

YORKSHIRE DALES NATIONAL PARK AUTHORITY**PLANNING COMMITTEE**

Public minutes of the meeting held at The People's Hall, Sedbergh on Tuesday, 11th July 2006.

Present:

RA Bird, J Blackie, Mrs A Brooks, G Dalton (in the Chair), W Fenten, C Hammond, TRN Harrison-Topham, D Heather, OJ Kendall, HA Kirkbride, KJ Lancaster, C Lis, Mrs S Marshall, Mrs D Millward, Mrs Y Peacock, Dr KM Petyt, Mrs FG Ramsbottom, Ms N Stedman and W Weston.

COPIES OF ALL DOCUMENTS CONSIDERED ARE IN THE MINUTE BOOK

85/06 MINUTES**RESOLVED –**

That the minutes of the meeting held on 13th June 2006, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

86/06 PUBLIC QUESTION TIME

No notifications of public questions or of the intention to make a statement had been received.

87/06 EXCLUSION OF THE PUBLIC**RESOLVED -**

That pursuant to Section 100(A)(4) of the Local Government Act 1972, the public be excluded during the consideration of each of the items of business listed in column 1 of the following table on the grounds that each involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A to the Local Government Act 1972 specified in column 2:

<u>Item No on the agenda</u>	<u>Paragraph No</u>
14	5
15	6 & 7
16	6 & 7



A member referred to the Committee's practice of circulating all 'reference back' reports as confidential documents. Even though these reports were often taken in public at meetings, it meant that the documents had not been available to the public prior to the meeting. The Head of Planning commented that whilst it may present some difficulties in splitting parts of the reports into public and private sections, he accepted that it would be appropriate to review the current procedures.

88/06 APOLOGIES FOR ABSENCE

Apologies for absence were received from Messrs Brown, Ireton and Pearlman and the Chairman reminded members that a number of members were unavailable to attend the meeting, having missed both of the training sessions that had recently been held.

The Head of Planning reminded members that the Authority had decided that attendance at Planning training sessions was essential and Standing Orders were clear that any member unable to attend such a training session would be unable to take part in any debate or decision making by the Committee.

[Note: OJ Kendall requested that his objection to the disbarment of members be recorded.]

89/06 DECLARATIONS OF THE EXISTENCE AND NATURE OF PERSONAL INTERESTS

The following declarations of the existence and nature of personal interests were made by members:

Mrs D Millward	Personal and prejudicial interest in Plans List No A03, as her husband was associated with the 'Shoot'. Personal and prejudicial interest in Plans List No B04 being acquainted with the applicant.
----------------	--

90/06 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying that had occurred too late to be notified in the appropriate way:

All Members	Lobbied on Agenda Item Nos 13(b) and 13(c)
J Blackie	Lobbied on Plans List No A03
KJ Lancaster	Lobbied on Plans List No A01

91/06 APPLICATION FOR FULL PLANNING PERMISSION FOR REPLACEMENT OF DWELLING RETAINING EXISTING FRONT WALL AND PART OF GABLE WALL, DAGGERSTONES

CONSIDERED –

The report of the Senior Planning Officer.

RESOLVED –

That, notwithstanding the officers' recommendation for refusal, the application for full planning permission for the replacement of dwelling retaining existing front wall and part of gable wall at Daggerstones, be approved –

- on the basis that Reason No 2 (the planning background in this instance justifies approval of the current application) and Reason No 4 (the remaining structure would be an eyesore) provide adequate justification to approve the application contrary to officers' recommendation; and
- subject to the following conditions –
 - i) standard time limit
 - ii) removal of permitted development rights (extensions/alterations; development within curtilage; oil tanks)
 - iii) doors and window frames to be timber and painted white
 - iv) stonework on main house to be laid and pointed in a style and using materials first agreed with the Local Planning Authority

92/06 APPLICATION FOR FULL PLANNING PERMISSION FOR CHANGE OF USE OF BIKE HIRE, SERVICE AND REPAIR CENTRE, BUNKHOUSE ACCOMMODATION AND CAFÉ, FIELD BARN, PARKS FIELD, FREMINGTON

CONSIDERED –

The report of the Senior Planning Officer.

