

DATE: Monday 11th August 2025
TIME: 7.00pm
LOCATION: Drawing Room, Bedale Hall
PRESENT: Cllrs Christine Mollard, (Chair), Mike Barningham, Amanda Coates, Dawn Culver, Andrew Hallett, John Howe, Craig Hoyland, David Ingram, and Pam Macklewain-Hallett
STAFF: Nick Reed (Clerk, minutes)
IN ATTENDANCE: iro 60 members of the public [MoP]

25.47	Declarations of interest in agenda items and requests for dispensation There were none.
25.48	Apologies Apologies were received and accepted from Cllr Emma Wells.
25.49	Minutes of the ordinary Town Council meeting held on 9th June 2025 The Council RESOLVED to approve these as a true record of the meeting, and they were signed as such by the Chair.
25.40	Planning application ZB25/01246/FUL There was a lengthy discussion of this application, for the installation of a ground mounted photovoltaic farm with associated access, infrastructure, engineering works and landscaping, on land at Lords Lane. The Council heard contributions from MoP including: A representative from the “Stop Stell Solar Farm” group, who stated that the area has a “special character” and fertile soil, and that the National Planning Policy Framework allows for the protection of such “tranquil spaces”. Also, that Historic England say the area is a “sensitive heritage landscape shaped by human activity over a considerable time-depth”, and the former Hambleton DC Landscape Plan states that “it is important to maintain the character and quality of the landscape, as it plays an important role in attracting important tourists to this area”; A representative from the applicant developer, who stated that the project would provide a valuable contribution towards powering homes, and biodiversity net gain, and would be only of a “temporary nature”; A resident of Lords Moor Farm, concerned about the status of the house which has been described as a non-designated heritage asset, built in 1775 and referred to in Hird’s Annals of Bedale; And other MoP, mostly in opposition to the application, including a statement that even if the public right of way were retained it would be in breach of the 1980 Highways Act requirement to “[protect] the public’s rights to enjoyment” of public rights of way. After discussion, the Council RESOLVED that it objects to the application, on the following planning grounds:

	<p>That the application does not fit with government / principal authority policies – in particular, the National Planning Policy Framework and the NYC / Hambleton Local Plan;</p> <p>That the layout and density of the proposed solar farm would be of significant detriment to the visual amenity of an area currently well used by walkers, cyclists and horse riders for contemplation and enjoyment of the landscape;</p> <p>And that, even though the facility is classed as temporary, over its 40-year lifespan it will have a hugely detrimental effect on the area’s landscape, and that 40 years will seem like a permanent development to many/most current users of the land.</p> <p>Furthermore, the Council is surprised that this application has been submitted, and disappointed that it has been validated, before a decision has been reached in the related matter of ZB25/00872/SCR, concerning whether an Environmental Impact Assessment would have been necessary for the full application. The Council continues to believe that an EIA would have enabled a better understanding of all the issues involved, that this clarity of information would be a benefit to the applicant and objectors alike, and that the full application should not have been allowed to go forward until the screening application was decided and, if required, an EIA produced.</p>
<p>25.41</p> <p>25.411</p>	<p>Updates from minutes (not covered elsewhere on the agenda)</p> <p>The Council has been contacted by an immediate neighbour of the property involved in planning application ZB25/00855/FUL, stating that, contrary to the discussion and minute of item 25.43, they had not been contacted by the applicant or NYC Planning regarding potential alterations to this application. It was noted that the minutes (25.49) remain an accurate record of the discussion as held at the meeting, and that the Council’s resolution had included objection to the application “as is” were such discussions/alterations not to be take place.</p>
<p>25.52</p> <p>25.521</p>	<p>Reports of recent activity</p> <p>Reports of activity from meetings attended by Councillors: Cllr Barningham attended a Bedale and Villages Community Forum meeting, at which it was noted that the Forum has only limited funds going forward, and the Forum’s amended development plan was adopted. Cllr Barningham also attended a Bedale Hall CIO meeting where it was noted that LED lighting is to be installed in communal areas, and an office donated to Bedale Museum as it works towards re-opening. Cllrs Coates, Hallett, Macklewain-Hallett and Mollard had attended the Yorkshire Day celebration in Bradford and Ilkley, and reported it as an excellent event, congratulating the Mayors of Bradford and Ilkley and the vicar of All Saints Church. Many Councillors had attended the VJ Day 80 commemorations at St Gregory’s Church and the Riverside Club.</p> <p>It was noted that the defibrillator at Bedale Hall has not been working, and the Clerk agreed to investigate its status.</p>
<p>25.522</p>	<p>Report from North Yorkshire Council representative: NYC Cllr David Webster reported: that there has been no Council seminar this month, as many officers were on annual leave; that Cllr George Jabbour, Chair of the Council, is on the</p>

	coast to coast walk, raising funds for the Yorkshire Air Ambulance; and that residents can check the recently-changed waste collection schedule on the Council website. Cllr Webster added that the Government has set out proposals for changing the local government funding scheme, with an eight week consultation period currently underway.
25.53	<p>Financial statement and approvals for payment</p> <p>The Council noted the financial statement and RESOLVED to approve the following payments: staff salaries and PAYE; Morgan's £3,500 (grass cutting and grounds maintenance); Streetscape Ltd £765+VAT (play area / fence renovation); W. Braithwaite & Sons £291.67+VAT (planter refill at Market Cross); Rural Market Town Group £105+VAT (membership renewal); Artisan Locksmiths £60 (repairs at Park toilet); and TWC Facilities Ltd £41.90+VAT (sundries for toilets). The Council noted and approved credit card payments to: Jati Ltd £412.50+VAT (memorial bench); and Zoro Ltd £14.15+VAT (sundries for toilets). Receipts were noted of: £552.50 (Market stall rentals); £20 (Park hire); £110 (Yorkshire Day reception tickets); and £6,146.17 (qtr1 VAT reclaim). The cash book balance after these transactions was noted as being £51,109.35</p>
25.54	<p>Planning Matters (beyond 25.40 above)</p> <p>Regarding ZB25/01152/FUL, and ZB25/01153/LBC, permission and listed building consent for an extension and various other works at "Woodrow", 8 North End, the Council RESOLVED that it supports this application, noting the thorough heritage statement and that the building remains in its intended residential use. The Council NOTED the approval by North Yorkshire Council of: ZB25/01114/CLP for a lawful development certificate regarding a rear extension at 65 Stapleton Close; ZB25/01119/FUL for a roof over existing livestock yard at Bridge Grange Farm; and ZB25/01187/CAT for the removal of two ash trees at Greendale Court.</p>
25.55	<p>VJ Day memorial bench</p> <p>The Council considered the purchase of a bench to commemorate the 80th anniversary of the ending of World War 2 with VJ Day. Noting that there are not many spaces for benches in Town Council parks, but that one in the churchyard is decrepit, the Council RESOLVED to contact the Joint Burial Committee offering to fund a replacement bench within the churchyard at the cost of up to £600, this to be of a suitable commemorative design rather than a simple wooden bench.</p>
25.56	Correspondence (background papers provided)

The Chair declared the meeting closed at 8.15pm.

SIGNED: (Chair)

DATE: