Yorkshire Dales National Park Authority

Planning Committee 13 October 2026

Late Consultations Summary Sheet
(Received by 09 October 2026)

PLEASE NOTE: this is a brief summary of the additional comments received since the agenda was published and Members are advised to view consultee/neighbour comments on the website via the links below (then scroll down to responses)

Item 5

1	**S/03/773**	**Land off Frostrow Lane, Garsdale Road, Sedbergh (GR:367136,491712)**
	Comments on Officer Report' document (HYRD Architects, 08.10.2026)	A detailed nine-page response was submitted on behalf of the applicant, providing clarification on specific elements of the officer report and reiterating points and perspectives previously raised in representations to the Local Planning Authority. In summary, the document includes subsections in relation to the following issues/matters: • Points of clarification (made on behalf of the applicant) relating to specific paragraphs of the officer report [page 1] • 'Pedestrian experience improvements and highways consideration' [page 2] • 'Planning Policy - August 2026 Revised NPPF' [pages 3-5] • 'Ecology' [page 6] • 'Trees and Woodlands' [page 7] • 'Breadth of Community Support' [page 8] • "Offered in return for a house" [page 9] • 'Summary' [page 9]
	Public Responses	Since the previous Planning Committee five public comments have been received in support of the proposal. In summary, these relate to: • the benefits of the footpath i.e. safety of pedestrians in relation to the A684 • The site is not in open countryside but a loose collection of housing and would form infill development in line with policy NPPF policy S5 • The proposed house would be modest with minimal impact in these surroundings. • The application site is a natural extension within the existing building group.

	• Support should be given to self-build properties on 'windfall' sites. • The proposed footpath has local support and [its benefits] would override any minor landscape harm.
Planning Officer: Officer Report Correction	The reasons for refusal reference policy NE4 of the Framework. This should read policy N4 of the National Planning Policy Framework, relating to Protected Landscapes.

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