A member reminded the meeting that the Committee's remit was as local planning authority, pointing out that the application conflicted with eight policies of the newly adopted Local Plan. She suggested that the Committee would rightly be criticised if it approved an application on land owned by the Committee's Chairman, submitted by applicants related to the Committee's Chairman, when it was in conflict with so many Local Plan policies. The proposal to refuse the application was seconded with a comment that the type of application and activity it proposed were precisely the sort that should be encouraged in the National Park, but not in this particular location.

It was pointed out that those members who, at the last meeting, had supported reference back of the application had a track record of trying to support the local community. The Committee was reminded that the planning process accepted that

if material considerations existed, an application that was in conflict with local plan policies could still be approved. Whilst it was accepted that there were a number of local plan policies that the application was in conflict with, the Committee had, at the previous meeting, put forward nine 'material' reasons in support of the application. Attention was drawn to the Officer's conclusion that the proposed use 'is acceptable in principle' and while it was accepted that individually the reasons given by members may not provide sufficient justification for approval, it was suggested that collectively those reasons could support approval of the application. The comments of neighbours were accepted, although members were reminded that the applicants had searched widely for a suitable alternative site, the proposal was widely supported and was in line with Authority policies.

In debating the application a number of other points were raised, including:

- whilst land ownership issues should be irrelevant when considering any application, there could well be a perception amongst the public and press that such relationships might influence members' decisions
- it may be acceptable to stretch planning policies on occasions, it would be wrong to break so many policies on this occasion;
- the scale of the development was significant, and car-parking was be highly visible and intrusive;
- applications of this type were always difficult; the issue of the Chairman's interest should be of no significance; there was overwhelming officer advice;
- keen to encourage this type of business, but would not want to end up with just a café; disappointed that the ownership issue had been raised;
- aware of the public perception issue; no question that all members support this type of business but it was so far away from Local Plan policies; hopefully the Authority might be able to assist the applicants in their search for a suitable site;
- concern for the viability of the Dales and the lack of alternative sites;
- comparison with the 'Bluestone' case and a suggestion that the economic benefit that the business would generate might support approval of the application.

RESOLVED –

That the application for full planning permission for change of use of field barn and land to form bike hire, service and repair centre and bunkhouse accommodation and café, Field Barn, Parks Field, Fremington be refused for reasons based on the following:

- i) the existing buildings on site are not large enough to accommodate all the facilities proposed by the applicant without significant extension. The scale and impact of these extensions, together with the proposed site layout, is considered to be harmful to the character of these buildings and their landscape setting, contrary to Policies VF1, VF5, B12 and B13.
- ii) the proposal would detract from the character and appearance of the Conservation Area contrary to Policy B8.
- iii) R2 – clear visibility of 2m x 120m cannot be achieved and consequently traffic generated by the development would be likely to create conditions prejudicial to highway safety.

- iv) R5 – the proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road, and would thus cause interference with the free flow of traffic and consequent danger to highway users.

93/06 APPROVAL OF RESERVED MATTERS FOR ERECTION OF FIVE THREE-BEDROOMED STONE TERRACED COTTAGES, LAND OFF PANT LANE, AUSTWICK

CONSIDERED –

The report of the Senior Planner.

Following an unsuccessful proposal that the application be refused, it was –

RESOLVED –

That the application for approval of reserved matters for erection of five 3 bedroomed stone terrace cottages and associated infra-structure, Land off Pant Lane, opposite Pant Head, Austwick be approved, subject to the following conditions:

1. Adherence to the submitted plans
2. Prescription of design standards, to include inspection of sample panel of stonework, prior agreement/prescription of finishes and preclusion of use of bargeboards
3. Notwithstanding submitted details no consent granted for rear boundary treatment
4. Reclaimed local natural dry-stone wall to be erected to front of site to match the former, as detailed on submitted plans as retained, and subsequent retention;

the unit to be the subject of the local needs occupancy restriction having been identified and satisfactory amended plans having been received.

