

ARKENGARTHDALE PARISH COUNCIL

Minutes of an extraordinary meeting
held at St Mary's Church, Arkengarthdale on
Wednesday 25 March 2026 at 6.30pm

MINUTES

Present: Cllr. S Atkinson; Cllr. N Barningham; Cllr. P Harker (Vice Chair); Cllr. R. Stones and Cllr. S Stubbs (Chair).

In attendance: S Dray (Clerk) and one parishioner

103-25/26 Audio/visual recording

The Chair reminded all present of the council's expectations for audio or video recording of the meeting.

104-25/26 Apologies and reasons for absence

There were no apologies.

105-25/26 Declarations of interest

105.1 Cllr Stubbs declared an interest in item 107-25/26 being the Chair of both the Parish Council and of the Upper Dales Community Land Trust (the applicant of R/01/161).

105.2 No applications for dispensation had been received. It was noted that Cllr Stubbs would be not be present for the discussion of item 107-25/26, and that Cllr Harker, as vice-Chair, would chair that item.

106-25/26 Minutes

The minutes of the last meeting held on 2 March 2026 were confirmed as a true and correct record by the Council, and signed by the Chair.

107-25/26 Planning application R/01/161 – Affordable Housing x 4 on land next to Arkengarthdale Methodist Chapel

107.1 The following planning application was considered:

Affordable housing x 4 R/01/161: Full planning permission for development of agricultural land for erection of 4 no. affordable homes to rent in perpetuity with private amenity space and parking and creation of a public community garden to the north of the site at Land north west of Arkengarthdale Methodist Church, Langthwaite, Richmond, North Yorkshire.

107.2 It was noted that the council had been given 14 days' notice to comment on the planning application with a deadline of 25 March 2026. With such short notice Planning had been contacted for an extension in order to be able to consider the application at the next Parish Council meeting in May. This would also allow time to consult the community after lambing and Easter. In the absence of a response from the Planning Officer it had been decided to hold an extraordinary meeting in order to consider the application within the deadline.

- 107.3 The Council agreed that the principle of building affordable homes for local people was worthy and commendable, but questioned the feasibility of the selected site in Arkengarthdale for this particular housing model because its business success relied on there being adequate local demand. No clear evidence of need in Arkengarthdale itself had been presented in the *Housing Needs Survey* undertaken for this application. It was agreed that this kind of affordable housing model would be more attractive to potential tenants if it were located on a site with easy access to public services, including public transport, and employment opportunities.
- 107.4 It was noted that an alternative solution to ensuring the sustainability of local employment and communities, would be to relax the planning regulations regarding barn conversions for local residency. In so doing, home *ownership*, not just rental, could be made more 'affordable', and in a way that was clearly driven by demand.
- 107.5 On these grounds the council voted to object to the application (3 against, 1 abstain).

108-25/26 Hope Moor Wind Farm

- 108.1 The draft minutes of the first meeting of the Hope Moor Community Liaison Group (HMCLG) held on 3 March 2026 were considered in order to feedback comments to the Hope Moor Wind Farm Team.
- 108.2 The following points were made in discussion:
- 108.2.1 Cllrs Barningham and Harker had attended the first meeting and declared that they had been gifted refreshments, notebooks and pens by the Hope Moor Project Team.
- 108.2.2 It was noted that the clerk for Arkengarthdale had not been permitted to attend the meeting, although clerks from other councils had been allowed to attend. It was also noted that she had been refused the agenda on the grounds that the agenda would be sent directly to representatives only, not for circulation to the full parish council.
- 108.2.3 It was noted that at the HMCLG meeting it had been agreed that two representatives from each parish council could attend each future meeting along with the clerk, but this had not been minuted. It was agreed to request this amendment to the HMCLG minutes of 3 March 2026, and to ask that it was implemented for the next meeting.
- 108.2.4 It was noted that the visual impact assessment for the wind farm development had not been shared with the local communities, and it was agreed to request this from the Hope Moor Wind Farm Team.

109-25/26 **Date of next meeting:** Monday 11 May 2026 in St Mary's Church
Annual Parish Meeting at 7.15pm
 followed by
Annual Parish Council Meeting at approx. 8.00pm

The meeting closed at 8.53pm.