricting access and causing friction with residents.

If the Planning Officer is minded to approve this application Kettlewell with Starborton Parish Council request that this application be decided by Planning Committee.

2223/58 Correspondence

- To receive information from NALC regarding the Department for Culture, Media and Sport (DCMS) consultation into short term holiday lets and the impact on communities. To consider any response the Council wishes to submit to NALC.**

Received and noted. It was acknowledged that this is an important issue within the Parish and that a response to the consultation would be drafted and agreed by email before submitting to the National Association of Local Councils (NALC).

2223/59 Land Registry

- To receive information from solicitors regarding registering a piece of common land**

Information had been received regarding first registration of a piece of common land.
Resolved to pursue first registration.

- To consider agreeing expenditure for this project**

Resolved to approve expenditure of £450 (excluding VAT) for initial inquiries.

2223/60 Financial Matters

- To note the bank balances and receive a bank reconciliation to 24/07/2022**

The bank reconciliation and balances at 22nd July 2022 were received and noted

- Community account - £100.00
- Business account - £6,485.24

- Resolved** to approve the following payments:

- Clerks expenses: Direct Debit to IONOS for website hosting (to 10/07/22): £1.20

2223/61 Date of the next meeting

The next ordinary meeting of the Council will be Wednesday 7th September 2022 at 7.30pm

Notification of business for future agenda should be 7 clear days of the next meeting