94/06 APPLICATIONS FOR PLANNING PERMISSION

The following members of the public addressed the meeting on the Plans List items indicated:

Plans List No A01	Mr P Sugden against the application Mrs S O'Neill against the application
-------------------	--

CONSIDERED –

The report of the Head of Planning, listing applications for planning permission, the recommendations thereon, together with a late consultations report circulated after

the despatch of the agenda but prior to the meeting and further late consultations circulated at the meeting.

RESOLVED -

That the applications for planning permission be determined as set out below, subject to: -

(a) the imposition of the conditions required in accordance with the provisions of Sections 91 and 92 of the Town and Country Planning Act 1990 except in those instances where an alternative condition is approved, and

(b) the Head of Planning being authorised to add such conditions as he may consider necessary in the light of observations received from District Councils and/or the Highway Authorities in the specified time period but not warranting reconsideration of the application by the Committee: -

Application [Plans List No – Application No - Proposal] Decision
<i>[Note: These decisions are recorded in the order in which they appeared in the Schedule of Planning Applications NOT the order in which they were considered by the Committee.]</i>
<p><u>Application:</u> A01 S/03/341B Full planning permission for use of building as joiner's workshop, printing workshop and office and store used in association with adjoining builders yard, Four Lane Ends, Marthwaite, Sedbergh.</p> <p><u>Decision:</u> That, after an unsuccessful proposal for a site visit, consideration be deferred to enable officers to discuss further with the applicant the lack of progress with the implementation of conditions imposed under the previous permission and to advise the applicant that members may be minded to consider refusal of the application if no progress is achieved.</p>
<p><u>Application:</u> A02 S/03/405 Development at Hebblethwaite Hall Cottage, Cautley.</p> <p><i>This application was withdrawn at the meeting</i></p>
<p><u>Application:</u> A03 R/48/130A Full planning permission for conversion of barn to form dwellinghouse for gamekeeper, Dales Laithe Barn, Simonstone.</p> <p><u>Decision:</u> That the application be approved in accordance with the following Planning Officer's recommendation:</p> <p>It is recommended that permission is granted subject to conditions based on the following:</p> <ol style="list-style-type: none">1. Standard Time Limit2. The development hereby permitted shall be carried out in accordance with the details of the application as amended and augmented in respect of proposed

**Application [Plans List No – Application No - Proposal]
Decision**

description by Drawing nos.4,5,6,7, 8 and 9, and the Site Plan received on 23 June 2006, except as may be varied by written agreement with the Local Planning Authority.

3. Prior to the commencement of development details of the method of closing up existing 'breather' openings in the barn walls shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall ensure that any material used to close the openings shall be recessed at least 200mm from the external face of the opening and the development shall be completed in accordance with the approved details prior to the first use of the barn as a dwelling.
4. The infill stone work shown on drawing no.6, shall be built up in local natural stone laid and pointed to match in type, style and colour the external walls of the existing building.
5. Materials (rainwater goods) black
6. Window frames shall be made of timber and shall be stained dark brown or such other colour as may be agreed in writing by the Local Planning Authority).
7. Restricting Permitted Rights (extension/alteration of dwelling).
8. Restricting Permitted Development Rights (in curtilage of dwelling).
9. Restricting Permitted Development Rights (oil tank).
10. The window frames shall be recessed in accordance with drawing nos.4 and 5 received on 23 June 2006.
11. Occupancy restriction.

Application: A04 R/51/92 Full planning permission for barn conversion to form residential dwelling and loft conversion over garage, Home Farm, Aysgarth.

Decision: That the application be approved in accordance with the following Planning Officer's recommendation:

It is recommended that permission is granted subject to a S106 agreement restricting occupancy and the following conditions:

1. Standard Time Limit
2. Materials (windows) timber white
3. Restricting Permitted Rights (extension/alteration of dwelling)
4. Restricting Permitted Development Rights (in curtilage of dwelling)
5. Notwithstanding the submitted plans the first floor landing window on the west (side) elevation of the barn to be converted shall be glazed with obscured glass prior to the occupation of the dwelling.
6. Materials (walls – existing) Home Farm, Aysgarth.
7. Prior to the commencement of development details of the proposed boundary treatment for curtilage boundaries of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the first occupation of the dwelling.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent amendment thereto) the off street car parking spaces shown on AFR Design drawing no.

Application [Plans List No – Application No - Proposal] Decision

AFR/P814/D6 shall be provided for the use of both Home Farm and the dwelling hereby permitted and shall be retained for that purpose thereafter.

9. Materials (roof) Home Farm, Aysgarth.

10. Windows (reveals) 100mm.

11. Materials (rainwater goods) black

95/06 UNAUTHORISED STATIONING OF CARAVAN IN OS FIELD 4636, HEBDEN ROAD, GRASSINGTON

CONSIDERED –

The report of the Planning Enforcement Officer.

RESOLVED –

That in respect of the unauthorised stationing of a caravan in OS Field 4636, Hebden Road, Grassington, the Authority's Solicitor be authorised to serve an Enforcement Notice to secure the removal of the caravan, with a compliance period of 1 month.

96/06 UNAUTHORISED SITING OF TOURING CARAVAN ON LAND ADJACENT TO B6265, CRACOE

The report of the Planning Enforcement Officer was withdrawn from the agenda.

97/06 UNAUTHORISED SITING OF TOURING CARAVAN AT FIELD SOUTH WEST OF YARBURY, GRASSINGTON

CONSIDERED –

The report of the Planning Enforcement Officer.

RESOLVED –

That in respect of the unauthorised siting of touring caravan at field south west of Yarnbury, Grassington, prosecution be authorised for non compliance with enforcement notice.

98/06 COMMUTED PAYMENT FOR DEVELOPMENT AT FORMER AUCTION MART SITE, LONG PRESTON

CONSIDERED –

The report of the Head of Planning.

RESOLVED –

That, subject to any further views from Long Preston Parish Council being received within one month of the date of this meeting, £10,000 be given to the Settle-Carlisle Development Company, on completion to the satisfaction of the National Park Authority of the works specified in the Schedule appended to the report of the Head of Planning.

99/06 REPORT OF THE HEAD OF PLANNING

CONSIDERED –

The report of the Head of Planning.

RESOLVED –

That the report be noted.

100/06 PLANNING APPLICATION – LAND AT WEST SCRAFTON

CONSIDERED –

The report of the Senior Planning Officer.

RESOLVED –

That in respect of the application for full planning permission for erection of agricultural workers dwelling on land at West Scrafton, delegated authority be granted to the Head of Planning to approve the application subject to the satisfactory conclusion of a Section 106 Agreement to

- (i) tie the proposed dwelling and farmland at West Scrafton to the farm holding (land and buildings) at Howesyke Farm such that they cannot be disposed of independently;
- (ii) restrict the occupancy of the existing farmhouse at Howesyke Farm to a person solely or mainly employed, or last employed in the locality in agriculture, or a dependent of such a person residing with him or her, or a widow or widower of such a person;

and also subject to highway and design issues being satisfactorily concluded and for the Head of Planning to determine appropriate conditions.

The remainder of business was considered in private.

PUBLIC SUMMARY OF BUSINESS CONSIDERED IN PRIVATE

(a) Breach of Section 52 Agreement in respect of caravans and tents at Low Hall Farm, Appletreewick

The Committee considered a report that addressed alleged breaches of a Section 52 agreement in respect of caravans and tents at Low Hall, Appletreewick.

Members agreed to defer consideration until further enquiries had been made of Craven District Council.

(b) Planning Enforcement Quarterly report

The Committee noted a report that summarised planning enforcement activity since 27th March 2006.

(c) Planning Enforcement Closures Report

Members considered and approved a report that listed planning enforcement cases that had been resolved and were recommended for closure.

YORKSHIRE DALES NATIONAL PARK AUTHORITY**PLANNING COMMITTEE**

Minutes of the meeting held at Yoredale, Bainbridge on Tuesday, 8th August 2006.

Present:

RA Bird, J Blackie, Mrs A Brooks, WH Brown, SHK Butcher, G Dalton, C Hammond, D Heather, D Ireton, OJ Kendall, C Lis, Mrs S Marshall, JJ Pearlman, Dr KM Petyt (as substitute for A Osborne) and W Weston.

Also present: TRN Harrison-Topham.

COPIES OF ALL DOCUMENTS CONSIDERED ARE IN THE MINUTE BOOK

101/06 MEMBERSHIP OF THE COMMITTEE

The report of the Secretariat Officer was noted.

102/06 ELECTION OF CHAIRMAN

Having been nominated unopposed, it was –

RESOLVED –

That WH Brown be elected Chairman of the Planning Committee, to hold office until the first meeting of the Committee following the annual meeting of the Authority in 2007.

WH BROWN IN THE CHAIR

103/06 GEORGE HALLAS

The Chairman reminded the meeting that the funeral of George Hallas, who was the Authority's National Park Officer from 1996 until 1998, would take place on Thursday 10th August at 1.30pm at Askrigg Parish Church.

The Chairman of the Authority also paid tribute to Mr Hallas' work as an officer of the Authority.

The meeting stood in silence as a mark of respect.

104/06 ELECTION OF DEPUTY CHAIRMAN

Messrs Dalton and Weston were both nominated for the position of Deputy Chairman of the Committee and both Members took the opportunity to address the meeting.

A paper ballot was taken and the Chairman announced the result of the vote as follows:

G Dalton	-	9 votes
W Weston	-	6 votes

RESOLVED –

That G Dalton be elected Deputy Chairman of the Committee, to hold office until the first meeting of the Committee following the annual meeting of the Authority in 2007.

105/06 MINUTES

RESOLVED –

That the minutes of the meeting held on 11th July 2006, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

[Note: Whilst the minutes were an accurate record of the meeting, the Chairman pointed out that the comment recorded in Minute No 92/06 “applicants related to the Committee’s Chairman” was incorrect, the applicants are not related to the Committee’s Chairman.]

106/06 PUBLIC QUESTION TIME

No notifications of public questions or of the intention to make a statement had been received.

107/06 EXCLUSION OF THE PUBLIC

RESOLVED -

That pursuant to Section 100(A)(4) of the Local Government Act 1972, the public be excluded during the consideration of Item Nos 14 and 15 on the agenda on the grounds that they involve the likely disclosure of exempt information as defined in the paragraphs 5, 6 and 7 and 6 and 7 respectively of Part 1 of Schedule 12A to the Local Government Act 1972.

108/06 APOLOGIES FOR ABSENCE

Apologies for absence were received from A Osborne, for whom Dr KM Petyt was acting as substitute.

109/06 DECLARATIONS OF THE EXISTENCE AND NATURE OF PERSONAL INTERESTS

The following declarations of the existence and nature of personal interests were made by members:

JJ Pearlman	Personal and prejudicial interest in Plans List No B07, having a professional interest.
J Blackie	Personal interest in Plans List No A01, having appeared at the public inquiry.
WH Brown	Personal and prejudicial interest in Agenda Item 11, as a holder of occasional caravan rallies.
SHK Butcher	Personal interest in Plans List No B06, being acquainted with the objector.

110/06 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying that had occurred too late to be notified in the appropriate way:

J Blackie	Lobbied on Plans List Nos A01, A02, A03 and B07
-----------	---

111/06 APPLICATIONS FOR PLANNING PERMISSION

The following members of the public addressed the meeting on the Plans List items indicated:

Plans List No A01	Mr K Spencer against the application Mr A Butter against the application
Plans List No A03	Mr P Dinsdale in support of the application
Plans List No B06	Mr Kemplay against the application

CONSIDERED –

The report of the Head of Planning, listing applications for planning permission, the recommendations thereon, together with a late consultations report circulated after

the despatch of the agenda but prior to the meeting and further late consultations circulated at the meeting.

RESOLVED -

That the applications for planning permission be determined as set out below, subject to: -

(a) the imposition of the conditions required in accordance with the provisions of Sections 91 and 92 of the Town and Country Planning Act 1990 except in those instances where an alternative condition is approved, and

(b) the Head of Planning being authorised to add such conditions as he may consider necessary in the light of observations received from District Councils and/or the Highway Authorities in the specified time period but not warranting reconsideration of the application by the Committee: -

Application [Plans List No – Application No - Proposal] Decision
<i>[Note: These decisions are recorded in the order in which they appeared in the Schedule of Planning Applications NOT the order in which they were considered by the Committee.]</i>
<p><u>Application:</u> A01 R/06/158D Full planning permission for change of use of land to mixed agricultural and equestrian use for private and business use training horses in western riding and driving, Skeb Skeugh Farm, Angram.</p> <p><u>Decision:</u> That consideration be deferred, as members were minded to refuse the application contrary to policy and/or the officers' recommendation. In accordance with the Members' Code for the Exercise of Development Control a report will be submitted to a future meeting of the Committee for determination of the application. The bases for members' decision were that:</p> <ol style="list-style-type: none">1. The proposed business will inevitably lead to the need for a dwelling.2. The proposed retention of the glazing and flues are unacceptable. <p>The named vote in respect of this decision being as follows:</p> <p><u>For the motion to refuse the application:</u> RA Bird, J Blackie, Mrs A Brooks, WH Brown, SHK Butcher, C Hammond, OJ Kendall, Mrs S Marshall and W Weston.</p> <p><u>Against the motion to approve the application:</u> G Dalton, D Heather, D Ireton, C Lis, JJ Pearlman and Dr KM Petyt.</p> <p><u>Abstentions:</u> None.</p>
<p><u>Application:</u> A02 R/67/1E/LB Listed building consent for installation of Upvc windows (retrospective), Town Foot Farm, Carlton.</p>

Application [Plans List No – Application No - Proposal]

Decision

Decision: That the application be refused in accordance with the following Planning Officer's recommendation for refusal, but without the recommended enforcement action to secure the removal and replacement of the unauthorised windows:

To refuse for the following reason:

1. The uPVC windows installed are harmful to the character and appearance of the Grade II Listed Farmhouse. As such the works are contrary to advice contained within PPG15 (Planning and Historic Environment) and Policy B13 (Listed Buildings).

Application: A03 R/67/1F/LB Listed building consent for installation of Upvc windows (retrospective), Gable End House, Carlton.

Decision: That the application be refused in accordance with the following Planning Officer's recommendation for refusal, but without the recommended enforcement action to secure the removal and replacement of the unauthorised windows:

To refuse for the following reason:

1. The uPVC windows installed are harmful to the character and appearance of the building itself and the adjacent Grade II Listed Farmhouse. As such the works are contrary to advice contained within PPG15 (Planning and Historic Environment) and Policy B13 (Listed Buildings).

Application: B04 C/31/627A Full planning permission for erection of summerhouse (retrospective), Highlands, The Mains, Giggleswick.

Decision: That the application be approved in accordance with the following Planning Officer's recommendation:

To APPROVE.

Application: B05 C/46/140D Full planning permission for erection of two semi-detached houses for local occupancy, comprising of one 2 bedroom house and one 3 bedroom house, Land at Wharfedale House, Kettlewell.

Decision: That the application be approved in accordance with the following Planning Officer's recommendation:

Grant planning permission subject to the completion of a section 106 restricting the properties to local occupancy only.

1. Standard Time Limit.

**Application [Plans List No – Application No - Proposal]
Decision**

2. Specified Details, date 3 May 2006
3. Materials (walls – sample panel)
4. Sample roof slates
5. Sample stone window surrounds
6. Materials (rainwater goods) black
7. Window frames shall be made of timber and shall be painted/stained white, or such other colour as may be agreed in writing by the Local Planning Authority.
8. Restricting Permitted Rights (extension/alteration of dwelling)
9. Restricting Permitted Development Rights (in curtilage of dwelling)
10. Protection of Trees
11. Private Access/Verge Crossings: Construction Requirements
12. Provision of Approved Access Turning and Parking drawing dated March 2006
13. Notwithstanding the details shown on the approved plans, no wall or hedge shall be removed or reduced in height other than that which required for the formation of the access. The wall and hedge indicated by hatching on the approved plan shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Application: B06 C/64/112A Full planning permission for change of use of barn to form dwelling, Rose Cottage Barn, Town Head, Stainforth.

Decision: That, subject to the addition of a clause in the Section 106 Agreement to ensure that the parking space provided shall be tied to the dwelling, the application be approved in accordance with the following Planning Officer's recommendation:

To APPROVE, subject to the receipt of satisfactory amended plans detailing simpler glazing of the former cart entrance door, and conditions based on the following:

1. Standard time (3 years).
2. Prior completion of Section 106 Legal Agreement to restrict occupancy of dwelling created to those with a local need as defined in The Yorkshire Dales Local Plan 2006.
3. Accordance with submitted plans (as amended in respect of glazing of cart door).
4. Prescription of design standards (to include rainwater goods and prior approval of precise details of windows and rooflights).

Application: B07 S/03/405 Full planning permission to create new access and parking, Hebblethwaite Hall Cottage, Cautley, Sedbergh.

Decision: Consideration deferred in order that a site visit be held to enable members to clarify the detail of the application on site.

112/06 PROGRAMME OF CARAVAN RALLIES FOR 2007

CONSIDERED –

The report of the Planning Officer.

A member congratulated the Planning Officer on a clear explanation of the legal position.

In response to a member's comment on the statement in Appendix 1 to the report that "Except for accessible sites close to the periphery of the National Park the use of sites at peak times, particularly Bank Holidays, should be avoided if at all possible", the Senior Planning Officer stated that up to two miles would be considered 'close to the periphery'. Officers were asked to consider if the site at Borretts Farm, Sedbergh would come within that limit and be acceptable for Bank Holiday rallies.

RESOLVED –

That, subject to member comments being taken into account when future rally programmes are considered, the report be noted and the recommended modifications to the rally proposals submitted by the exempt organisations, as set out in the report of the Planning Officer be noted, approved and notified to those organisations.

113/06 ANALYSIS OF APPLICATIONS AND APPEALS: APRIL-JUNE 2006

CONSIDERED –

The report of the Senior Planning Technician was considered.

Members congratulated the Planning Department on its performance over the quarter.

The Head of Planning, in response to a member's suggestion, agreed that further information of 'target' and 'performance last ¼' could be added to the currently provided 'achieved this ¼' statistics in future reports.

Members made a number of specific points on items listed in the report, including:

- requesting information on outstanding Section 106 agreements for development at Camm Farm, Cam House and Brownberry, Blades
- asking if, as landowner, he should have been notified of proposed development
- the nature of the 'difficult and extensive negotiations' in respect of proposals at Threaplands Farm, Cracoe.

RESOLVED –

That, subject to members' comments being taken into account and responses provided where appropriate, the report be noted.

114/06 REPORT OF THE HEAD OF PLANNING

CONSIDERED –

The report of the Head of Planning.

RESOLVED –

That:

- (a) the report be noted;
- (b) copies of the Guidance Notes referred to Annex C be circulated to all members;
and
- (c) the Head of Planning survey members of the Committee as to a preferred day for Committee site visits.

The remainder of business was considered in private.

115/06 PRIVATE MINUTES

RESOLVED –

That the private minutes of the meeting held on 11th July 2006, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman,

116/06 PLANNING ENFORCEMENT CLOSURES REPORT

CONSIDERED –

A report listing enforcement cases resolved and recommended for closure.

Members' attention was drawn to the revised recommendation, contained in the 'Late Consultations- Received 4 August 2006', that the case in respect of

unauthorised occupation of mobile home, Scabbagate Farm, Kettlewell should not be 'closed', but be given further consideration by officers.

RESOLVED –

That:

- (a) the report be noted, and
- (b) subject to the exclusion of the case in respect of the unauthorised occupation of mobile home at Scabbagate Farm, Kettlewell, the list of enforcement cases resolved set out in the report of the Deputy Head of Planning be closed.